

**NOTICE OF PREPARATION OF A
DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE
AVALON WEST VALLEY EXPANSION PROJECT**

FILE NO: PDC17-056 and PD17-027
PROJECT APPLICANT: AvalonBay Communities, Inc.
APN: 299-37-024, -026, -030, -031, -032, and -
033

Project Description: Planned Development Rezoning and Planned Development permit to demolish the existing sports courts, parking garage, pool and amenity building and develop approximately 307 additional residential units, 17,800 square feet of commercial/retail space, residential amenities including two pools, and 1,110 new parking spaces all within the existing Eaves West Valley by Avalon residential development.

Location: 700 Saratoga Avenue, San Jose.

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.

Community/Scoping Meeting: The Department of Planning, Building and Code Enforcement of the City of San José will hold a Public Scoping Meeting for the EIR to describe the proposed project and the environmental review process and to obtain your verbal input on the EIR analysis for the proposal. An EIR Public Scoping/Community Meeting has been scheduled for:


When: Thursday, April 26, 2018 from 6:30 p.m. – 8:00 p.m.

Where: West Valley Branch Library, 1243 San Tomas Aquino Road, San José, CA 95117

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, we would appreciate all comments to be submitted by **Wednesday, May 16, 2018**. 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

4/4/18
Date

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April 2018

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:

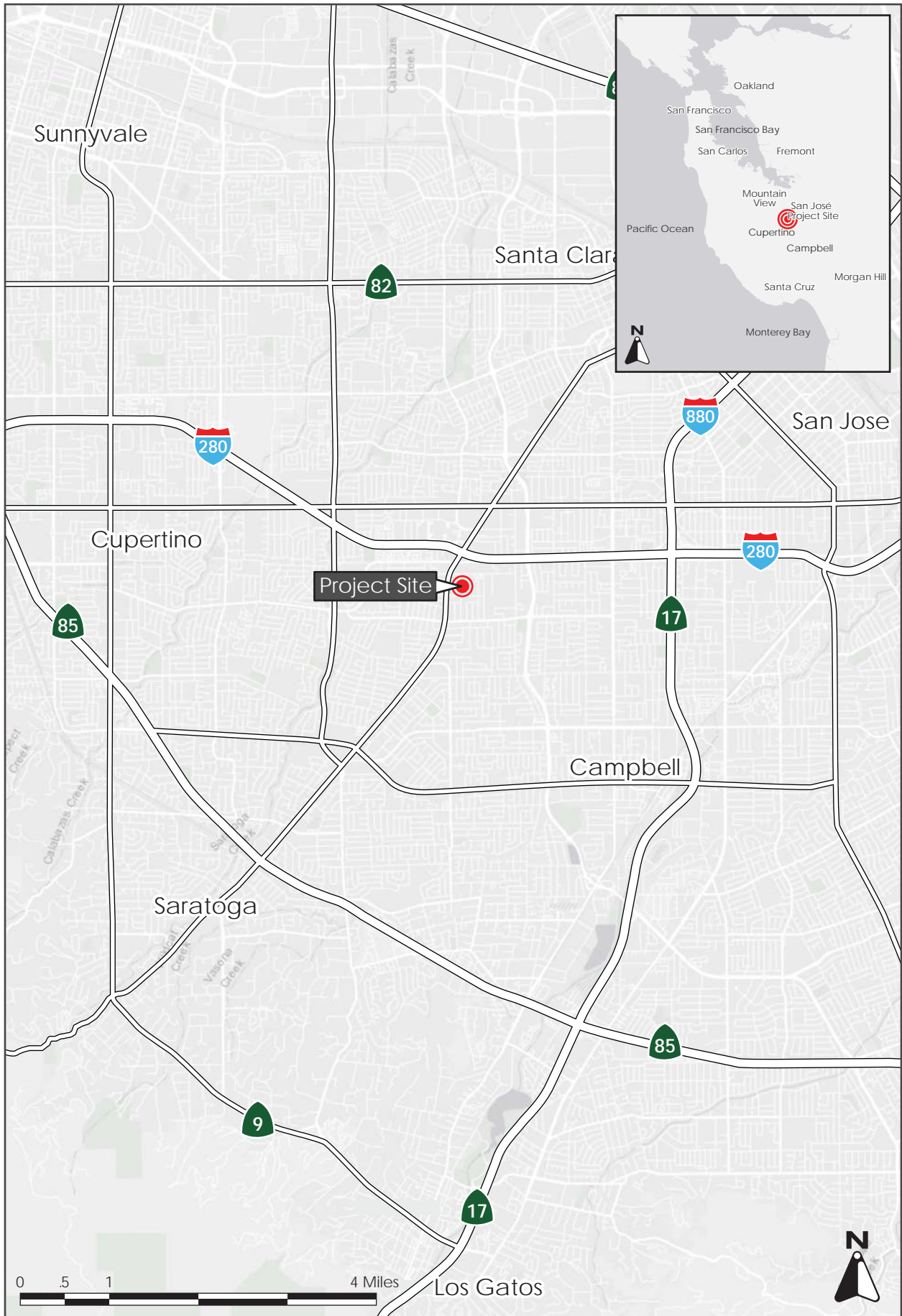
- A summary of the project;
- A project description;
- A description of the existing environmental setting, environmental impacts, and mitigation measures for the project;
- Alternatives to the project as proposed; and
- Environmental consequences, including (a) any significant environmental effects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

