



Planning, Building and Code Enforcement
ROSALYNN HUGHEY, DIRECTOR

**NOTICE OF PREPARATION OF A
ENVIRONMENTAL IMPACT REPORT FOR THE
MERIDIAN RESIDENTIAL PROJECT**

FILE NO: CP19-006
PROJECT APPLICANT: ROEM Corporation
APN: 284-03-015, 284-03-16, and 284-03-049

Project Description: Conditional Use Permit to allow the demolition of the existing residential structures, including a residence eligible for City Landmark status, warehouse and garage, allow the construction of a mixed-use project with up to 1,780 square feet of commercial space and 230 dwelling units, and to allow the removal of 28 ordinance-sized trees on an approximately 2.09-gross acre site

Location: 961-971 Meridian Avenue, San José, CA

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: Thursday, May 30, 2019 at 6 p.m.


Where: San José City College, Student Center, Room 204, San José, CA 95128

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. The City will accept comments on the scope of the EIR until 5 p.m. on Wednesday, June 19, 2019. 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: Reema Mahamood, Environmental Project Manager
200 East Santa Clara Street, 3rd Floor Tower
San José CA 95113-1905
Phone: (408) 535-6872, e-mail: Reema.Mahamood@sanjoseca.gov

Rosalynn Hughey, Director
Planning, Building and Code Enforcement



Deputy



Date

**NOTICE OF PREPARATION OF
AN ENVIRONMENTAL IMPACT REPORT
FOR THE MERIDIAN RESIDENTIAL PROJECT**

May 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.

The EIR 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 (IS) has been prepared (which will be incorporated in the EIR as an appendix) to focus the EIR on potentially significant issues pursuant to CEQA Guidelines Section 15178. 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 2.1-acre project site is comprised of three parcels (APNs 284-03-015, 284-03-016, and 284-03-049) located at 961-971 Meridian Avenue in the City of San José. Regional, vicinity, and aerial maps of the project site are shown in Figures 1 to 3.

