

Appendix A

Notice of Preparation and Comments Received

**NOTICE OF PREPARATION OF A
DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT
FOR THE 19 NORTH SECOND STREET MIXED-USE PROJECT**

FILE NOS: H20-040 & HP21-001
PROJECT APPLICANT: ROYGBIV REAL ESTATE
APN: 467-21-028

Project Description: The project includes a Site Development Permit and a Historic Preservation Permit to demolish approximately 15,000 square feet of the Realty Building, a City Landmark building, while retaining the street-facing façade and parapet, and construct a 22-story building with one below-grade basement level. Approximately 18,643 square feet of commercial uses would be located on the first and second floors and a total of 220 affordable senior housing units would be located on the third through 22nd floors. A rooftop deck is also proposed for community open space.

Location: An approximately 0.22-acre lot located at 19 North Second Street. The project site is developed with an existing two-story commercial building that is listed in the City’s Historic Resources Inventory as a City Landmark (“Realty Building”). The project site is located on the west side of North Second Street, approximately 120 feet north of East Santa Clara Street.

As the Lead Agency, the City of San José will prepare a Supplemental Environmental Impact Report (SEIR) 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 SEIR may be used by your agency when considering subsequent approvals related to the project. 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 environmental public Scoping Meeting information.

An online joint community and environmental public scoping meeting for this project will be held:

When: August 9, 2021, from 6:30 to 7:30 PM

Where: Via Zoom (see instructions below)

The live meeting will be recorded. You will be muted upon entry to the meeting. Please do not unmute yourself until the presenter has called on you to speak. If you have not participated in a Zoom meeting before, we encourage you to download the Zoom application to your phone, tablet, or computer and feel free to log in early to troubleshoot any technical issues that may arise. Participants who are unable to install Zoom on their computer or mobile device can join a meeting through their computer’s web browser. Zoom currently works best with Google Chrome, Apple Safari, Mozilla Firefox, and Chromium Edge.

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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.

1. Use a current, up-to-date browser: Chrome 30+, Firefox 27+, Microsoft Edge 12+, Safari 7+. Certain functionality may be disabled in older browsers including Internet Explorer.
2. Mute all other audio before speaking. Using multiple devices can cause an audio feedback.
3. Enter an email address and name. The name will be visible online and will be used to notify you that it is your turn to speak.
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5. When called, please limit your remarks to the time limit allotted.

Telephone device instructions:

For participants who would like to join telephonically please dial +1-877-853-5257 and when prompted, enter meeting ID: **992 3274 6369**. You may also click *9 to raise a hand to speak.

Questions or Public Comments prior to meeting:

If you have questions regarding the virtual community meeting or would like to submit your comments prior to the meeting, please e-mail Maira.Blanco@sanjoseca.gov or call 408-535-7837. Comments submitted prior to this meeting will be considered as if you were present in the meeting.

According to State law, the deadline for your response is 30 days after receipt of this notice; however, we would appreciate an earlier response, if possible. Please identify a contact person, and send your response to:

City of San José, Department of Planning, Building and Code Enforcement
Attn: Maira Blanco, Environmental Project Manager
200 East Santa Clara Street, 3rd Floor Tower
San José, CA 95113-1905
E-mail: Maira.Blanco@sanjoseca.gov

Christopher Burton, Director
Planning, Building and Code Enforcement

Deputy

Date

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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 a 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.

A Supplemental EIR (SEIR) is prepared when it is determined by the discretionary authority that changes proposed in an approved project will require revisions to the previous EIR because of possible new impacts or an increase in severity of previously identified impacts. As the Lead Agency, the City of San José will prepare an SEIR to the Downtown Strategy 2040 Final EIR (SCH#2003042127) to address the environmental effects of the proposed 19 North Second Street Mixed-Use Project, because the details of this project were not available at the time the Downtown Strategy 2040 Final EIR was prepared.

An Initial Study (IS) will be prepared (which will be incorporated in the SEIR as an appendix) to focus the SEIR on potentially significant issues pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15178. In accordance with Sections 15120 et seq. of the CEQA Guidelines, the SEIR will include the following:

- Summary of the project;
- Project description;
- Description of the existing environmental setting, environmental impacts, and mitigation measures for the project;
- Alternatives to the project; and
- Environmental consequences of the project, 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

An approximately 0.22-gross acre site (9,375 square feet) located on the west side of North Second Street, at 19 North Second Street in Downtown San José. Regional and vicinity maps of the project site are shown in Figures 1 and 2.

