

**NOTICE OF PREPARATION OF A
DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT FOR THE
ALMADEN CORNER HOTEL PROJECT**

FILE NO: H18-038
PROJECT APPLICANT: KT URBAN
APN: 259-35-055

Project Description: The 0.39-acre project site is currently developed with a private surface parking lot. The project proposes to develop an approximately 330-room hotel. The 19-story building would reach a maximum height of 225 feet. A restaurant and bar are proposed on both the ground floor and the 19th floor. The hotel building would have one basement level for utilities and maintenance related services. No parking is currently proposed on-site. The project would provide parking for hotel patrons at an off-site location via a valet service. Guest drop-off/pick-up would be located on Almaden Boulevard.

Location: 8 North Almaden Boulevard, San Jose; Northeast corner of North Almaden Boulevard and West Santa Clara Street.

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.

A **joint community and environmental public scoping meeting** for this project will be held:

When: Monday, February 4, 2019 from 6:00 p.m.


Where: City of San Jose Council Chamber, 200 East Santa Clara Street, San Jose, CA 95113

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. According to State law, the deadline for your response is 30 days after receipt of this notice. However, responses earlier than 30 days are always welcome. If you have comments on this Notice of Preparation, please identify a contact person from your organization, and send your response to:

City of San José
Department of Planning, Building and Code Enforcement
Attn: Thai-Chau Le, Environmental Project Manager
200 East Santa Clara Street, 3rd Floor Tower
San José CA 95113-1905
Phone: (408) 535-5658, e-mail: Thai-Chau.Le@sanjoseca.gov

Rosalynn Hughey, Director
Planning, Building and Code Enforcement


Deputy


Date

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January 2019

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.

A Supplemental EIR (SEIR) is prepared when it is determined by the discretionary authority that changes proposed in an approved project will require revisions to the previous EIR because of possible new impacts or an increase in severity of previously identified impacts. As the Lead Agency, the City of San José will prepare a SEIR to the Downtown Strategy 2040 Final EIR to address the environmental effects of the proposed Almaden Corner Hotel Project.

The SEIR for the proposed project will be prepared and processed in accordance with the California Environmental Quality Act (CEQA) of 1970, as amended. An Initial Study has been prepared (which will be incorporated in the SEIR as an appendix) to focus the SEIR on potentially significant issues pursuant to CEQA Guidelines Section 15178. In accordance with the requirements of CEQA, the SEIR will include the following:

- A summary of the project, project impacts, and alternatives;
- 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 0.39-acre project site is comprised of one parcel located at the northeast corner of Almaden Boulevard and West Santa Clara Street in downtown San José. Regional, vicinity, and aerial maps of the project site are shown in Figure 1-3.