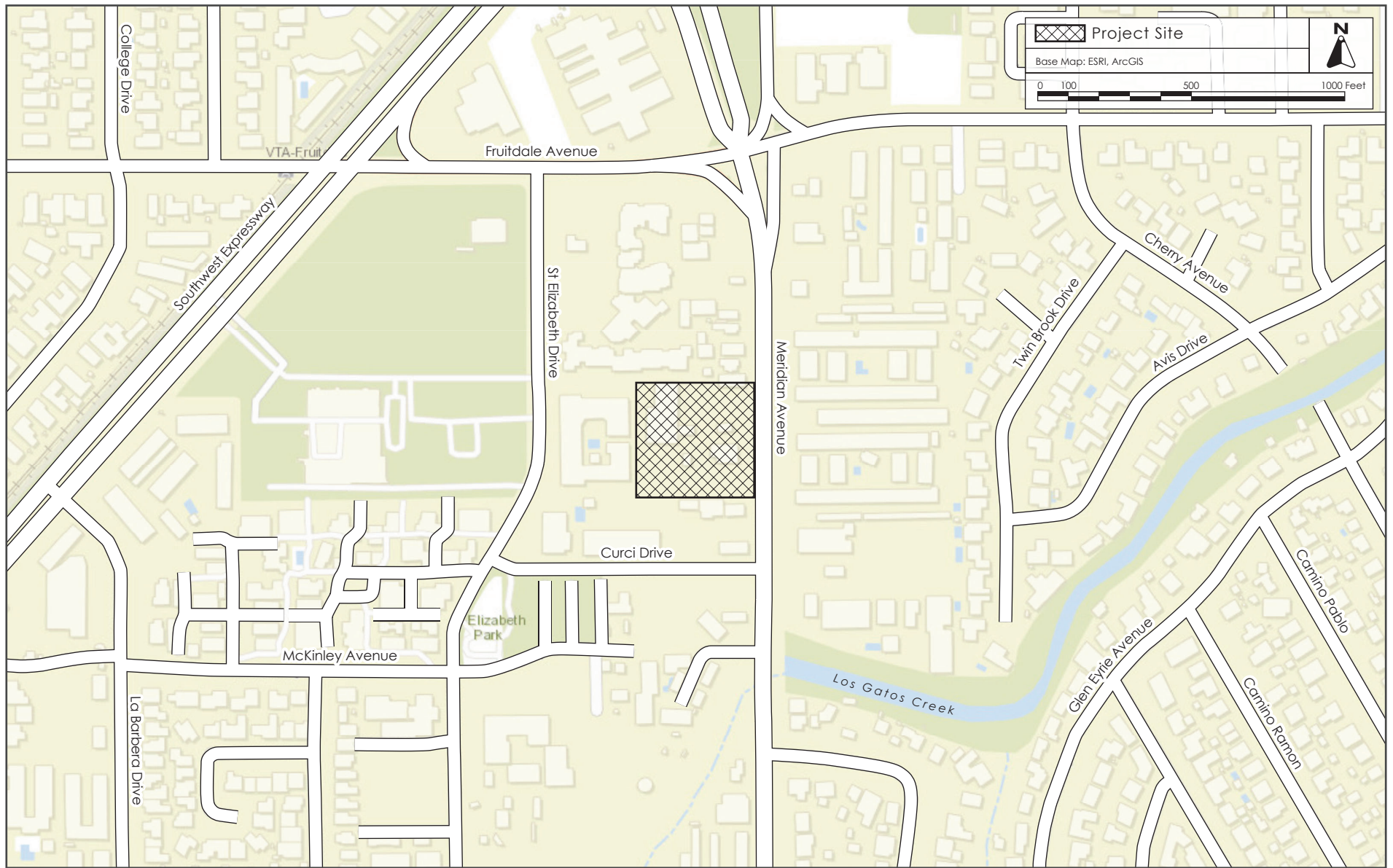
Project Description

The project site is currently developed with two one-story, single-family residences and an accessory structure. The approximately 2,194-square foot residence located at 961 Meridian Avenue was constructed in 1951. The residence at 971 Meridian Avenue was constructed in 1925 and is approximately 2,277 square feet. The house at 971 Meridian Avenue may be eligible for listing as a City Landmark. An accessory structure is located west of the residences and is currently used for storage. Please refer to Figures 4 to 7 for the site plan, elevations, and renderings.