Project Description

Historic Preservation Permit and Site Development Permit to construct a 22-story building with one below-grade basement level. Approximately 18,643 square feet of commercial uses would be located on the first and second floors. A total of 220 affordable senior housing units would be located on the third through 22nd floors. A rooftop deck is also proposed for community open space. The project site

is currently occupied by an existing two-story commercial building that is listed in the City's Historic Resources Inventory as a designated historic City Landmark. The project proposes to demolish the building, with the exception of the front façade, and use a similar façade treatment for the new building or similar design. The conceptual site plan is presented in Figure 3 and a rendering of the project is presented in Figure 4. The project site is designated *Downtown* in the City's 2040 General Plan and is zoned DC – Downtown Core.

Project Approvals Anticipated to be Required

1. Historic Preservation Permit
2. Site Development Permit
3. Public Works Clearances, including Grading Permit
4. Building and Demolition Permits

Potential Environmental Impacts of the Project

The SEIR will describe the existing environmental conditions on the project site and will identify the significant environmental effects anticipated to result from development of the project as proposed. Mitigation measures will be identified for potentially significant environmental impacts, as warranted. The analysis in the SEIR will include the following specific categories of environmental impacts and concerns related to the proposed project. Additional topics may be added to the SEIR if new information becomes available.

The SEIR will be prepared in accordance with the requirements of Sections 15120 et. seq. of the CEQA Guidelines, and will analyze the following topics:

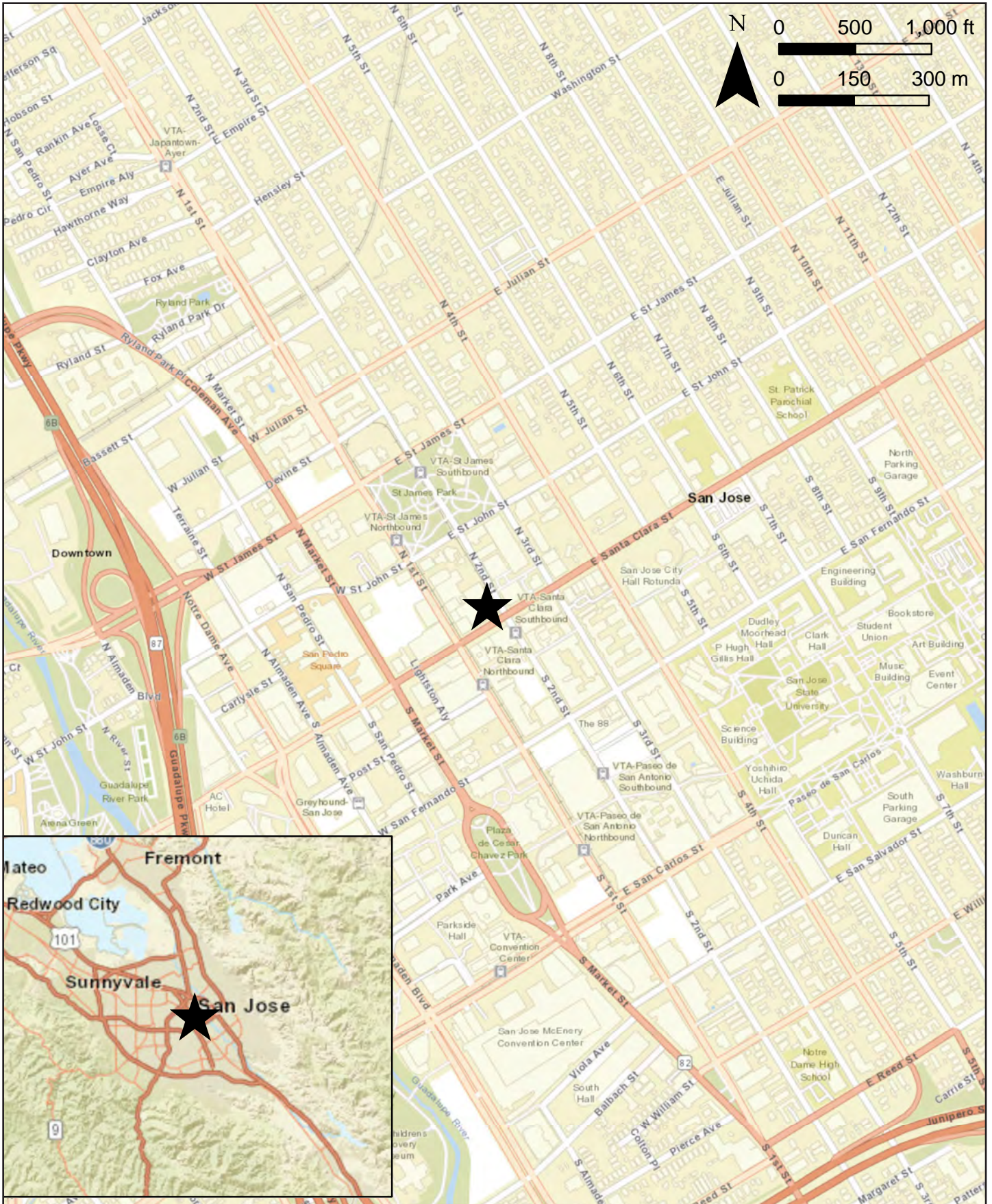
1. *Aesthetics*. The SEIR will describe the existing visual characteristics of the project site and surrounding area. The SEIR will evaluate the visual effects of the proposed 22-story building based on field photographs, site plans, elevations/renderings, photographic visual simulations, and shade and shadow simulations (to be included in the SEIR).
2. *Air Quality*: The SEIR will describe the results of an air quality evaluation, which will predict operational and construction period emissions obtained using the California Emissions Estimator Model in accordance with the 2017 Bay Area Air Quality Management District's CEQA Guidelines and thresholds. The SEIR will also address results of a health risk assessment, which evaluates construction emissions' air quality impacts on nearby sensitive receptors. The nearest sensitive receptors to the project site are residences to the north and southeast of the project site.
3. *Cultural Resources*: The SEIR will address impacts of the project on the existing historic building, the Realty Building, which is a City Landmark. The project proposes to demolish the building, with the exception of the front façade, and use a similar façade treatment. The SEIR will incorporate the findings of a historical evaluation to address how the project design meets the Secretary of Interior's Standards for Historic Preservation and other relevant historic guidelines, and evaluate impacts to historic structures within 200 feet of the project site. In addition, the SEIR will summarize an archaeological report prepared for the project and discuss tribal cultural resources under Assembly Bill (AB) 52.