Project Description

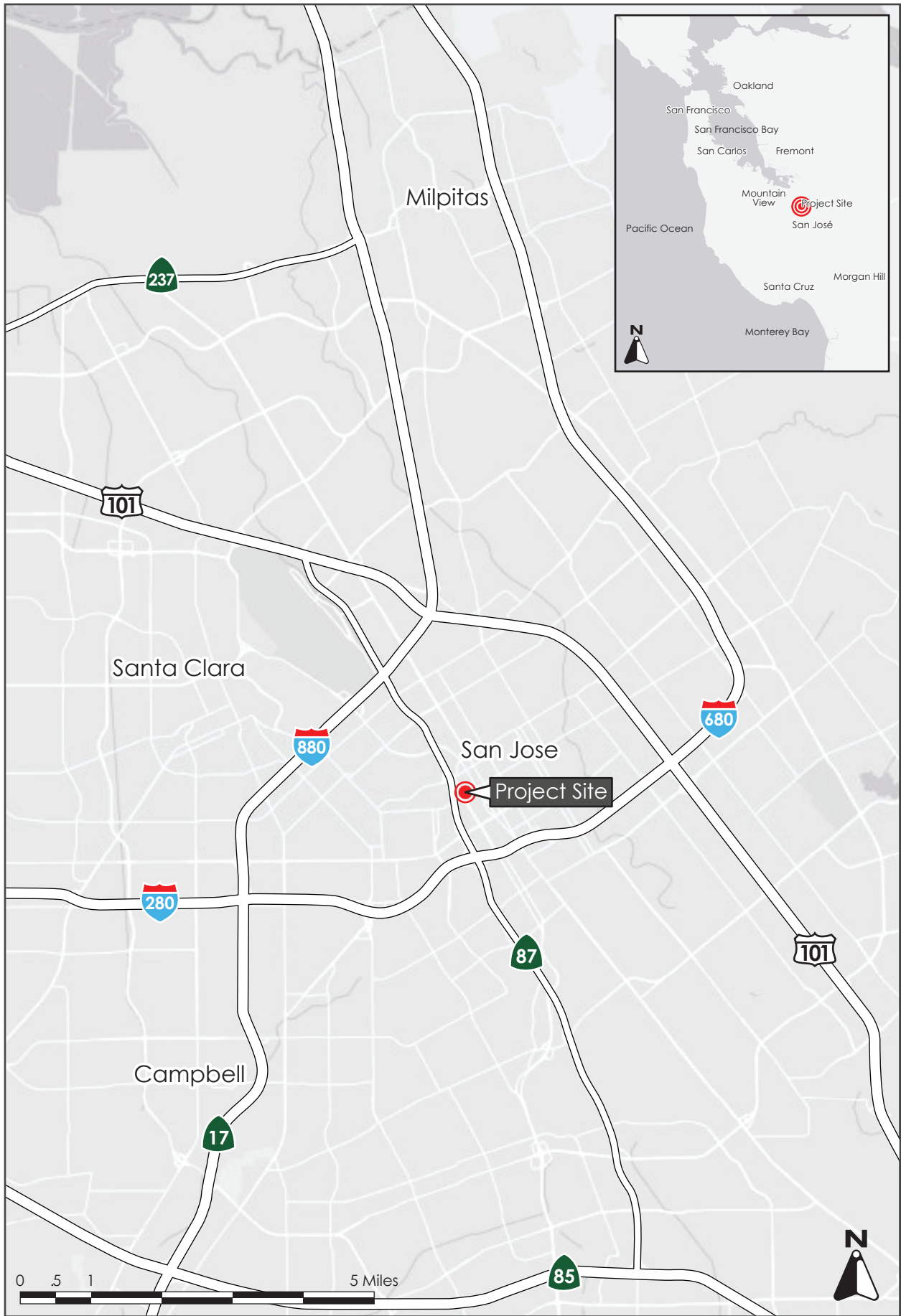
The 0.39-acre project site is currently developed with a private surface parking lot. The project proposes to remove the parking lot and construct an approximately 330-room hotel. The 19-story building would reach a maximum height of 225 feet. The project would have a Floor Area Ratio (FAR) of 16.6. Guest rooms would be located on floors three through 18. A restaurant and bar are proposed on both the ground floor and the 19th floor. Guest amenities and hotel administration space is proposed for the second floor. The hotel building would have one basement level for utilities, and maintenance related services (e.g. housekeeping, linen room). Additional mechanical equipment would be located on the roof. The project would provide parking for hotel patrons at an off-site location via a valet service. Valet parking would be provided at the San Pedro Market Garage. Guest drop-off/pick-up would be located on Almaden Boulevard.

No parking is currently proposed on-site. The project would provide parking for hotel patrons at an off-site location via a valet service. Guest drop-off/pick-up would be located on Almaden Boulevard.

The project site is designated *Downtown* under the City of San José's adopted General Plan and has a zoning designation of *DC – Downtown Primary Commercial*.

