CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Department of Planning, Building and Code Enforcement
HARRY FREITAS, DIRECTOR

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE 4300 STEVENS CREEK BOULEVARD MIXED-USE PROJECT

FILE NO:	PDC16-036
PROJECT APPLICANT:	FORTBAY, LLC
PROJECT LOCATION:	4300-4340 Stevens Creek Blvd.

Project Description: The project is a Planned Development Rezoning of a 9.9 acre site to allow a mixed use commercial/residential project. The project includes demolition of the existing buildings, construction of two seven-story residential buildings (Building A and B) to allow up to 500 residential units with approximately 11,500 square feet of ground floor retail within Building A, a six-story approximately 244,000 square foot office building, and a six-story parking garage with up to 1,089 parking spaces. Additionally, the project may relocate an existing public right-of-way (Lopina Way), to the east property line; include two new driveways along Albany Drive to provide access to the proposed office parking garage and Building B; and relocate the existing driveways along Stevens Creek Boulevard. Residential parking would be provided within both residential buildings, and the existing Lopina Way right-of-way will be replaced with a landscaped promenade.

As the Lead Agency, the City of San José will prepare an Environmental Impact Report (EIR) for the project referenced above. The City welcomes your input regarding the scope and content of the environmental information that is relevant to your area of interest, or to your agency's statutory responsibilities in connection with the proposed project. If you are affiliated with a public agency, this EIR may be used by your agency when considering subsequent approvals related to the project. The project description, location, and probable environmental effects that will be analyzed in the EIR for the project can be found on the City's Active EIRs website at www.sanjoseca.gov/activeeirs, including the EIR Scoping Meeting information.

Community/Scoping Meeting: A joint community and EIR public scoping meeting will be held on March 13, 2017 from 6:30 p.m. to 8:00 p.m. at the Cypress Community Center located at 403 S. Cypress Ave., San José, to describe the proposed project and to obtain your input on the EIR analysis for the proposal.

According to State law, the deadline for your response is 30 days after receipt of this notice; however, we would appreciate a response by March 24th, 2017. Please identify a contact person, and send your response to:

City of San José
Department of Planning, Building and Code Enforcement
Attn: Dipa Chundur, Environmental Project Manager
200 East Santa Clara Street, 3rd Floor Tower, San José CA 95113-1905
Phone: (408) 535-7688, e-mail: dipa.chundur@sanjoseca.gov

Harry Freitas, Director
Planning, Building and Code Enforcement

S B Walsh
Deputy

2/16/17
Date

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February 2016

Introduction

The purpose of an Environmental Impact Report (EIR) is to inform decision-makers and the general public of the environmental effects of the proposed project that an agency may implement or approve. The EIR process is intended to provide information sufficient to evaluate a project and its potential for significant impacts on the environment; to examine methods of reducing adverse impacts; and to consider alternatives to the project.

The EIR for the proposed project will be prepared and processed in accordance with the California Environmental Quality Act (CEQA) of 1970, as amended. In accordance with the requirements of CEQA, the EIR will include the following:

- A summary of the project;
- A project description;
- A description of the existing environmental setting, environmental impacts, and mitigation measures for the project;
- Alternatives to the project as proposed; and
- Environmental consequences, including (a) any significant environmental effects which cannot be avoided if the project is implemented; (b) any significant irreversible and irretrievable commitments of resources; (c) the growth inducing impacts of the proposed project; and (d) cumulative impacts

