

**NOTICE OF PREPARATION OF A
DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE
1881 WEST SAN CARLOS PROJECT**

FILE NOs: Burbank 44, C20-011, CP20-020, T20-016
PROJECT APPLICANT: Oak Glen Ventures, LLC
APNs: 274-16-049, -050, -051, -052 -053; -069, and -070

Project Description: The project includes four planning applications:

- Burbank 44: An Annexation application to annex five parcels (1883, 1891, 1899 West San Carlos St. and 13 Boston Ave.) from the County of Santa Clara to City of San Jose
- C20-011: Rezoning of six parcels (the above five parcels and 17 Boston Avenue) to Commercial Pedestrian Zoning District;
- CP20-020: A Conditional Use Permit to allow the demolition of all existing buildings on-site for the construction of an up to seven-story, approximately 187,400-square foot mixed-use development consisting of a 157-bed Residential Care Facility for the Elderly (RCFE), 61 multi-family residential units, and 6,000 square-foot ground floor retail space on the ground floor and in the basement on a 1.23-acre site. The Conditional Use Permit also includes car lifts (“alternative parking arrangement”);
- T20-016: A Vesting Tentative Map application to merge the existing seven lots into one lot and allow one lot subdivision for condominium purpose to include up to 61 residential condominium units, one RCFE unit, seven retail condominium units, and one retail parking garage condominium unit.

Location: 1881, 1883, 1891 and 1899 West San Carlos Street, 13 & 17 Boston Avenue, San José, CA 95128

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 on **Thursday, December 17, 2020 at 6:30 p.m.**

The live meeting will be held via Zoom. If you have not participated in a Zoom meeting before, we encourage you to download the Zoom app to your phone, tablet, or computer and feel free to log in early to troubleshoot any technical issues that may arise. Participants can also join a meeting through their computer's web browser. Zoom currently works best with Google Chrome, Apple Safari, Mozilla Firefox, and Chromium Edge.

Electronic Device Instructions

For participants who would like to join electronically from a PC, Mac, iPad, iPhone or Android device, please click this URL: <https://sanjoseca.zoom.us/j/96420247443>. Please ensure your device has audio input and output capabilities. During the session, if you would like to comment, please use the 'raise hand' feature in Zoom conference call or click *9 to raise a hand to speak.

Telephone Device Instructions

For participants who would like to join via telephone please dial: +1 408 638 0968 or +1 213 338 8477 or 888 475 4499 (Toll Free) or 877 853 5257 (Toll Free) and when prompted, enter meeting ID: 964 2024 7443. You may also click *9 to indicate you wish to speak.

Public Comments prior to meeting:

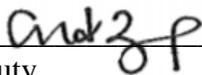
If you would like to submit your comments prior to the meeting, please e-mail Reema.Mahamood@sanjoseca.gov. Comments submitted prior to this meeting will be considered as if you were present in the meeting.

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: 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



11/25/2020

Date

**NOTICE OF PREPARATION OF AN
ENVIRONMENTAL IMPACT REPORT
FOR THE 1881 WEST SAN CARLOS RESIDENTIAL PROJECT**

November 2020

Introduction

The purpose of an Environmental Impact Report (EIR) is to inform decision-makers and the public of the environmental effects of a proposed project that an agency may 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 avoiding or reducing adverse impacts, and to consider alternatives to the project.

As the Lead Agency, the City of San José will prepare an EIR for the proposed project in accordance with the California Environmental Quality Act (CEQA) of 1970, as amended.

In accordance with Sections 15120 et seq. of the CEQA Guidelines, the EIR will include the following:

- A summary of the project;
- A project description;
- A description of the existing environmental setting, probable environmental impacts, and mitigation measures;
- Alternatives to the project; 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.