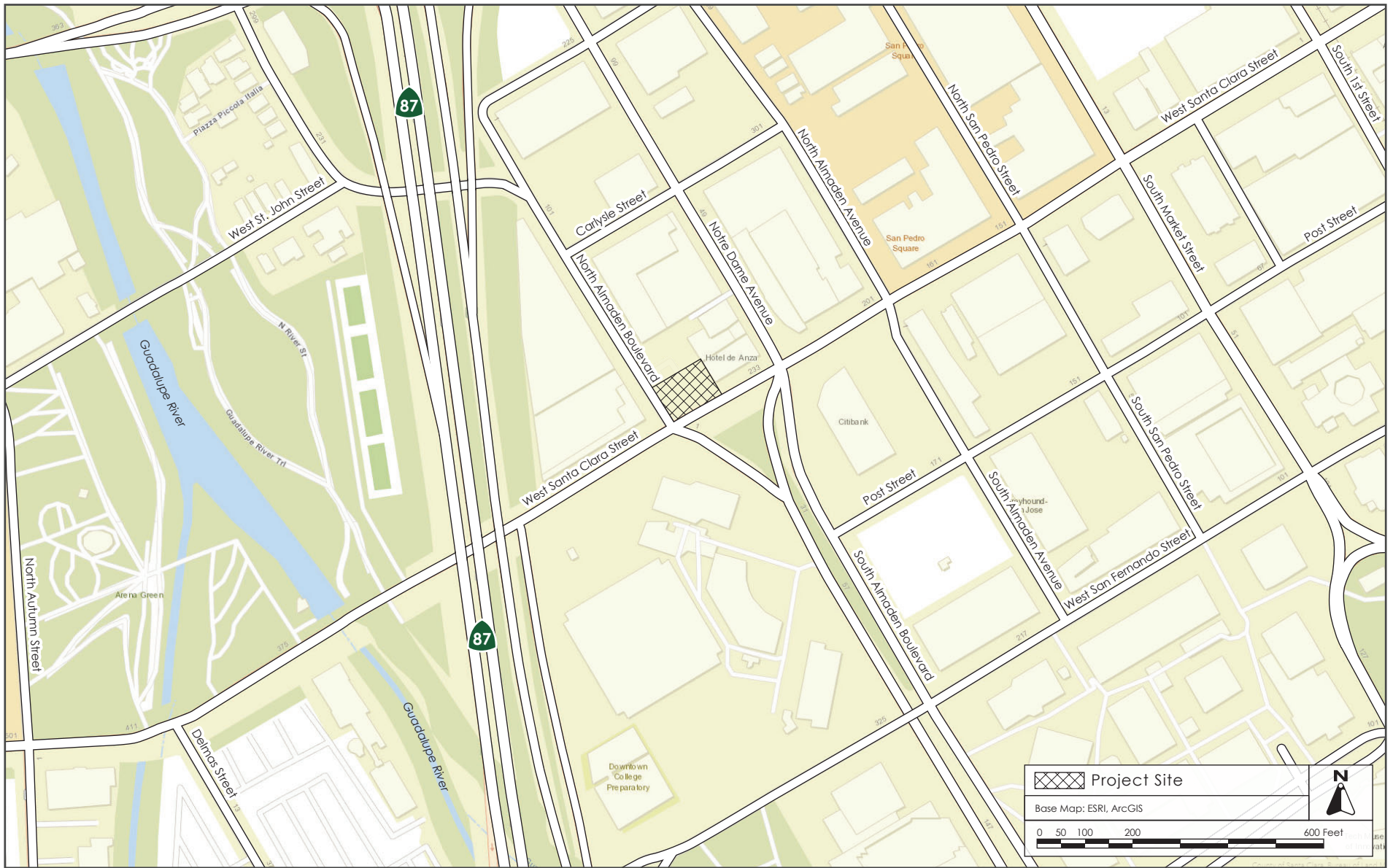
Possible Required Project Approvals:

1. Site Development Permit
2. Tentative Map
3. Building Permit
4. Grading Permit
5. Public Works Clearances



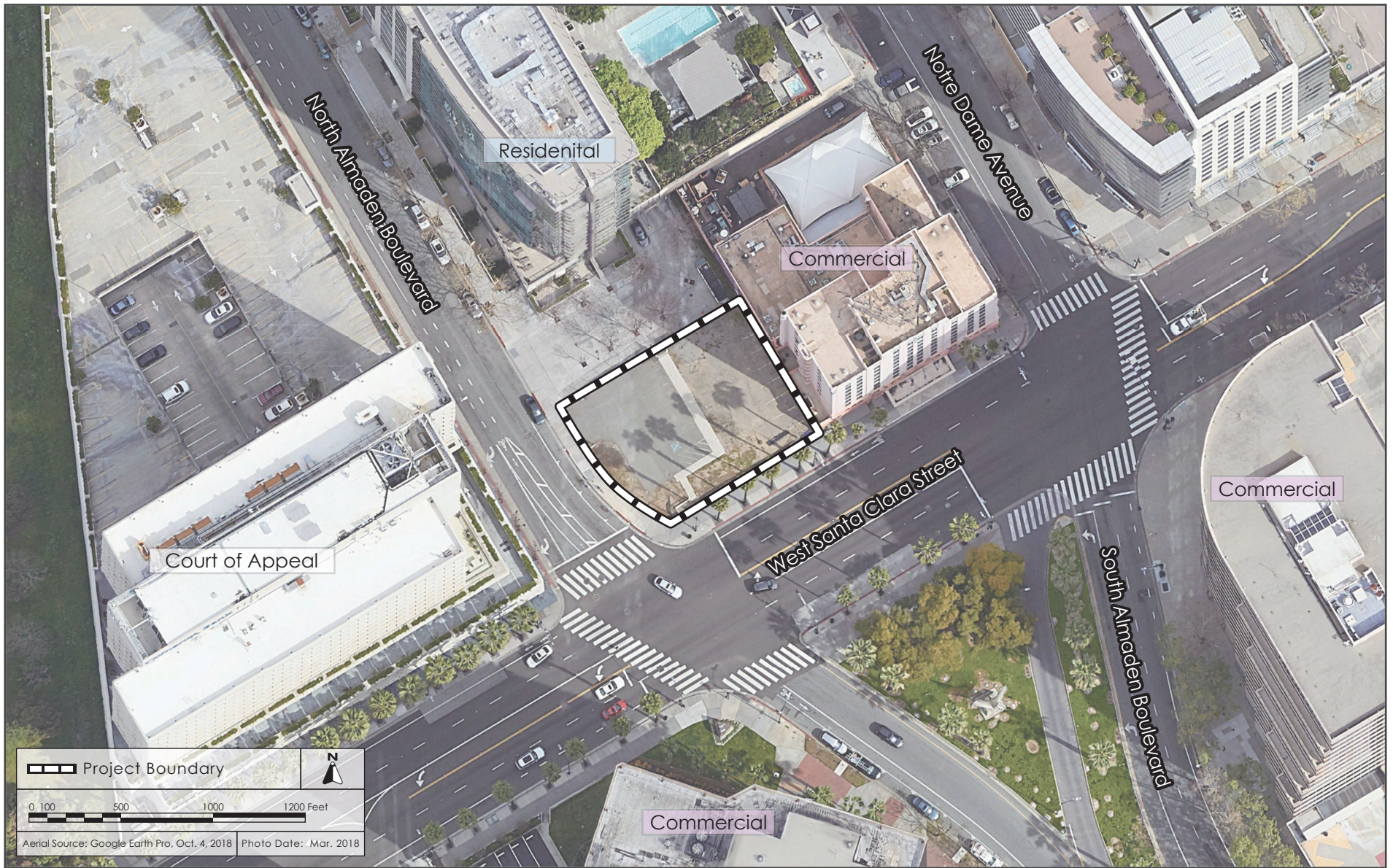
REGIONAL MAP

FIGURE 2.0-1



VICINITY MAP

FIGURE 2.0-2



AERIAL PHOTOGRAPH AND SURROUNDING LAND USES

FIGURE 2.0-3

Potential Environmental Impacts of the Project

The SEIR will describe the existing environmental conditions on the project site and will identify the potentially significant environmental effects anticipated to result from development of the project as proposed. Mitigation measures will be identified for significant impacts, as warranted. The SEIR will include the following specific environmental categories as related to the proposed project:

1. Aesthetics

The proposed project will replace an existing private parking lot with a 19-story hotel building in the downtown area of San José. The SEIR 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.