Project Location

The 18.9-acre project site is comprised of six parcels (APNs 299-37-024, -026, -030, -031, -032, and -033) located east of Saratoga Avenue, between Blackford Avenue and Manzanita Drive in the City of San José. Regional, vicinity, and project site maps of the project site are shown in Figure 1 to Figure 3, respectively.

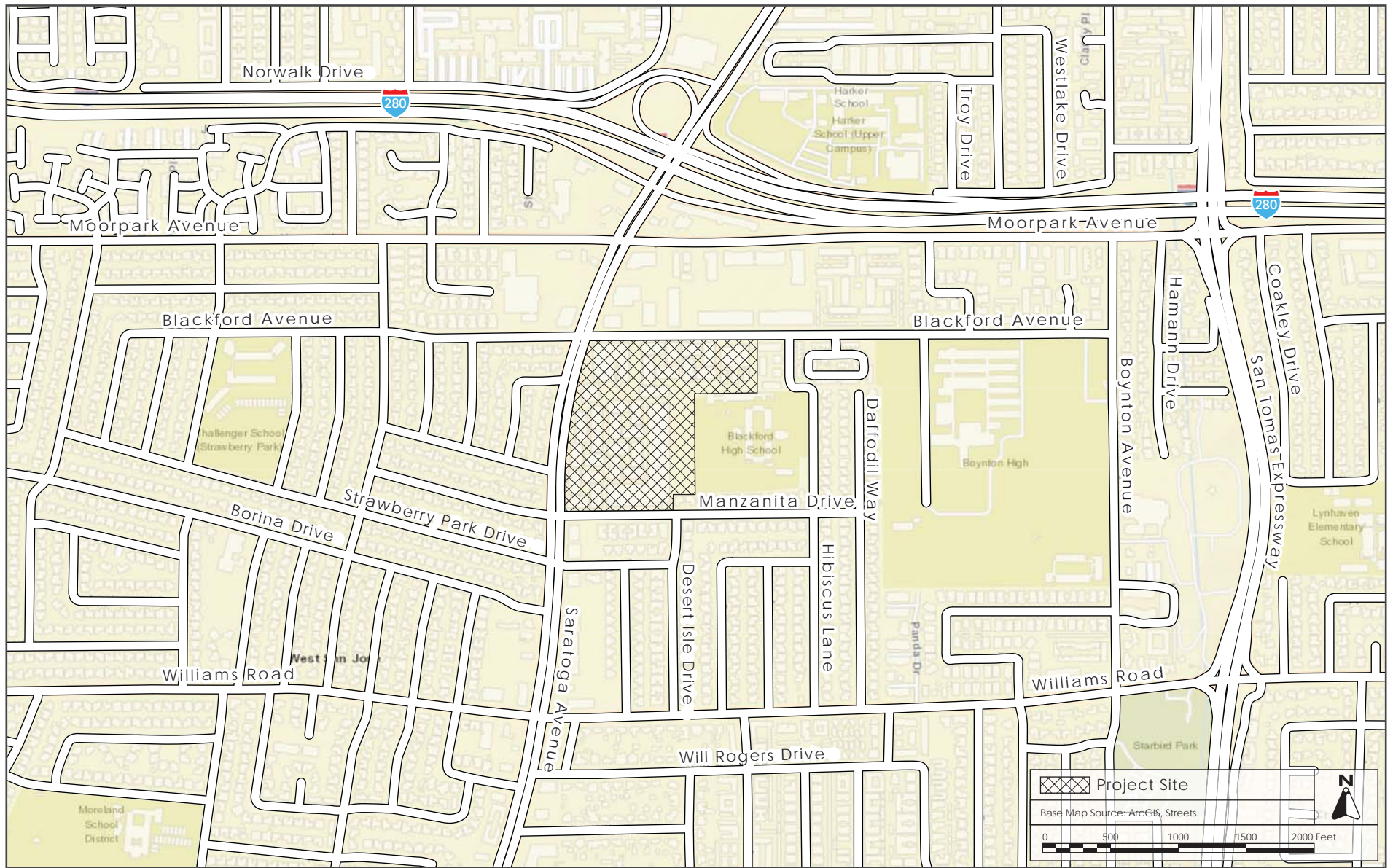
Project Description

The project site is currently developed with 873 residential apartment units and three parking structures (the Saratoga Garage, the Manzanita Garage, and the Eaves Garage). The Saratoga Garage is located at the southeast corner of the Saratoga Avenue/Blackford Avenue intersection. The Manzanita Garage is located near the center of the site and along Manzanita Drive. The Eaves Garage is located along Blackford Avenue along the northeast corner of the project site. The project site is currently designated *Mixed Use Neighborhood* under the City's General Plan and has a zoning designation of *R-M – Multiple Residence*. The project site is located within the Saratoga Avenue Urban Village and is proposed as a Signature Project. It is anticipated that the project would be rezoned to a Planned Development Zone District.