Project Location

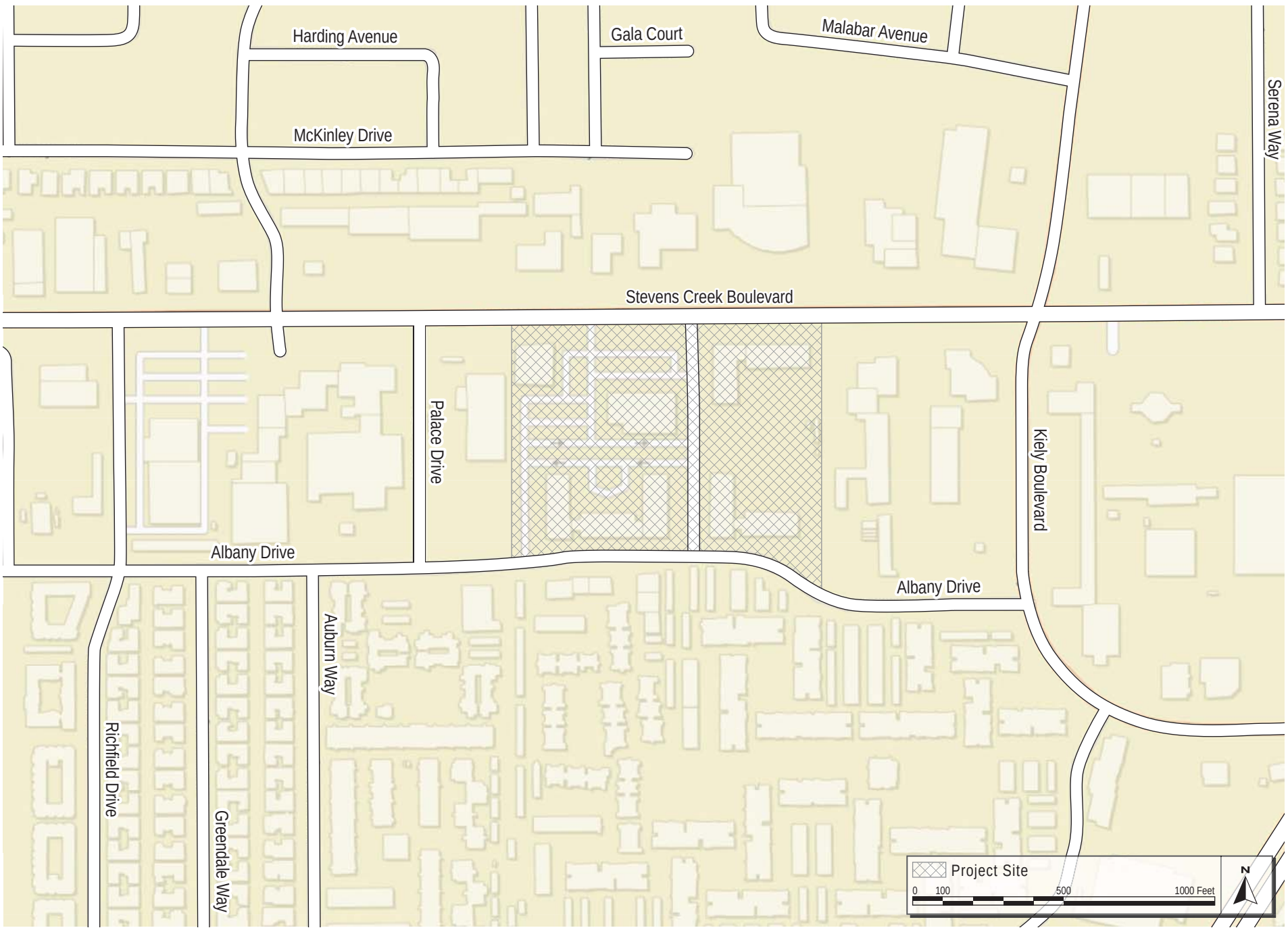
The approximately 9.9 gross acre project site is located on the south side of Stevens Creek Boulevard, north of Albany Drive, and is bounded to the east and west by commercial development. Lopina Way currently bisects the site between Stevens Creek Boulevard and Albany Drive. The project site is comprised of three Assessor's Parcel numbers (APNs): 296-38-013 (4360 Stevens Creek Boulevard), 296-38-014 (4340 Stevens Creek Boulevard), and 296-40-009 (4300 Stevens Creek Boulevard). Regional and vicinity maps of the project site are shown in Figure 1 and Figure 2, respectively.

