

APPENDIX A

Notice of Preparation

**NOTICE OF PREPARATION OF AN
ENVIRONMENTAL IMPACT REPORT FOR THE
AVENUES SILICON VALLEY PRIVATE SCHOOL PROJECT**

FILE NO: CP19-013 and C19-013
PROJECT APPLICANT: Avenues Silicon Valley, LLC
APN: 264-080-63, 264-080-66, 264-080-71,
264-080-72, and 264-080-77

Project Description: A Conditional Use Permit to allow a private school (toddler through 12th grade) for up to 2,392 students (Kindergarten through 12th Grade), 352 daycare students, and 275 faculty; to be constructed and occupied in four phases. The project includes the conversion of two office buildings (152,142-square feet), construction of four buildings, a sports field, and other ancillary outdoor areas for a total of 454,718 gross square feet; and demolition of 5,500 square feet of existing office and approximately 151,600 square feet of warehouse space. The project also includes the removal of approximately 50 ordinance-sized trees and a rezoning from the IP - Industrial Park zone district to the CIC - Combined Industrial Commercial zone district; all on a 11.87-acre site. **Location:** Northwest corner of Race Street and Parkmoor Avenue intersection, at 502 – 570 Meridian Avenue.

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 Community and Environmental Scoping meeting for this project will be held at the following date, time, and location:

When: Thursday, July 18, 2019, 6:00 – 7:00 p.m.
Where: Westminster Presbyterian Church – Fireside Room
1100 Shasta Avenue, San Jose, CA 95126

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 August 8, 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: Meenaxi Raval, Environmental Project Manager
200 East Santa Clara Street, 3rd Floor Tower, San José CA 95113-1905
Phone: (408) 535-7895, e-mail: meenaxi.raval@sanjoseca.gov

**NOTICE OF PREPARATION OF
A DRAFT ENVIRONMENTAL IMPACT REPORT
FOR THE AVENUES SILICON VALLEY PRIVATE SCHOOL PROJECT**

July 2019

Introduction

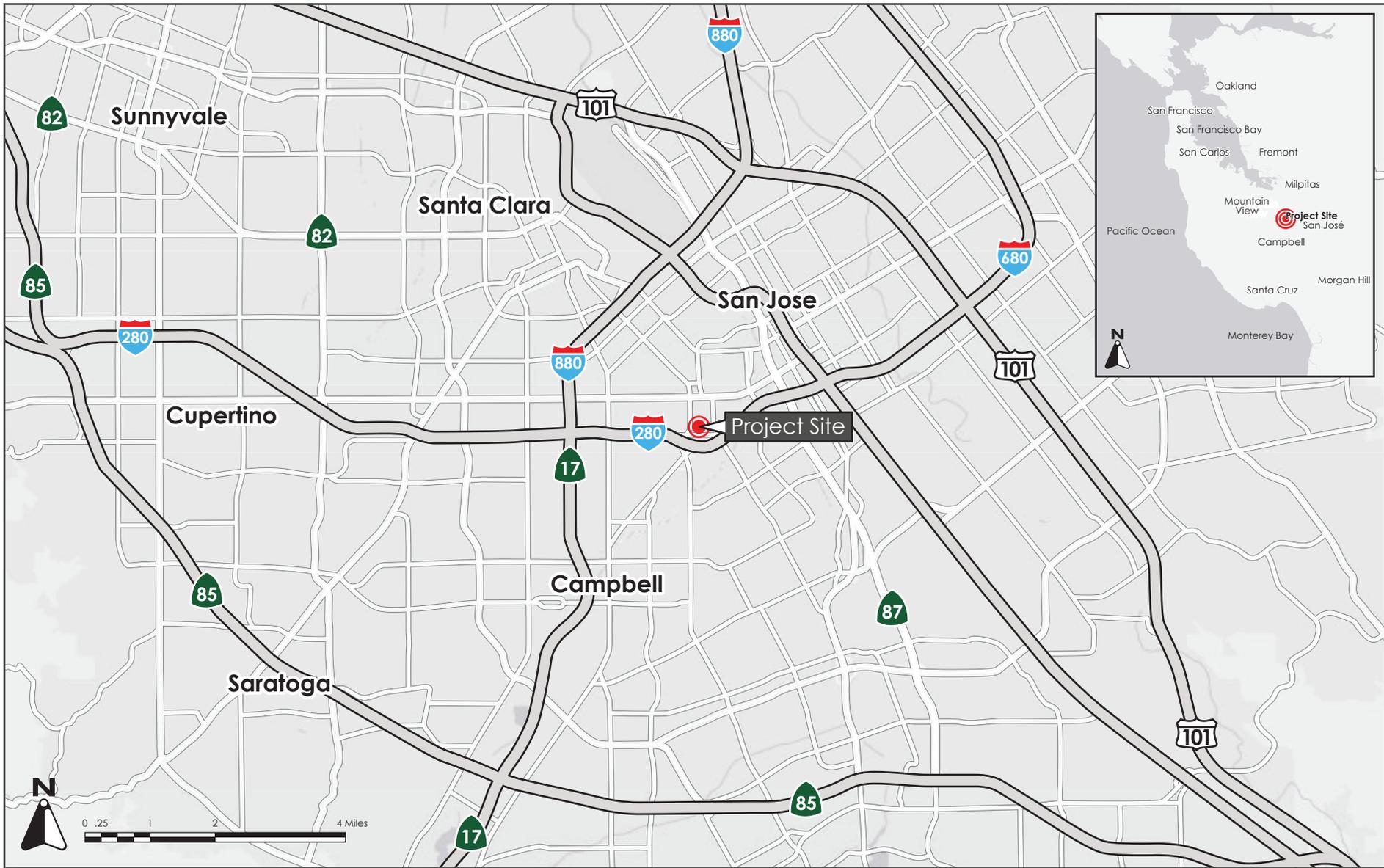
The purpose of an Environmental Impact Report (EIR) is to inform decision makers and the general public of the environmental effects of the proposed project that an agency may implement or approve. The EIR process is intended to provide information sufficient to evaluate a project and its potential for 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. 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