REGIONAL MAP

FIGURE 1



VICINITY MAP

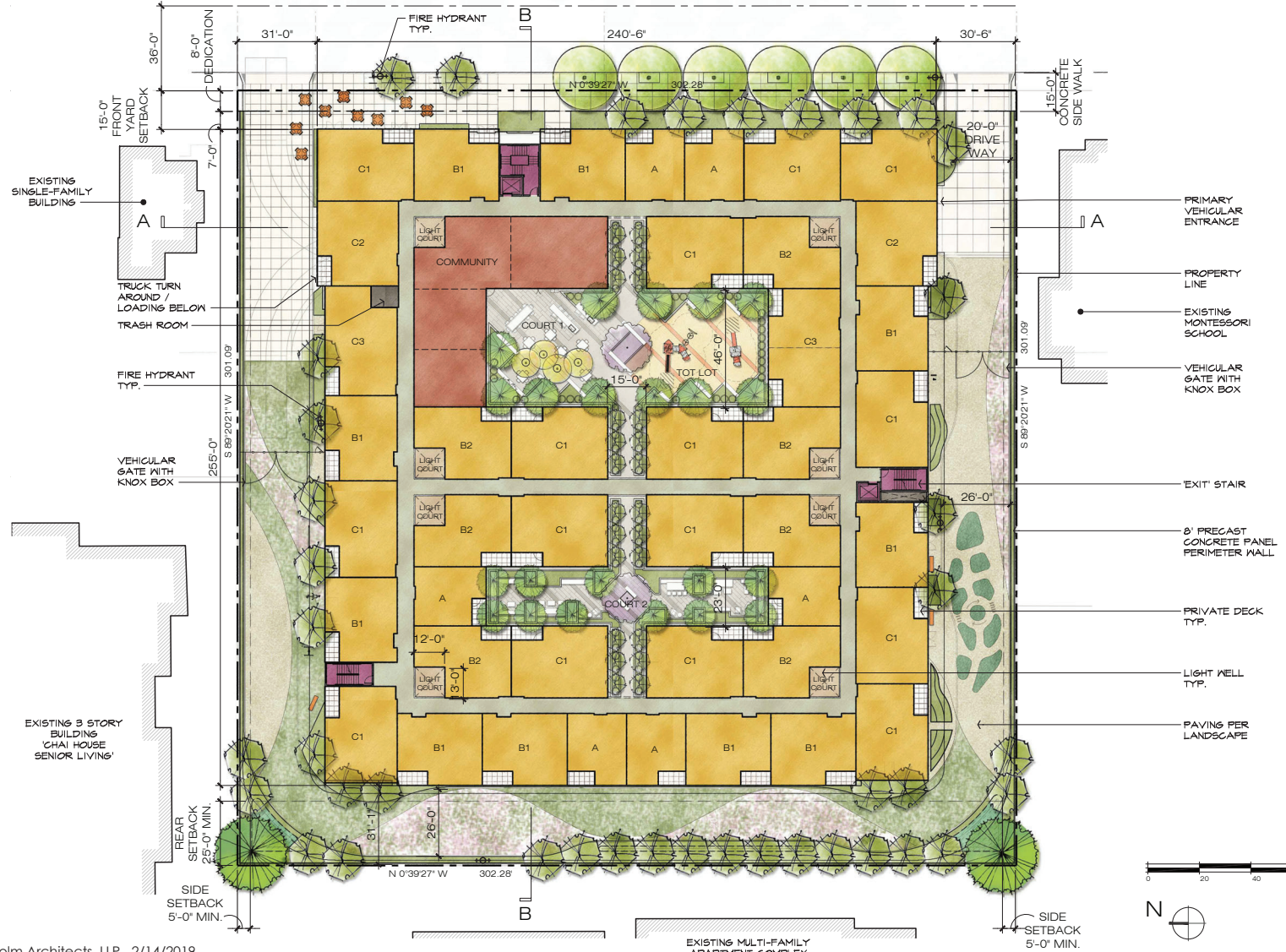
FIGURE 2



AERIAL PHOTOGRAPH AND SURROUNDING LAND USES

FIGURE 3

MERIDIAN AVE.



Source: Withee Malcolm Architects, LLP., 2/14/2019.

SITE PLAN

FIGURE 4

North Elevation



East Elevation



Source: Withee Malcolm Architects, LLP., 2/14/2019.

ELEVATIONS - NORTH & EAST

FIGURE 5

South Elevation



West Elevation



Source: Withee Malcolm Architects, LLP., 2/14/2019.

ELEVATIONS - SOUTH & WEST

FIGURE 6



Source: Withee Malcolm Architects, LLP., 2/14/2019.

VIEW OF SITE FROM MERIDIAN AVENUE

FIGURE 7

As proposed, the project would demolish the structures on-site and construct a six-story apartment building with 230 low income units and approximately 1,780 square feet of retail. The six-story building would reach a maximum height of 70 feet to the top of the parapet and 80 feet to the roofline. Ground floor retail would be located on the northeastern corner of the site facing Meridian Avenue. A community room, fitness room, and two courtyards are proposed on the second floor. The residential building would have one level of below-grade parking and one level of at-grade parking. There are a total of 41 trees on-site; all of which would be removed as part of the project.

The project site is designated *Neighborhood/Community Commercial* under the Envision San José 2040 General Plan and is located within the Southwest Expressway Urban Village. The site has a zoning designation of *R-M Multiple Residence*.

Possible Required Project Approvals:

1. Site Development Permit
2. Tentative Map
3. Conditional Use Permit
4. Demolition Permit
5. Building Permit
6. Grading Permit
7. Department of Public Works Clearances

Potential Environmental Impacts of the Project

The EIR 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 EIR will include the following specific environmental categories as related to the proposed project:

1. Aesthetics

The proposed project will replace the existing single-family residences, accessory structure, and trees on-site with a six-story residential building with ground floor retail. 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.

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

The EIR will also 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 two single-family residences and an accessory structure, and has approximately 41 trees. 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. Additionally, the project 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

Based on the City's General Plan, the project site is located within an archaeologically sensitive area near Los Gatos Creek. In addition, the single-family residence located at 971 Meridian Avenue may be eligible for listing as a potential City Landmark due to the structure's Spanish Colonial Revival architecture and its setting associated with the early fruit orchards in the City (which there are very few remaining). The EIR will address the impacts to known and unknown buried historic resources on and within the project area as well as the project's impacts to the potential candidate City Landmark at 971 Meridian Avenue. Mitigation and/or avoidance measures will be identified for significant cultural resource impacts, as appropriate.