Project Description

The project site is currently developed with a group of three two-story office buildings and one one-story office building, a one-story commercial building, and surface parking lots. Access to the project site is provided via one full-access driveway on Stevens Creek Boulevard. The site can also be accessed internally on Lopina Way via three driveways on the east side and two driveways on the west side of Lopina Way.

REGIONAL MAP

FIGURE 1



VICINITY MAP

FIGURE 2

The project site has a designation of NCC – Neighborhood/Community Commercial on the Envision San José 2040 General Plan (General Plan) and is located within the Stevens Creek Boulevard (mid) Urban Village, and has a zoning designation of CG – Commercial General.

The project proposes rezoning the site from CG – Commercial General Zoning District to Planned Development Zoning to allow a mixed use commercial / residential project.

As proposed, the project would demolish the existing buildings and construct two seven-story residential buildings (Building A and Building B), a six-story office building, and a six-story parking garage. The residential buildings would have up to 500 residential units and would be located on the west side of the site. The project site would have a density of 95 dwellings units per acre (du/ac).[1] Approximately 11,500 square feet of ground floor retail would be located within Building A along Stevens Creek Boulevard. The project also proposes to vacate the existing Lopina Way and relocate it to the east property line. The existing Lopina Way would be replaced with a landscaped promenade.

Residential parking would be provided on-site within parking garages in both residential buildings. The Building A parking garage would have one level of below-grade parking and two levels of above-grade parking, providing up to 367 parking spaces for residences and 58 parking spaces for retail. The Building B parking garage would also have one level of below-grade parking and two levels of above-grade parking with up to 394 parking spaces for residences.

On the east side of the site, an approximately 244,000 square foot office building and an above-grade parking garage are proposed. The parking garage would have up to 1,089 parking spaces. The existing driveways on Stevens Creek Boulevard would be removed and replaced with driveways on the northwestern and northeastern corners of the project site along Stevens Creek Boulevard. The project also proposes two new driveways along Albany Drive that would provide access to the proposed office parking garage and Building B. A conceptual site plan of the project is shown in Figure 3.

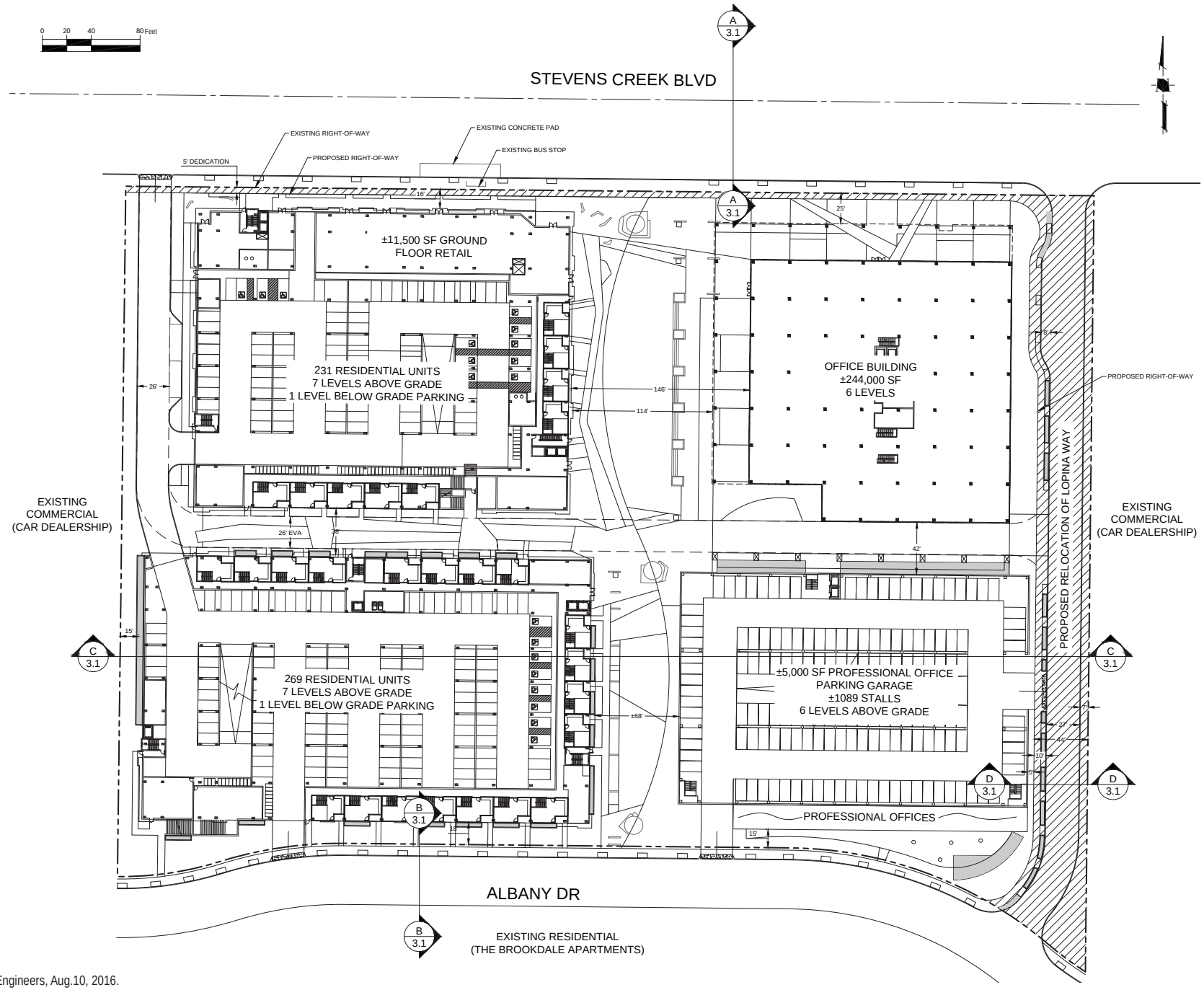
Required Project Approvals:

1. Planned Development Zoning
2. Planned Development Permit
3. Planned Tentative Map
4. Demolition Permit
5. Building Permit
6. Grading Permit
7. Street vacation and dedication of a new public right-of-way for Lopina Way

Potential Environmental Impacts of the Project

The EIR will identify the potentially significant environmental effects anticipated to result from development of the project as proposed. Mitigation measures will be identified for significant

[1] Approximately 5.26-acres of the project site is proposed for residential land use.



Source: HMH Engineers, Aug.10, 2016.

SITE PLAN

FIGURE 3

impacts, as warranted. The EIR will include the following specific environmental categories as related to the proposed project:

1. Land Use

The project site is located in a developed urbanized area surrounded by commercial/retail and residential land uses. The EIR will describe the existing land uses adjacent to and within the project area. Land use impacts that would occur as a result of the proposed project will be analyzed, including the consistency of the project with the City's General Plan and zoning code, and compatibility of the proposed uses to the existing land uses in the project area. The effect of the project on the City's jobs/housing balance will also be analyzed.

2. Aesthetics

Development in the project area is primarily a mix of commercial/retail and residential land uses. The buildings vary in height from one- to four-stories. The EIR will describe the existing visual setting of the project area and the visual changes that are anticipated to occur as a result of the proposed project.

3. Biological Resources

The project site is currently developed with three two-story office buildings and one one-story office building, a one-story commercial building, and surface parking lots. Habitats in the project area are low in species diversity and include predominately urban adapted birds and animals. The EIR will include a tree survey, which will identify the species and size of the trees on and adjacent to the site and discuss the biological impacts resulting from tree removal. It will also discuss the need for replacement trees. The discussion of potential biological impacts resulting from construction of the project and the projects consistency with the Santa Clara County Habitat Conservation Plan will also be addressed.

4. Cultural Resources

No buildings on-site are listed in the City of San José Historic Resources Inventory. The EIR will address the impacts to known and unknown buried archaeological resources on the project site, as well as impacts to potential historic structures on and near the project site (i.e., impacts to setting, structural integrity, etc).