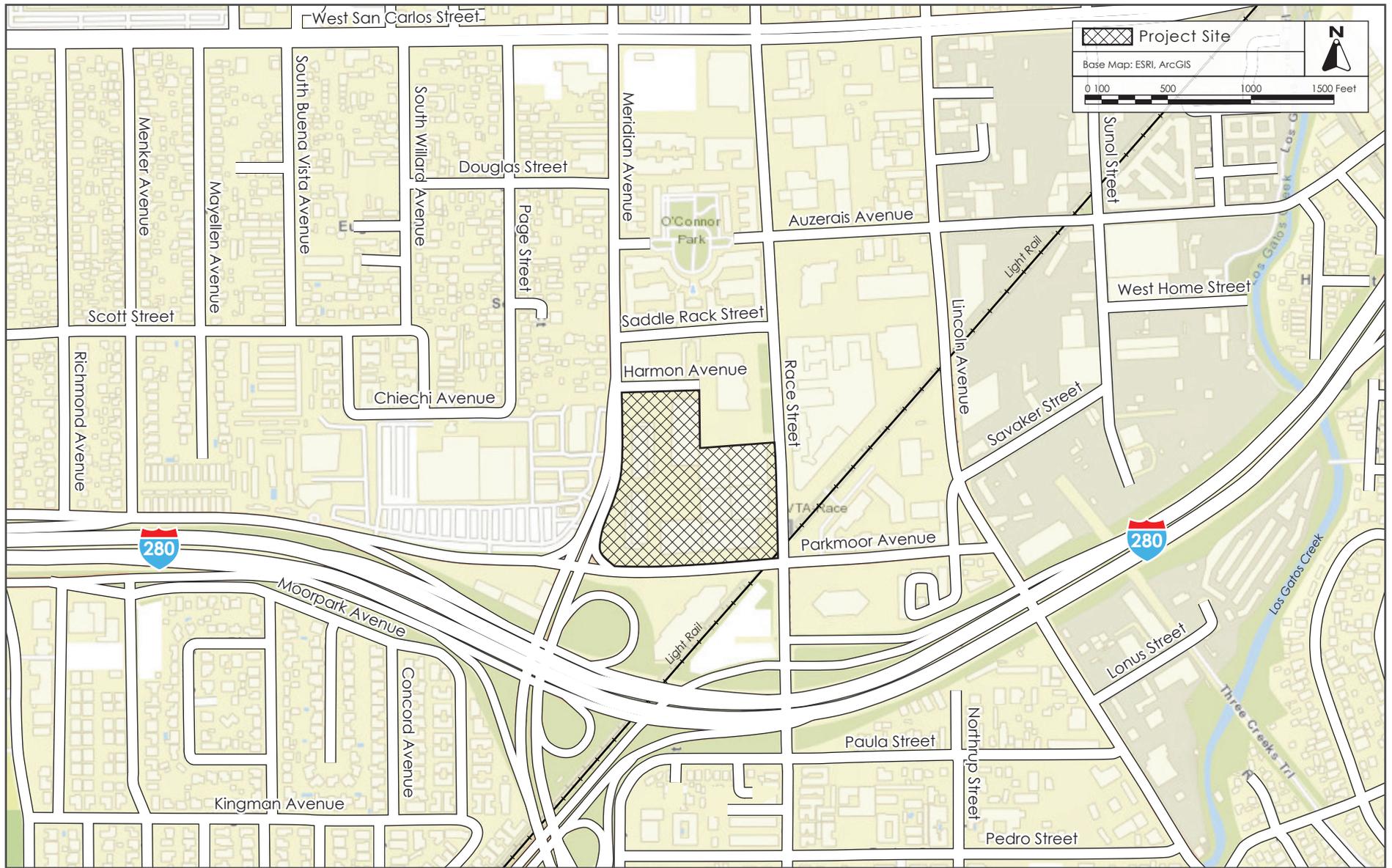
Project Location

The 11.87-acre project site is comprised of eight parcels (APNs 264-08-060, 063, 066, 067, 071, 072, 077, 078) located north of Parkmoor Avenue and bounded by Race Street and Meridian Avenue in the City of San Jose, California. Regional and vicinity maps of the project site are shown in Figure 1 and Figure 2, respectively.