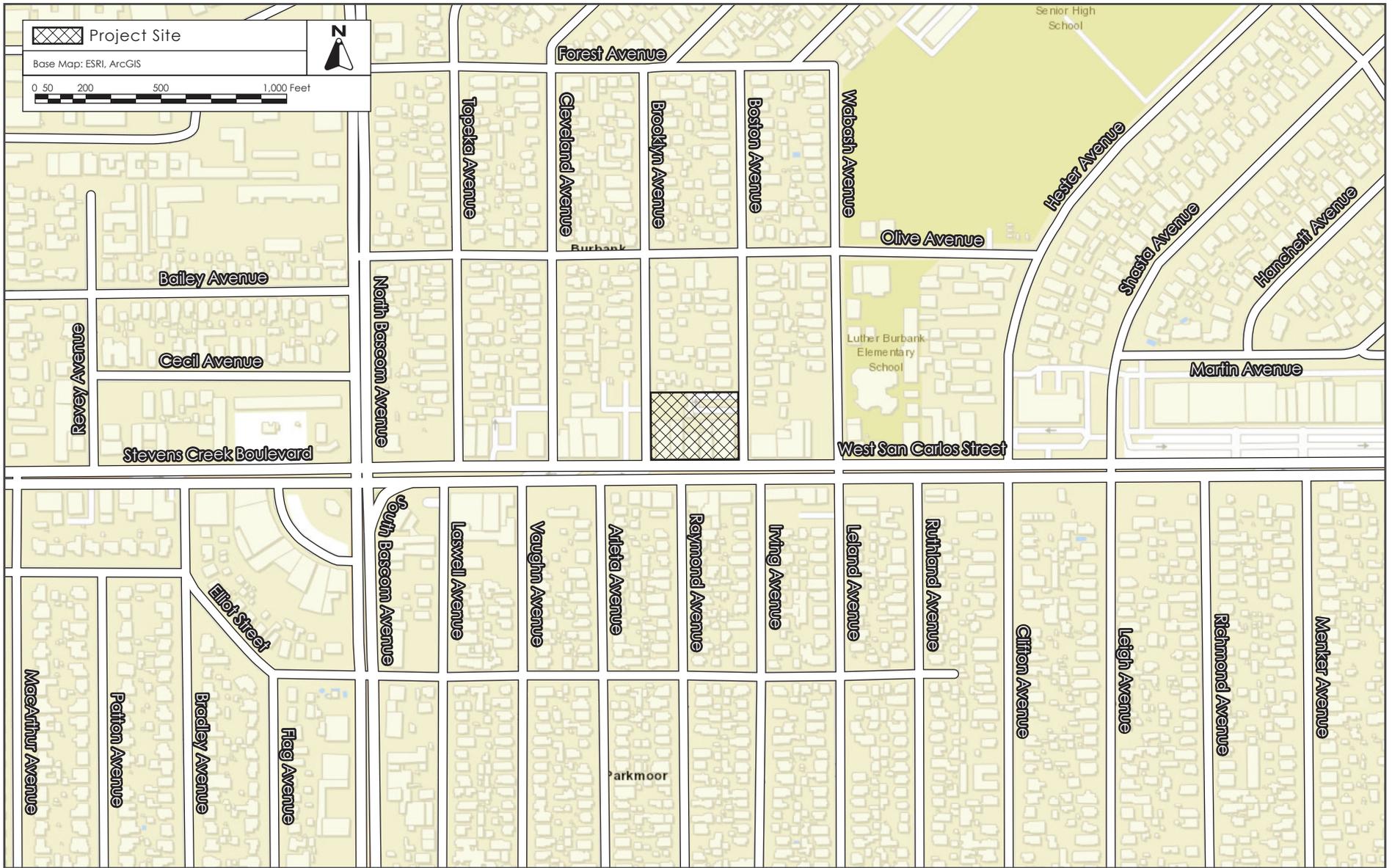
Project Location

The approximately 1.23-acre site is comprised of seven parcels (Assessor Parcel Numbers [APNs] 274-16-049, -050, -051, -052, -053, -069, and -070) located north of West San Carlos Street, between Brooklyn Avenue and Boston Avenue, in the City of San José. The following addresses are associated with the project site: 1881, 1883, 1891 and 1899 West San Carlos Street, 13 and 17 Boston Avenue.