5. Energy

Implementation of the proposed project will 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 & Soils

The project site is located in a 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 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 consists of an assisted living facility, a church, multi-family residences, and commercial/retail businesses. The EIR 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 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 in a developed urbanized area surrounded by an assisted living facility, a church, multi-family residences, and commercial/retail businesses. The EIR 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.

11. Noise and Vibration

The EIR 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.

12. Public Services

Implementation of the proposed project would place new residences on-site, resulting in an increased demand on public services, including police and fire protection, 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 Analysis (TA) will be prepared that will include both a vehicle miles traveled (VMT) analysis to evaluate the project's impacts under CEQA and a local transportation analysis (LTA) to evaluate the project's effect on the local transportation network consistent with City Council Policy 5-1. The LTA includes an evaluation of project access, circulation, parking, Congestion Management Plan conformance, and multi-modal (bicycle and pedestrian) facilities.

14. Tribal Cultural Resources

The EIR will discuss the project's potential for impacts to tribal cultural resources.

15. 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 systems and storm drains, water supply/demand, and

solid waste management.

16. Wildfire

The proposed project is located within a developed area of San José. The EIR will discuss project impacts on wildfire.

17. Other Topic Areas

The EIR will also address the project's impacts on agricultural resources, population and housing, and mineral resources. 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.

18. 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. A preservation alternative, which preserves the potentially eligible City Landmark, will be discussed in the EIR. 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.

19. Significant Unavoidable Impacts

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

20. 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.

An IS will be prepared and will be provided as an appendix to the EIR. The IS will include an analysis of the resource areas that have no new significant impacts and focus the EIR on subject areas with potentially significant impacts.

From: [Shannon George](#)
To: [Fiona Phung](#)
Subject: FW: CP19-006 - NOP for the Meridian Residential Project EIR
Date: Friday, June 14, 2019 10:18:18 AM

From: Mahamood, Reema <reema.mahamood@sanjoseca.gov>
Sent: Friday, June 14, 2019 10:17 AM
To: Shannon George <sgeorge@davidjpowers.com>
Subject: FW: CP19-006 - NOP for the Meridian Residential Project EIR

Hi Shannon,
Here's a comment from County Roads and Airports in response to the NOP.
Thanks,
Reema

Reema Mahamood
Planner III, Environmental Review

City of San José | Planning, Building & Code Enforcement
200 E. Santa Clara St., T-3
San José, CA 95113
d - 408.535.6872 | f - 408.292-6240
reema.mahamood@sanjoseca.gov

From: Aghegnehu, Ben [<mailto:ben.aghegnehu@rda.sccgov.org>]
Sent: Friday, June 14, 2019 9:41 AM
To: Mahamood, Reema <reema.mahamood@sanjoseca.gov>
Cc: Talbo, Ellen <Ellen.Talbo@rda.sccgov.org>
Subject: RE: CP19-006 - NOP for the Meridian Residential Project EIR

June 14, 2019

Reema Mahamood
Planner III, Environmental Review
City of San José | Planning, Building & Code Enforcement
200 E. Santa Clara St., T-3
San José, CA 95113

SUBJECT: CP19-006 - NOP for the Meridian Residential Project EIR

Dear Reema Mahamood

The County of Santa Clara Roads and Airports Department (The County) appreciates the opportunity to review the NOP for the Meridian Residential Project EIR, and the County is submitting the

following comment:

- Please include County facilities in Local Transportation Analysis if impacted.

If you have any questions or concerns about these comments, please contact me at 408-573-2462 or ben.aghegnehu@rda.sccgov.org

Thank you,

Ben Aghegnehu

Associate Transportation Planner
County of Santa Clara | Roads & Airports
101 Skyport Rd | San Jose, CA, 95110
408-573-2462 (o)

From: Mahamood, Reema <reema.mahamood@sanjoseca.gov>

Sent: Thursday, May 16, 2019 5:55 PM

To: Mahamood, Reema <reema.mahamood@sanjoseca.gov>

Subject: CP19-006 - NOP for the Meridian Residential Project EIR

**NOTICE OF PREPARATION OF A
ENVIRONMENTAL IMPACT REPORT FOR THE
MERIDIAN RESIDENTIAL PROJECT**

FILE NO: CP19-006
PROJECT APPLICANT: ROEM Corporation
APN: 284-03-015, 284-03-16, and 284-03-049

Project Description: [REDACTED]