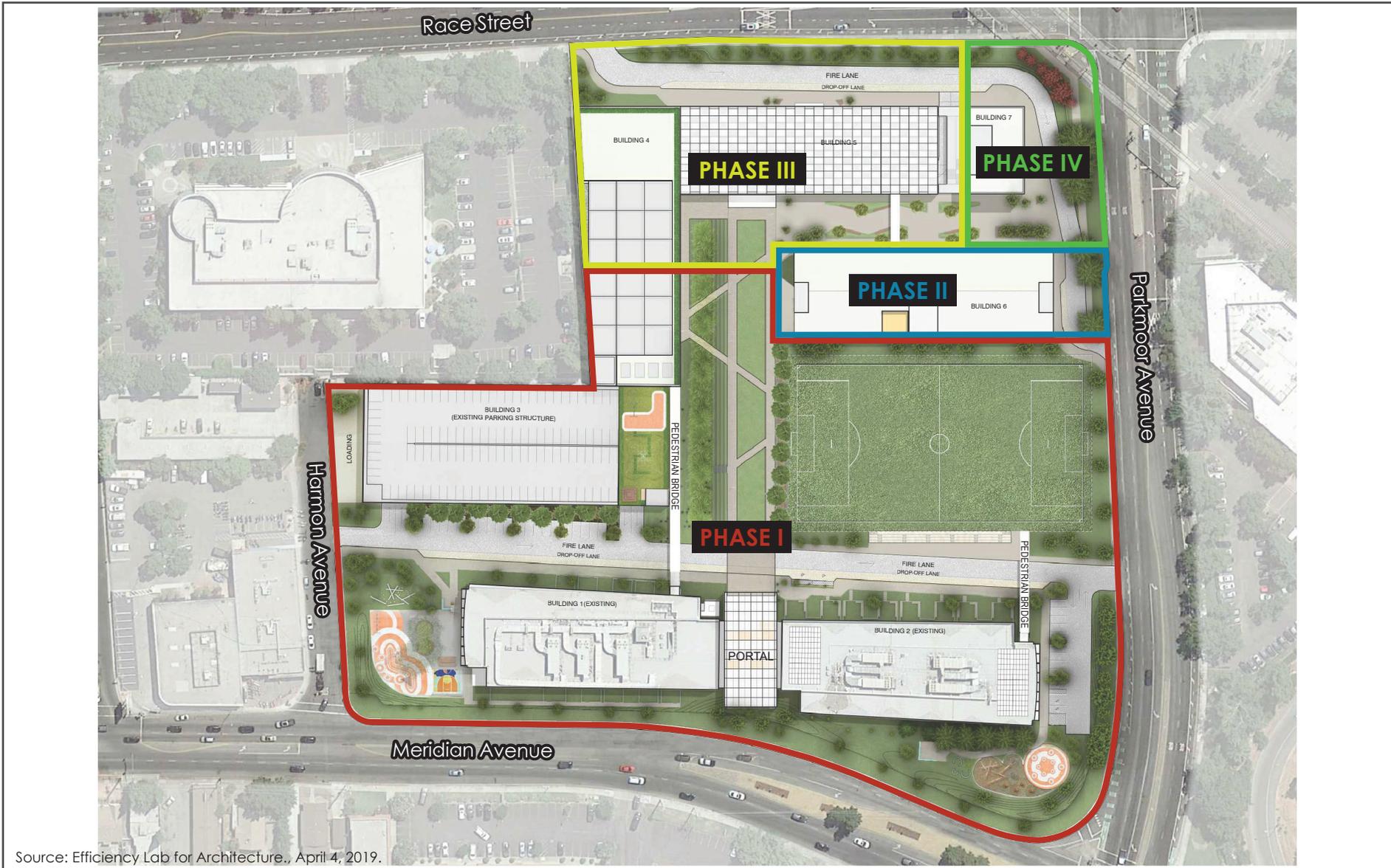
REGIONAL MAP

FIGURE 1



VICINITY MAP

FIGURE 2



Source: Efficiency Lab for Architecture., April 4, 2019.

CONCEPTUAL SITE PLAN

FIGURE 3

Existing Conditions

The project site is currently developed with three office buildings (550 Meridian, 570 Meridian, 1401 Parkmoor Avenue), multiple warehouses (691, 581, 529 Race Street), parking garage, existing surface parking lots and associated landscaping. The site includes 363,677 square feet of existing buildings (not including the parking structure) with approximately 150,204 square feet of warehouse structures and 213,473 square feet of office space. The project site is currently designated *CIC Combined Industrial/ Commercial* in the City's General Plan and the City's zoning designation for the site is *IP – Industrial Park*. The CIC designation allows flexibility for the development of a varied mixture of compatible commercial and industrial uses, including hospitals and private community gathering facilities. This designation occurs in areas where the existing development pattern exhibits a mix of commercial and industrial land uses or in areas on the boundary between commercial and industrial uses.

Current access to the site is provided via full access driveways from Parkmoor Avenue, a right-in and -out on northbound Meridian Avenue, full access driveways on Race Street and a full-access driveway on Harmon Avenue at the north end of the project site.

Description of Proposed Project

The project applicant, Avenues: The World School, proposes to develop a private pre-kindergarten through 12th grade school campus on the site. The school would support approximately 2,744 students and 480 faculty and staff. The campus development would include both adaptive re-use of existing buildings and new construction, resulting in a total of seven buildings including 128 classrooms, a theater, gymnasium and aquatic center, administrative space, and a sports field, as shown in Figure 3.