2. Air Quality

The SEIR 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 the 2017 Bay Area Air Quality Management District (BAAQMD) guidelines and thresholds.

The SEIR will describe the existing air quality conditions in the Bay Area and will evaluate the operational and construction air quality impacts on nearby sensitive receptors of the proposed project in accordance with current BAAQMD CEQA Guidelines and thresholds.

3. Biological Resources

The project site is currently developed with a private surface parking lot. Habitats in the project area are low in species diversity and include predominately urban adapted birds and animals. There are no trees or landscaping on-site. The SEIR will describe the project's impacts to biological resources during project construction and operation and the project's consistency with the Santa Clara County Habitat Conservation Plan.

4. Cultural Resources

The project area has been occupied since the late 1700's. Because of the early development on-site and in the project vicinity, there is the potential for subsurface resources associated with this early development to still be located on-site. Because of the proposed basement level, the entire site would need to be excavated.

Additionally, the project site is adjacent to the De Anza Hotel, a San José City Landmark building.

The SEIR will address the impacts to known and unknown buried historic and archeological resources on the project site, as well as potential impacts to the De Anza Hotel adjacent to the project site.

5. Energy

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

6. Geology & Soils

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

7. Greenhouse Gas Emissions

The SEIR will address the project's consistency with the City's Greenhouse Gas (GHG) Reduction Strategy and the State's GHG reduction goals. Proposed design measures to reduce energy consumption, which in turn would reduce GHG emissions, will be discussed.

8. Hazards and Hazardous Materials

Development in the project area is a mix of residential, retail, hotel, and office land uses. The SEIR will summarize known hazardous materials conditions on the project site and within the area will address the potential for hazardous materials impacts to result from implementation of the proposed project.

9. Hydrology and Water Quality

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

10. Land Use

The project site is located in a developed urbanized area surrounded by a mix of residential, commercial, hotel, and office land uses. The SEIR will describe the existing land uses adjacent to and within the project area. Land use impacts that will 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 and existing land uses in the project area. Shade and shadow will also be discussed.

11. Noise and Vibration

The SEIR will discuss noise that will 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.

Due to the size of the proposed building, it is reasonable to assume that construction of the project would require the use of heavy equipment. The SEIR will evaluate the effects of vibration during project construction on nearby structures, including the historic De Anza Hotel.

12. Public Services

Implementation of the proposed project would introduce more commercial development in the downtown area, resulting in an increased demand on public services, including police and fire protection, and recreational facilities. The SEIR will address the availability of public facilities and service systems and the potential for the project to require the construction of new facilities.

13. Transportation

The project site is located within the Downtown Core. Transportation impacts in the project area were previously evaluated in the Downtown Strategy 2000 and Downtown Strategy 2040 Final EIRs. A traffic operations analysis will be completed to evaluate the proposed site access/circulation and intersections in the project area to identify any necessary improvements.

14. Utilities

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

15. Alternatives

The SEIR 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 design alternative, and/or alternative locations. Alternatives discussed will be chosen based on their ability to reduce or avoid identified significant impacts of the proposed project while achieving most of the identified objectives of the project.

16. Significant Unavoidable Impacts

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

17. Cumulative Impacts

The SEIR 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 SEIR 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.

An Initial Study has been prepared and will be provided as an appendix to the SEIR. The Initial Study will include an analysis of the resource areas that have no new significant impacts or no increase in previously identified impacts as the approved EIR.