Location: 961-971 Meridian Avenue, San José, CA

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City of San José
Department of Planning, Building and Code Enforcement
Attn: Reema Mahamood, Environmental Project Manager
200 East Santa Clara Street, 3rd Floor Tower
San José CA 95113-1905
Phone: (408) 535-6872, e-mail: Reema.Mahamood@sanjoseca.gov

Reema Mahamood
Planner III, Environmental Review

City of San José | Planning, Building & Code Enforcement
200 E. Santa Clara St., T-3
San José, CA 95113
d - 408.535.6872 | f - 408.292-6240
reema.mahamood@sanjoseca.gov

File: 34014
Los Gatos Creek

June 14, 2019

Ms. Reema Mahamood
City of San Jose
Department of Planning, Building and Code Enforcement
200 East Santa Clara Street, 3rd Floor
San Jose, CA 95113

Subject: Notice of Preparation of an EIR: Meridian Residential Project – CP19-006

Dear Ms. Mahamood:

The Santa Clara Valley Water District (Valley Water) has reviewed the Notice of Preparation (NOP) of an EIR for Meridian Residential Project – CP19-006 (APN 284-03-15, -016, -049) dated May 16, 2019.

The proposal is not large enough to trigger the preparation of a Water Supply Assessment (WSA); however, the City should still determine if the additional growth is accounted for in the City's General Plan and San Jose Water Company's Urban Water Management Plan.

Re-development of the site provides opportunities to minimize water and associated energy use by using recycled water, incorporating on-site reuse for both storm and graywater, and requiring water conservation measures above State standards (i.e., CALGreen). To reduce or avoid adverse impacts to water supply, the City and applicant should consider the following:

1. Require landscaping that exceeds the requirements of the City's water efficient landscape regulations;
2. Weather- or soil-based irrigation controllers;
3. Dedicated landscape meters;
4. The installation of dual plumbing to facilitate and maximize the use of alternative water sources for irrigation, toilet flushing, cooling towers, and other non-potable water uses should recycled water lines be extended in the future to serve the site. In addition, onsite reuse of water may be appropriate now or in the future.
5. Maximize the use of alternative water sources for non-potable uses including stormwater, rainwater, and graywater.
6. Installation of separate submeters to each residential unit and individual spaces within commercial buildings to encourage efficient water use.
7. Be consistent with the City's Green Vision to reduce water use and associated greenhouse gas emissions



Much of southern San Jose is within the recharge area of the Santa Clara Groundwater Subbasin, including the subject property. Natural groundwater recharge is an important component of the county's water supply, providing 50 to 70 thousand acre feet a year of supplies depending on annual rainfall. Paving of the site, or replacing pervious surfaces with impervious surfaces, will reduce natural groundwater recharge. The impact of reduced natural groundwater recharge should be analyzed as a cumulative effect. Although the loss of a small amount of pervious surface is minor compared to the total amount of natural recharge, Valley Water encourages the City to minimize this impact as much as possible by incorporating Low Impact Development / Green Infrastructure (LID/GI) best practices. Such practices include, but are not limited to, preserving and recreating natural landscape features and minimizing effective imperviousness. By creating functional and appealing site drainage, stormwater can be treated as a resource rather than a waste product, while also protecting ground and surface water supplies and quality.

Valley Water records do not show any wells on the project site; however, it is always possible that a well exists that is not in Valley Water records. Abandoned or unused wells can provide a vertical conduit for contaminants to pollute groundwater. To avoid impacts to groundwater quality any wells found on-site that will not be used must be properly destroyed in accordance with Ordinance 90-1, which requires issuance of a well destruction permit or registered with the Valley Water and protected during construction. Property owners or their representatives should call the Wells and Water Measurement Unit at (408) 630-2660 for more information regarding well permits and registration for the destruction of wells.

According to the Federal Emergency Management Agency Flood Insurance Rate Map (FIRM) 06085C0241H, effective May 18, 2009, the entire site is located within Zone D, an area in which flood hazards are undetermined, but possible.

There is no Valley Water right of way or facilities at the project site; therefore, in accordance with Valley Water's Water Resources Protection Ordinance, a Valley Water encroachment permit is not required for the proposed improvements.

We appreciate the opportunity to review this document. If you have any questions, please contact me at (408) 630-3157 or kthai@valleywater.org.

Sincerely,



 Kevin Thai
Assistant Engineer II
Community Projects Review Unit

cc: U. Chatwani, C. Haggerty, M. Richert, V. De La Piedra, M. Martin, K. Thai, File