REGIONAL MAP

FIGURE 1



VICINITY MAP

FIGURE 2



PROJECT SITE

FIGURE 3

The project, as proposed, would redevelop approximately 6.9 acres of the 18.9-acre site. The project would demolish the Saratoga and Manzanita Garages (a total of 830 parking stalls), the sports courts above the Saratoga Garage, and the leasing/amenity building and pool area directly south of the Saratoga Garage. The project would construct up to 307 residential units in two buildings, approximately 17,800 square feet of retail, and a new parking structure with approximately 1,110 parking stalls. Additionally, approximately 19,400 square feet of amenity space and two swimming pools would be constructed within the two buildings. The Avalon Building, which would be located at the northwest corner of the site, would have up to 252 residential units and a maximum height of 85 feet. The Manzanita Building, which would be located along Manzanita Drive, would have up to 55 residential units and a maximum height of 45 feet. The new stand-alone parking structure would be located immediately northeast of the proposed Manzanita building.

Possible Required Project Approvals:

1. Planned Development Zoning
2. Planned Development Permit
3. Tentative Map
4. Demolition Permit
5. Building Permit
6. Grading Permit

Potential Environmental Impacts of the Project

The EIR will identify the significant environmental effects anticipated to result from development of the project as proposed. Mitigation measures will be identified for significant impacts, as warranted. The EIR will include the following specific environmental categories as related to the proposed project:

1. Aesthetics

The proposed development would demolish two parking structures, along with the leasing/amenity building and pool area, and construct up to 307 residential units and approximately 17,800 square feet of retail, and a new parking structure. 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. The EIR will also discuss possible light and glare issues from the development.

2. Air Quality

The EIR will address the regional air quality conditions in the Bay Area and discuss the proposed project's construction and operational emissions impacts to local and regional air quality in accordance with the 2017 Bay Area Air Quality Management District (BAAQMD) CEQA guidelines and thresholds.

3. *Biological Resources*

Habitats in the project area are low in species diversity and include predominately urban adapted birds and animals. The EIR will address the loss of trees on-site, within and adjacent to the construction zones. In addition, the EIR will identify and discuss potential biological impacts resulting from construction of the project.

4. *Cultural Resources*

This area of San José is not considered a sensitive area for prehistoric and historic resources. No buildings on-site or within the immediate vicinity of the site have been listed in the City's Historic Resources Inventory. The EIR will address the impacts to known and unknown buried archaeological resources on-site, as well as impacts to potential historic structures on and/or near the site.

5. *Energy*

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

6. *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.

7. *Greenhouse Gas Emissions*

The EIR will address the project's contribution to regional and global greenhouse gas (GHG) emissions based on BAAQMD thresholds and consistency with policies for reducing GHG emissions adopted by the City of San José. Proposed design measures to reduce energy consumption, which in turn would reduce GHG emissions, will be discussed.

8. *Hazards and Hazardous Materials*

The project area is developed with a school, single-family residences, and commercial/retail 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.

9. *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).

10. Land Use

The project site is located within a developed urbanized area of San José surrounded by a school, single-family residences, and commercial/retail 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 and existing land uses in the project area.

11. Noise and Vibration

The EIR will discuss noise that would result from operation of the proposed project, including a discussion of the increase in traffic noise that would result from implementation of the project, and the impact of any noise increase on nearby sensitive receptors. The EIR will also discuss temporary construction noise. Noise levels will be evaluated for consistency with applicable standards and guidelines in the City of San José.

12. Public Services

Implementation of the proposed project would increase the resident population of the City which would 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.

13. Transportation

The EIR will examine the existing traffic conditions in the immediate vicinity of the project site. A Transportation Impact Analysis (TIA) will be prepared that will identify the transportation impacts of the proposed project on the existing local and regional transportation system and the planned long-range transportation network.

14. Utilities

Implementation of the proposed project would 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 sewer and storm drains, water supply/demand, and solid waste management.

15. Other Topic Areas

The EIR will also address the project's impacts on agricultural resources, population and housing, and mineral. These discussions will be based, in part, upon information provided by the project applicant, as well as the City's General Plan EIR and other available technical data.

16. 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 (e.g., smaller project), alternative land uses, 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.

17. Significant Unavoidable Impacts

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

18. Cumulative Impacts

The EIR will include a Cumulative Impacts section that will address the potentially significant cumulative impacts of the project 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.