Currently, the site is developed with four commercial buildings, an accessory structure, and associated parking. Regional, vicinity, and APN maps, as well as a conceptual site plan and elevations, are provided in Figures 1 through 5.

Project Description

As proposed, the project would demolish the existing buildings and construct two buildings (a senior care building and a condominium building). The condominium building would be seven stories tall

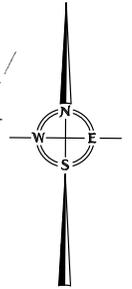


VICINITY MAP

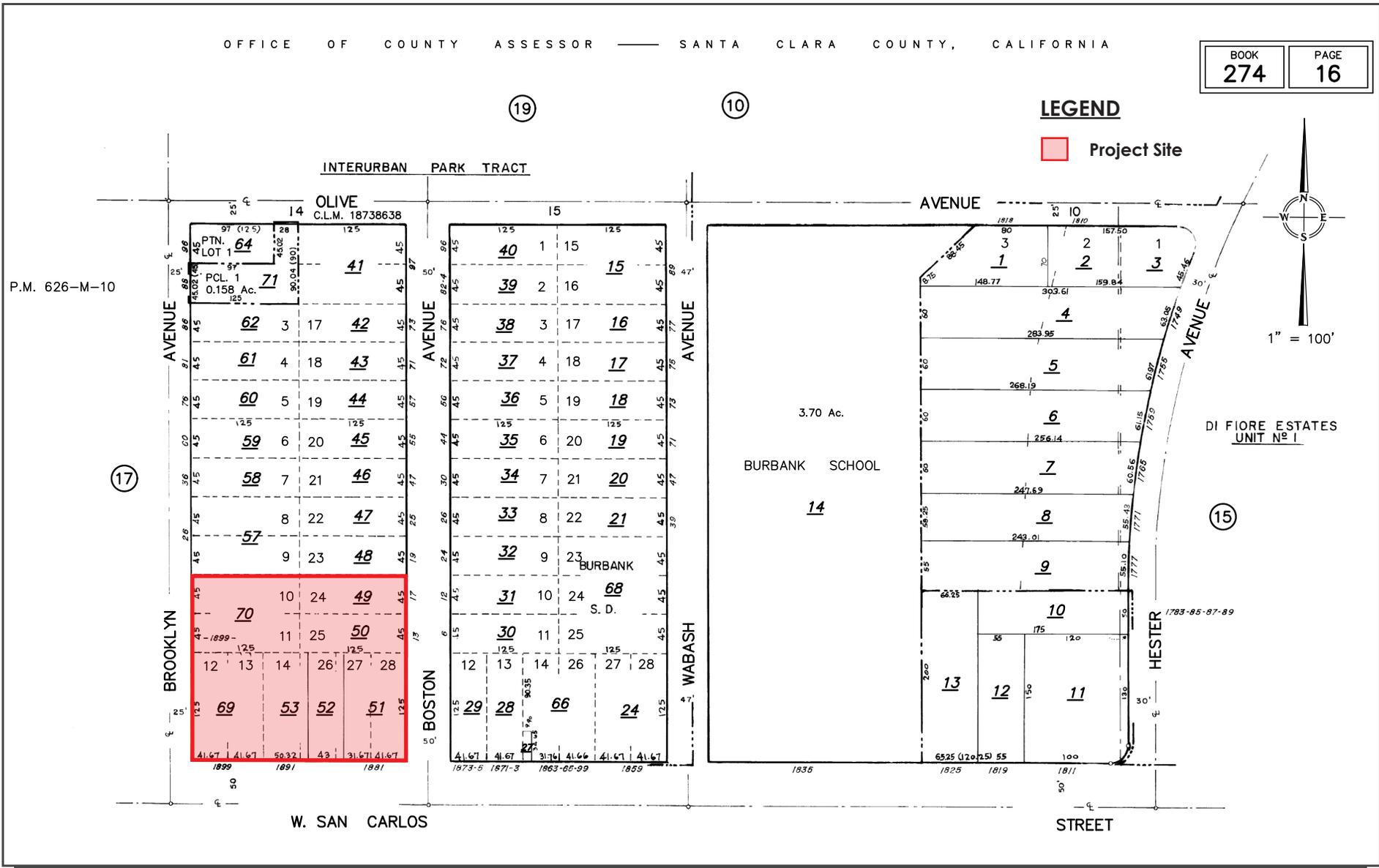
FIGURE 2

LEGEND

Project Site



1" = 100'



P.M. 626-M-10

17

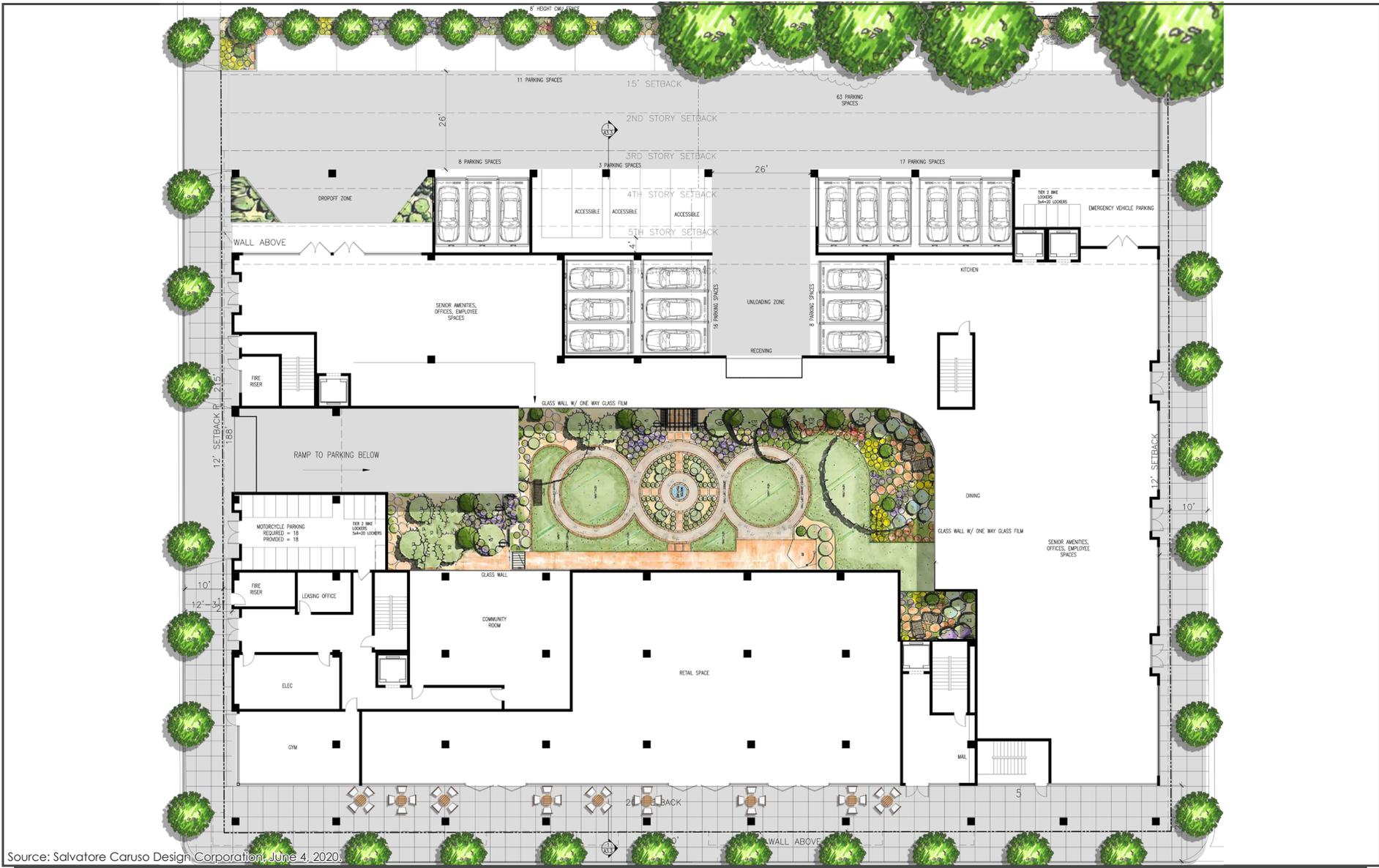
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15