The proposed Project is consistent with the land use designation in the General Plan and includes a request for a conforming rezone from *IP* to *CIC Combined Industrial/Commercial*. Full build-out of the proposed project would include up to approximately 450,000 square feet of new development, to occur in four phases as described in Table 1 below. The new buildings within the proposed project maintain building heights of approximately 50 feet along Race Street and extend to heights of 82 feet and 120 feet along Parkmoor Avenue.

Proposed Phasing Plan

The EIR will cover the full buildout and total student enrollment and staffing by phase as described below (See Table 1):

Phase I - The first phase would include the adaptive re-use of 550 and 570 Meridian Avenue from their current use as commercial office buildings to education facilities, and would demolish 1401 Parkmoor Avenue and the remaining warehouses along Race Street. The first phase would also construct a portion of the gymnasium building, and a portal structure connecting the 550 and 570 Meridian Avenue buildings, as well as two pedestrian bridges – one connecting 550 Meridian Avenue to the gym and one connecting 570 Meridian Avenue to the sports field. The total area for

Phase I is approximately 175,000 gross square feet (excluding the existing parking structure that would be retained) and would create 58 classrooms. The sports field would be built during Phase I.

Phase II - The second phase of construction would add an approximate 110,000 gross square foot academic building located to the east of the sports field. Phase II would add 38 classrooms.

Phase III - The third phase of construction would expand the gymnasium facilities to include an aquatic center as well as a theater building. The total area for Phase III of construction is approximately 100,000 gross square feet and would add 24 classrooms to the campus.

Phase IV - The fourth and final phase of construction would construct an approximate 65,000 gross square foot academic building on the southeast corner of the site. Phase IV would add eight classrooms to the campus along with other educational spaces.

