



**NOTICE OF PREPARATION OF DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT
REPORT FOR THE VALLEY TITLE COMMERCIAL PROJECT**

FILE NO: H21-012/ER21-026
PROJECT APPLICANT: Project Valley Title, LLC. (ATTN: Isabelle
Glotman)
APN: 467-46-080, 467-46-081, 467-46-082

Project Description: The project proposes to demolish and remove the existing three-story office building, parking kiosk structure, and surface parking lot and construct a 20-story (up to 301 foot tall) commercial building. The building would have two towers and total 1,397,321 square feet. The building would include approximately 50,000 square feet of active retail and community serving uses on the ground floor and the remainder of the building would be office space. The applicant is considering two design options for the proposed project, 1) in which the two towers would be connected via two open-air bridges on levels 10 and 11, and 2) where no bridges are proposed.

Location: 345 South 2nd Street, San Jose, CA 95113; approximately 2.8-acre project site (Assessor Parcel Numbers [APNs] 467-46-080, 467-46-081, and 467-46-082) is located at 300 South 1st Street and 345 South 2nd street, bounded by East San Carlos Street to the north, East San Salvador Street and existing commercial buildings to the south, South 2nd Street to the east, and South 1st Street to the west.

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:

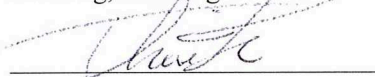
When: Monday, August 16, 2021 from 6:00 p.m.

Where: Via Zoom (see instructions below and on www.sanjoseca.gov/activeeirs)

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 (NOP), 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

Christopher Burton, Director
Planning, Building and Code Enforcement



Deputy

07/23/2021

Date

**NOTICE OF PREPARATION OF
A DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT
FOR THE VALLEY TITLE COMMERCIAL PROJECT**

July 2021

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, and the requirements of the City of San José. Per the CEQA Guidelines Sections 15162, 15163, and 15164, when an EIR has been certified for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines that substantial changes to the project or circumstances under which the project is undertaken would result in new or greater significant impacts than previously disclosed in the certified EIR. The lead agency may choose to prepare a supplement to an EIR rather than a subsequent EIR if only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation. Supplemental EIRs need to contain only the information necessary to make the previous EIR adequate for the project as revised.

As the Lead Agency, the City of San José will prepare a Supplemental EIR to the certified Downtown Strategy 2040 Final EIR to address the environmental effects of the proposed Valley Title Commercial project.

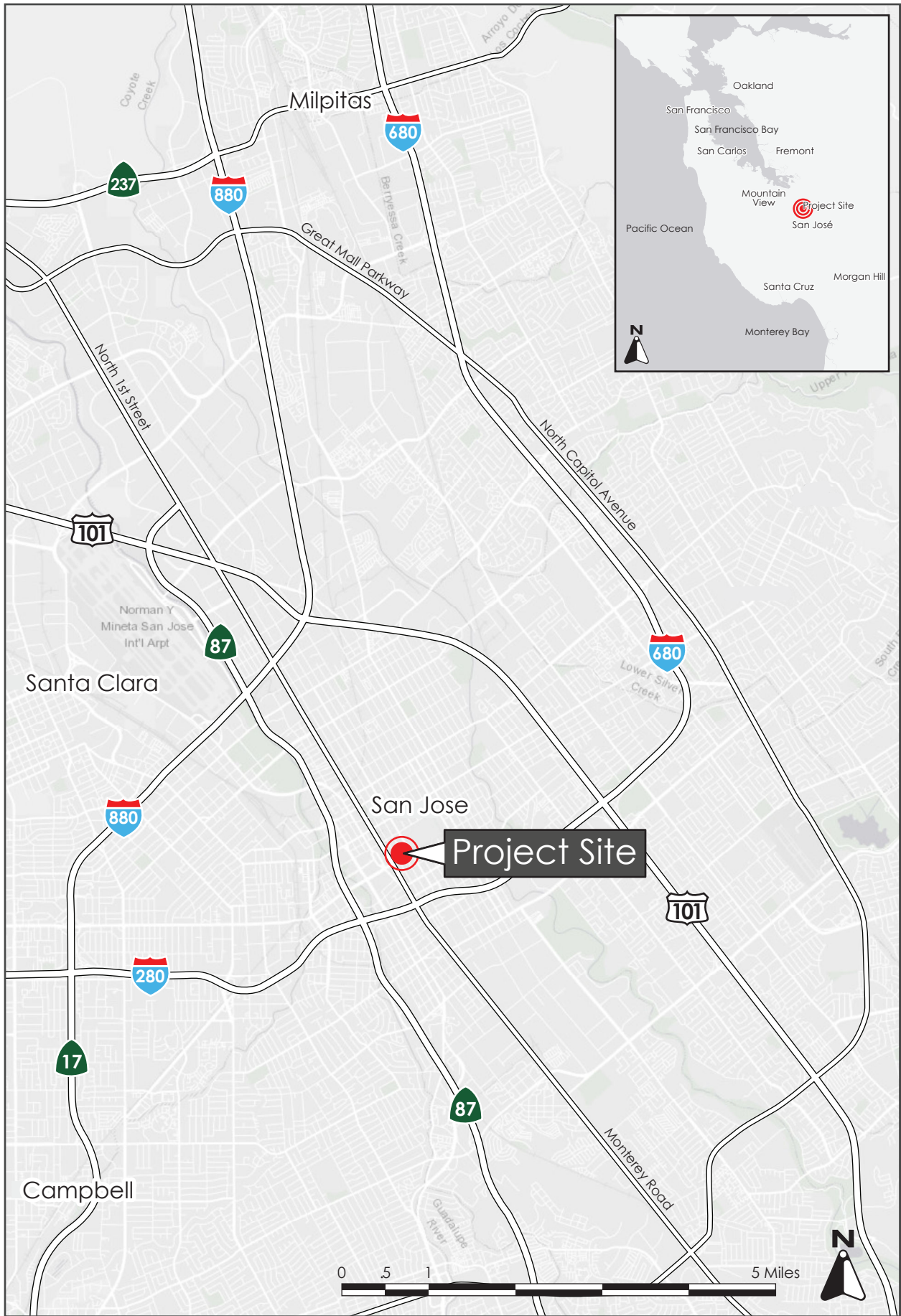
The EIR for the proposed project will be prepared and processed in accordance with the California Environmental Quality Act (CEQA) of 1970, as amended. In accordance with the requirements of CEQA, the EIR will include the following:

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

The EIR also will discuss a reasonable range of alternatives to the project that could reasonably attain most of the basic objectives of the project and would avoid or substantially lessen any of the significant environmental effects of the project (CEQA Guidelines Section 15126.6[a]).

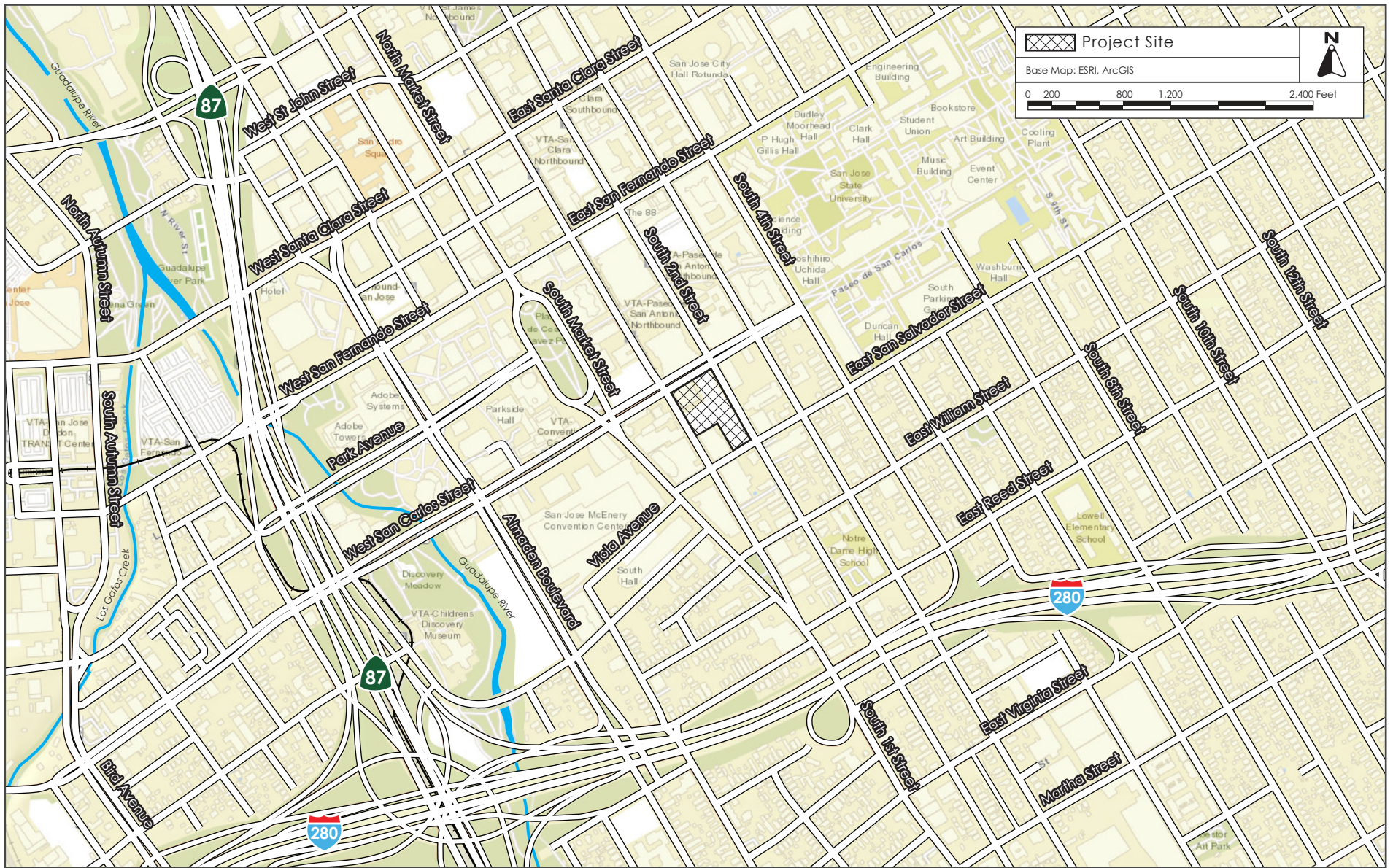
Project Location

The approximately 2.8-acre project site (Assessor Parcel Numbers [APNs] 467-46-080, 467-46-081, and 467-46-082) is located at 300 South 1st Street and 345 South 2nd street, bounded by East San Carlos Street to the north, East San Salvador Street and existing commercial buildings to the south, South 2nd Street to the east, and South 1st Street to the west. The site is currently developed with a three-story office building and public surface parking lot. Regional and vicinity maps are shown on Figures 1 and 2.



REGIONAL MAP

FIGURE 1



VICINITY MAP

FIGURE 2

Project Description

The project proposes to demolish and remove the existing three-story office building, parking kiosk structure, and surface parking lot and construct a 20-story (up to 301 foot tall) commercial building. The building would have two towers and total 1,397,321 square feet. The building would include approximately 50,000 square feet of active retail and community serving uses on the ground floor and the remainder of the building would be office space. The applicant is considering two design options for the proposed project, 1) in which the two towers would be connected via two open-air bridges on levels 10 and 11, and 2) where no bridges are proposed. A conceptual project site plan and elevation for design option 1 are shown on Figures 3 and 4.

Required Project Approvals

1. Site Development Permit
2. Demolition Permits
3. Building Permits
4. Grading Permits
5. Lot Line Adjustment
6. Other Public Works Clearances

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 office building, parking kiosk, and hardscape and remove landscaping on-site. 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 emissions 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 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.



Source: WRNS Studio, GGN, RANA Landscape Architecture.

CONCEPTUAL SITE PLAN

FIGURE 3



Source: WRNS Studio, February 11, 2021.

CONCEPTUAL ELEVATION, DESIGN OPTION 1

FIGURE 4

- **Cultural Resources** – This area of San José is considered a sensitive area for prehistoric and historic resources. The EIR will address the project’s potential impacts to the nearby California Theater which is designated as a City Landmark, a California State Landmark, and is listed on the National Register of Historic Places (NRHP). The EIR will also address the impacts to known and unknown buried archaeological resources on-site.
- **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.
- **Geology** – The project site is located in a liquefaction zone. The EIR will discuss the possible geological impacts associated with seismic activity and the existing soil conditions on the project site.