ASSESSOR'S PARCEL MAP

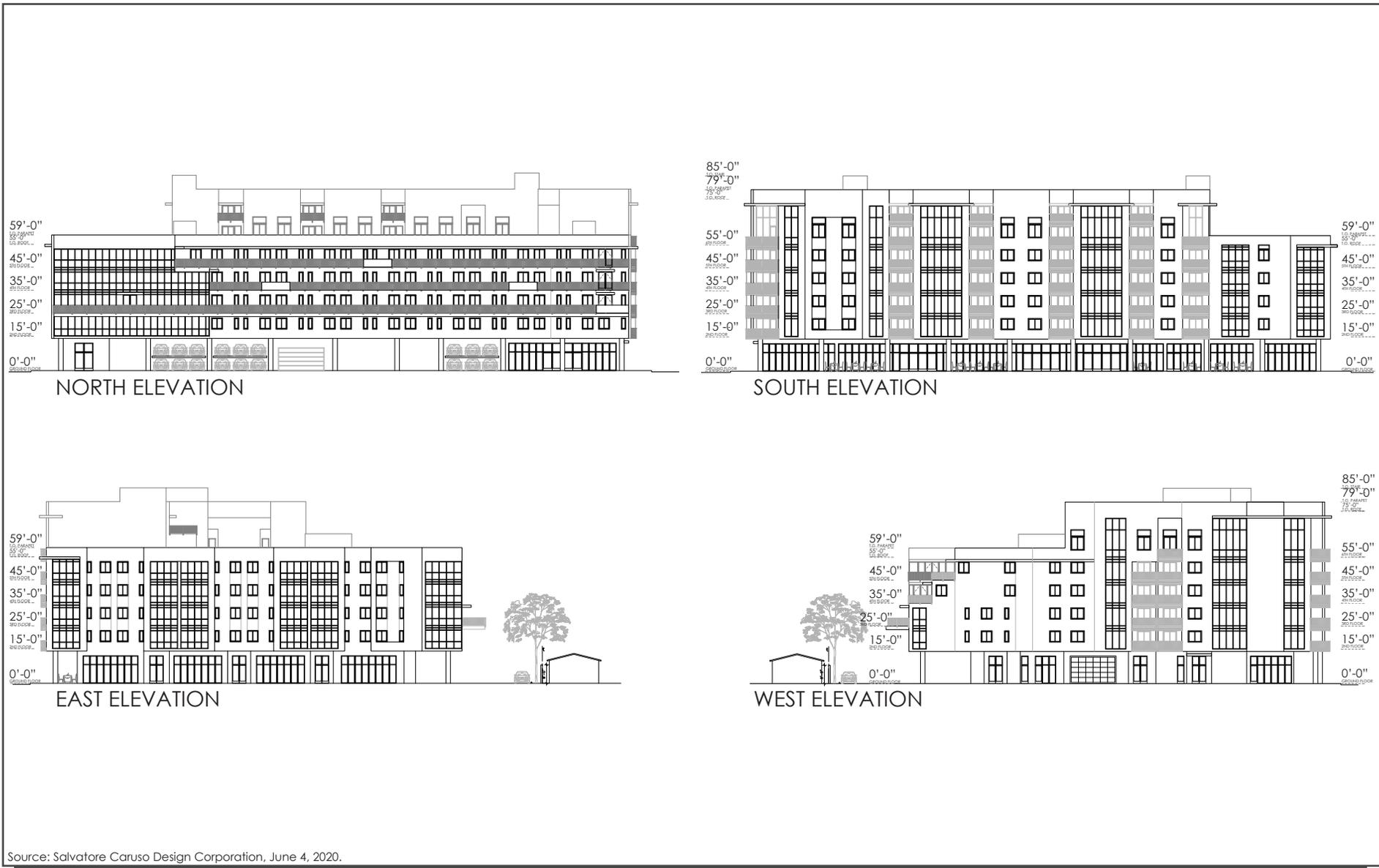
FIGURE 3



Source: Salvatore Caruso Design Corporation, June 4, 2020.

CONCEPTUAL SITE PLAN - GROUND FLOOR

FIGURE 4



NORTH ELEVATION

SOUTH ELEVATION

EAST ELEVATION

WEST ELEVATION

Source: Salvatore Caruso Design Corporation, June 4, 2020.

(79 feet to the top of the parapet) with up to 61 dwelling units. Up to 6,000 square feet of ground floor retail would be located within the condominium building along West San Carlos Street. The senior care building would be five stories tall (59 feet to the top of the parapet) with up to 79 memory care and 78 assisted living beds for a total of 157 senior care beds. Parking would be located on the ground level for the senior care building, and with additional parking for residents in the basement of the proposed buildings. A central courtyard would be located between the two buildings.

The site is designated *Mixed-Use Commercial* under the City’s General Plan and has two zoning designations. The property at 1881 West San Carlos is zoned *Commercial Pedestrian* and the property at 17 Boston Street is zoned *Multiple Resident District*. The remainder of the site has no designated zoning as it is currently unincorporated; therefore, annexation through the Local Agency Formation Commission (LAFCO) would be required.

The project includes four planning applications:

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- File No. C20-011: Rezoning of six parcels (the above five parcels and 17 Boston Avenue) to Commercial Pedestrian Zoning District;
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- File No. T20-016: A Vesting Tentative Map application to merge the existing seven lots into one lot and allow one lot subdivision for condominium purpose to include up to 61 residential condominium units, one RCFE unit, seven retail condominium units, and one retail parking garage condominium unit.

Required Project Approvals