Table 1: Proposed Development Phasing

Phase #	Total Area (square feet)	Area to be demolished	Area to be Retained/ Converted/Constructed New	Increase of Students/ Classrooms¹	Increase of employment¹
Phase I	175,000 (excluding the new sports field and existing parking structure that would be retained).	1401 Parkmoor Avenue and remaining warehouses along Race Street (approximately 213,471 square feet)	<p>Retain existing parking structure</p> <p>Convert 550 and 570 Meridian Avenue from their current use as commercial office buildings to education facilities.</p> <p>Construct a portion of the gymnasium building (Building 4), and a portal structure connecting the 550 and 570 Meridian Avenue buildings, as well as two pedestrian bridges – one connecting 550 Meridian Avenue to the gym and one connecting 570 Meridian Avenue to the sports field. The sports field would also be built during Phase I.</p>	1,112 students /58 classrooms	260 employees
Phase II	110,000	No Demolition	Construct an academic building (Building 6) east of the sports field.	1,008 students/ 38 classrooms	110 employees
Phase III	100,000	No Demolition	Expand the gymnasium facilities (Building 4) to include an aquatic center as well as construct a theater building (Building 5).	456 students/ 24 classrooms	80 employees
Phase IV	65,000	No Demolition	Construct an academic building (Building 7) on the southeast corner of the project site.	168 students/8 classrooms	30 employees

Notes:

¹ Final numbers are not determined yet. The table provides an approximate range of increase in students and employment by phase. The order and number of students in each phase may vary. The EIR will cover the full buildout and total student enrollment and staffing by phase.

Parking

Total on-site parking would include approximately 646 parking spaces with the existing 464 space parking structure to be maintained. Additionally, approximately 870 bicycle parking spaces would be distributed throughout the site.

Site Access

Vehicular access to the site would be provided through gated entry points restricted to right-in and right-out only, and internal roads designed to accommodate fire truck access as well as student drop-off.

On-site and Off-site Improvements

The proposed project would include drainage Improvements per City standards and improvements to alternative modes of transportation including carpooling, biking, shuttling, and the use of the Valley Transportation Authority's Light Rail and bus systems. Off-site improvements proposed by the project include Increasing the sidewalk width on Race, Parkmoor and Meridian Avenue to 15 feet.

Required Project Approvals:

1. Rezoning
2. Conditional Use Permit
3. Site Development Permit
4. Demolition Permit
5. Building Permit
6. Grading Permit
7. Tree Removal 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 project site is currently developed with two to three story buildings and is surrounded by similar or taller development. The EIR will describe the existing visual character of the site and surroundings. Photosimulations will be prepared to analyze the visibility and visual impact of proposed sports field lighting, since that is the primary new visual element of the 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. The EIR will also address the effects of any toxic air contaminants on future students (sensitive receptors) at the site, consistent with City policy

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, and need for replacement trees. The EIR will identify and discuss potential biological impacts resulting from construction of the project and the project's consistency with the Santa Clara County Habitat Conservation Plan.

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 quantify the increase in energy usage on-site and describe 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. The project will not be constructed and operational until after the year 2020; therefore, project greenhouse gas (GHG) emissions will be evaluated against 2030 targets, based on SB 32 goals. Proposed design measures to reduce energy consumption, solid waste and water usage, which in turn would reduce GHG emissions, will be discussed.

8. *Hazards and Hazardous Materials*

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. Mitigation measures to avoid or reduce hazardous materials impacts will be addressed, as appropriate. While Avenues is a private school not subject to California Department of Education (CDE) review, the EIR will describe potential hazards that might affect the compatibility of the site for a school, based upon the CDE Environmental Hazards Checklist.

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 project's 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 office, retail, parking lots, light-rail tracks, and multi-family residential 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*

The EIR will describe available public services (fire and police protection, schools, and parks) and the potential for the project to require the expansion or construction of those facilities.

13. *Transportation*

The EIR will examine the existing traffic conditions in the immediate vicinity of the project site and impacts of the project on the transportation system. Evaluation of CEQA transportation impacts of the project will be based upon the Vehicle Miles Traveled (VMT) metric per the City of San Jose Transportation Analysis Handbook methodology and in conformance with Council Policy 5-1. A Local Transportation Analysis (LTA) will be completed to identify transportation operational issues in the surrounding area that may arise due to project operation. The EIR will also include an analysis of site access and circulation, and pedestrian and transit facilities.

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, mineral resources, and wildfire. 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 school), 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 any significant impacts that cannot be avoided or reduced to less than significant levels with mitigation, 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.