5. Transportation

The project site is located immediately adjacent to Stevens Creek Boulevard. The EIR will examine the existing traffic conditions in the vicinity of the project site. A traffic impact analysis will be prepared in order to identify the transportation impacts of the proposed project on the existing local and regional transportation system. The EIR will also include an analysis of site access and circulation, pedestrian and transit facilities, and the relocation of Lopina Way.

6. Air Quality

The EIR will address the regional air quality conditions in the Bay Area and discuss the proposed project's impacts to local and regional air quality according to 2011 Bay Area Air Quality Management District (BAAQMD) guidelines and thresholds. The EIR will describe the existing air quality conditions in the Bay Area and will evaluate the operational and construction air quality impacts of the proposed project on nearby sensitive receptors, in accordance with current BAAQMD CEQA Guidelines and thresholds. The EIR will also address the effects of any toxic air contaminants on future residents of the site consistent with City policy.

7. Greenhouse Gas Emissions

The EIR will address the project's consistency with the City's Greenhouse Gas Reduction Strategy. Proposed design measures to reduce energy consumption, which in turn would reduce greenhouse gas emissions, will also be discussed.

8. Noise and Vibration

The project site is located adjacent to Stevens Creek Boulevard, a major roadway with high traffic volumes. The EIR will include a discussion of the increase in traffic noise that would result from implementation of the proposed project and the impact of any noise increase on nearby sensitive receptors. The EIR will also discuss noise that would result from operation of the proposed project, as well as temporary construction noise. Noise levels will be evaluated for consistency with applicable standards and guidelines in the City of San José. The EIR will also address the effects of noise on future residents of the site consistent with City policy.

9. Energy

Implementation of the proposed project would likely result in an increased demand for energy on-site. The EIR will address any increase in energy usage on-site and proposed design measures to reduce energy consumption.

10. Utilities

Implementation of the proposed project would likely result in an increased demand on utilities and public facilities compared to existing conditions. The EIR will examine the impacts of the project on public services, including utilities such as sanitary and storm drains, water supply/demand, and solid waste management.

11. Public Services

Implementation of the proposed project would place housing on an existing commercial site and, as a result, would increase the resident population of the City. The proposed office may also increase the daytime employee population. These increases could result in an increased demand on public services, including police and fire protection, schools, and recreational facilities. The EIR will address the availability of public facilities and service systems and the potential for the project to require the construction of new facilities.

12. Hazards and Hazardous Materials

The project site is surrounded by commercial/retail businesses, and residential land uses. The EIR will summarize known hazardous materials conditions on and adjacent to the project site and will address the potential for hazardous materials impacts to result from implementation of the proposed project.

13. Geology

The project site is located in the most seismically active region in the United States. The EIR will discuss the possible geological impacts associated with seismic activity and the existing soil conditions on the project site.

14. Hydrology and Water Quality

Based on the Federal Emergency Management Agency (FEMA) flood insurance rate maps, The EIR will address the possible flooding issues of the site as well as the effectiveness of the storm drainage system and the projects effect on storm water quality consistent with the requirements of the Regional Water Quality Control Board (RWQCB).

15. Alternatives

The EIR will examine alternatives to the proposed project including a "No Project" alternative and one or more alternative development scenarios depending on the impacts identified. Other alternatives that may be discussed could include reduced development alternatives, alternative land uses, and/or alternative project locations. Alternatives discussed will be chosen based on their ability to reduce or avoid identified potentially significant impacts of the proposed project, while achieving most of the identified objectives of the project.

16. Significant Unavoidable Impacts

The EIR will identify those significant impacts that cannot be avoided, if the project is implemented as proposed.

17. Cumulative Impacts

The EIR will include a Cumulative Impacts section that will address the potentially significant cumulative impacts of the project (particularly the cumulative traffic impacts) when considered with other past, present, and reasonably foreseeable future projects in the development area.

In conformance with the CEQA Guidelines, the EIR will also include the following sections: 1) consistency with local and regional plans and policies, 2) growth inducing impacts, 3) significant irreversible environmental changes, 4) references and organizations/persons consulted, and 5) EIR authors.