1. Vesting Tentative Map
2. Rezoning
3. Site Development Permit
4. Conditional Use Permit
5. Department of Public Works Clearances
6. Annexation through LAFCO

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 discuss the project’s significant environmental impacts on the topic areas described below.

- **Aesthetics** – The proposed development would demolish the existing one- to two-story structures on-site and construct two five- to seven-story buildings. 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.
- **Air Quality** – The EIR will address the regional air quality conditions in the Bay Area and discuss the proposed project’s construction and operational impacts to local and regional air quality in accordance with the 2017 Bay Area Air Quality Management District (BAAQMD) CEQA Guidelines and thresholds.
- **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 within, and adjacent to, the construction zone. In addition, the EIR will identify and discuss the project’s biological impacts during construction and operation and the project’s consistency with the Santa Clara County Habitat Conservation Plan.
- **Cultural Resources** –Currently, none of the buildings on-site are listed under the City’s Historic Resources Inventory. The following buildings are located within 200 feet of the project site and listed under the City’s Historic Resources Inventory.
 - 24 Brooklyn Avenue (Identified Site/Structure)
 - 36 Brooklyn Avenue (Identified Site/Structure)
 - 12 Boston Avenue (Identified Site/Structure)
 - 19 Boston Avenue (Identified Site/Structure)
 - 30 Boston Avenue (Identified Site/Structure)
 - 39 Wabash Avenue (Identified Site/Structure)
 - 47 Wabash Avenue (Identified Site/Structure)

While the buildings on-site are not currently on the City’s Historic Resources Inventory, they are over 50 years old and will be assessed for historic significance. Demolition of a historic resource would be a significant unavoidable impact.