- **Greenhouse Gas Emissions** – The EIR will address the project’s contribution to regional and global greenhouse gas (GHG) emissions. Proposed design measures to reduce energy consumption, which in turn would reduce GHG emissions, will be discussed.
- **Hazards and Hazardous Materials** – The project area is surrounded by commercial businesses, offices, and residences. 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.
- **Hydrology and Water Quality** – Based on the Federal Emergency Management Agency (FEMA) flood insurance rate maps flood hazards are undetermined, but possible. The EIR will address the effectiveness of the storm drainage system and the project effect on storm water 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, office, and commercial land uses. The EIR will describe the existing land uses adjacent to and within the project area. The EIR will also include a shade and shadow diagram and a discussion of any shade and shadow impacts that will occur with the proposed project. 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, zoning code, and compatibility of the proposed and existing land uses in the project area.

- **Noise and Vibration** – Noise levels in the project area are primarily influenced by vehicular noise on San Carlos Street, and the surrounding roadways. 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.
- **Public Services** – Implementation of the proposed project would not increase the population of the City; however, it would result in an increased demand on public services, including police and fire protection. The EIR will address the availability of public facilities and services.
- **Transportation** – The EIR will evaluate the project’s transportation impacts pursuant to Senate Bill 743 and 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 be discussed in the EIR. The project’s impact on Vehicle Miles Traveled (VMT) will be discussed.
- **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 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.
- **Wildfire** – The proposed project is located within a developed area of San José. The EIR will discuss project impacts on wildfire.
- **Cumulative Impacts** – In conformance with CEQA, this section will address the impacts of implementing the project in combination with other past, pending, and reasonably foreseeable future projects. Mitigation and avoidance measures will be identified for significant cumulative impacts, as appropriate.
- **Alternatives to the Project** – Alternatives to the proposed project will be evaluated, including a “No Project” alternative. Other alternatives analyzed will be selected based on their ability to avoid or lessen one or more significant impacts while still meeting most of the basic objectives of the proposed project.

In addition, the EIR will address the project’s impacts on agricultural resources, population and housing, and mineral resources. The EIR will include other sections required by CEQA, including Growth Inducing Impacts, Significant Unavoidable Impacts, Authors and Consultants, References, and Technical Appendices.