The EIR will also identify and discuss potential subsurface archaeological resource impacts from project construction.

- **Energy** – Implementation of the proposed project would result in an increased demand for energy on-site. The EIR will discuss the increase in energy usage on-site and energy efficiency measures proposed by the project.
- **Geology and Soils** – The EIR will describe the existing geologic and soil conditions and discuss the possible geological impacts associated with seismic activity and the existing on-site soil conditions.
- **Greenhouse Gas Emissions** – The EIR will address the project’s contribution to regional and global greenhouse gas (GHG) emissions based on established thresholds and consistency

with policies adopted by the City of San José for reducing GHG emissions. Proposed design measures to reduce energy consumption, which in turn would reduce GHG emissions, will also be discussed.

- **Hazards and Hazardous Materials** – The EIR will address existing hazards and hazardous materials conditions on and near the project site and will address the potential for hazardous materials impacts which may result from implementation of the proposed project.
- **Hydrology and Water Quality** – The EIR will address the project’s impact to the storm drainage system. In addition, the EIR will address the possible flooding issues (the site is not within a 100-year flood zone) and the project’s effect on storm water runoff quality consistent with the requirements of the Regional Water Quality Control Board (RWQCB).
- **Land Use** – The project site is located within a developed, urbanized area of San José surrounded by residential and commercial 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 land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect.
- **Noise and Vibration** – Noise levels in the project area are primarily influenced by vehicular noise on surrounding roadways, primarily West San Carlos Street. The EIR will discuss noise and vibration that would result from the construction and operation of the proposed project (including noise from project-generated traffic) and its impact on nearby sensitive receptors. Noise levels will be evaluated for consistency with applicable noise standards and guidelines. Additionally, the EIR will evaluate the effects of vibration during project construction on adjacent buildings.
- **Population and Housing** – The EIR will discuss the consistency of the project with planned growth within the City. The project would be demolishing commercial buildings and is not anticipated to displace any residents.
- **Public Services** – Implementation of the proposed project would increase the resident population of the City which could result in an increased demand on public services, including schools, police and fire protection, libraries, and recreational facilities. The EIR will address the availability of public facilities and services and the project’s potential to result in adverse physical impacts to the service facilities.
- **Transportation** – Based on Santa Clara Countywide Vehicle Miles Traveled (VMT) Evaluation Tool, initial project screening indicates that the project would not exceed the City’s VMT threshold. Nevertheless, the EIR will evaluate the project’s transportation impacts pursuant to the City’s Transportation Analysis Policy (Council Policy 5-1). The project’s consistency with programs, plans, ordinances, or policies addressing the circulations system (including transit, roadway, bicycle, and pedestrian facilities) will also be discussed in the EIR.

- **Tribal Cultural Resources** – The EIR will discuss the project’s potential for impacts to tribal cultural resources under Assembly Bill 52.
- **Utilities and Service Systems** – Implementation of the proposed project could result in an increased demand on utilities and service systems compared to existing conditions. The EIR will examine the impacts of the project on utilities and service systems, including the sanitary sewer and storm drainage systems, water supply, and solid waste management.
- **Wildfire** –The proposed project is located within a developed area of San José. The EIR will discuss project impacts on adopted emergency response and evacuation plans and risk due to wildfire.
- **Other CEQA Sections** – In addition to the resource sections noted above, the EIR will address the project’s impacts on Agricultural Resources and Mineral Resources consistent with the CEQA checklist. The project’s Significant Unavoidable Impacts and potentially significant cumulative impacts when considered with other past, present, and reasonably foreseeable future projects in the development area will also be identified in the EIR. The EIR will also provide alternatives to the proposed project which could reduce project impacts identified in the environmental document.