4. *Energy*: Implementation of the project would result in an increased demand for energy. The SEIR will address the increase in energy usage and proposed design measures to reduce energy consumption.
5. *Greenhouse Gas Emissions*: The project would be subject to the GHG reduction goals of Senate Bill 32 (SB 32), which established a statewide 2030 target for GHG emission. The City has adopted the 2030 Greenhouse Gas Reduction Strategy (GHGRS). GHG reductions are identified through a combination of City initiatives. The SEIR will address the project's compliance with the GHGRS Project Compliance Checklist.
6. *Hazards and Hazardous Materials*: The SEIR will summarize the findings of the Phase I Assessment for the site. This section of will discuss the property history, results of the site inspection and regulatory database search, and identification of any hazardous materials conditions on the site. The SEIR will address existing hazards or hazardous material conditions on and in the vicinity of the site and will address the potential for hazardous materials impacts to result from implementation of the proposed project.
7. *Hydrology/Water Quality*: The SEIR will evaluate hydrology and water quality effects of the project. The SEIR will also describe the proposed storm water management system and identify the potential drainage and water quality impacts from the project.
8. *Land Use/Consistency with Plans*: The project site is designated *Downtown* in the City's 2040 General Plan and is zoned DC – Downtown Primary Commercial. The SEIR will generally describe the conformance of the proposed project with the General Plan land use designation, zoning, and policies.
9. *Noise/Vibration*: The SEIR will describe the results of a noise/vibration assessment for the project, including: 1) existing noise levels based on field measurements, 2) construction and operational noise impacts from the project on nearby sensitive receptors; and 3) vibration effects on nearby sensitive receptors, including historic structures, during demolition and construction.
10. *Public Services & Utilities*: The SEIR will evaluate the ability of existing services and utilities to serve the proposed project, including the provision of water, wastewater treatment, solid waste disposal, police/fire protection, and library services.
11. *Transportation*: The project is located within the downtown area where transportation impacts were previously evaluated in the Downtown Strategy 2040 Final EIR. The SEIR will evaluate the project's effects on transportation 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 addressed in the SEIR.
12. *Other CEQA Sections*: In addition to the above, the SEIR will address the project's impacts on agricultural resources, tribal cultural resources, wildfire, and mineral resources consistent with the CEQA checklist.
13. *Alternatives*: The SEIR will examine alternatives to the proposed project including a "No Project" alternative, as required by CEQA. Other analyzed alternatives could include a reduced

development alternative, alternative project land use, alternative project design, 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.

14. *Significant Unavoidable Impacts:* The SEIR will identify those significant impacts that cannot be avoided if the project is implemented as proposed.
15. *Cumulative Impacts:* Section 15130 of the CEQA Guidelines requires an EIR to discuss the cumulative impacts resulting from the project when combined with other past, present, and reasonably foreseeable development in the area.

In conformance with the CEQA Guidelines, the SEIR 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) areas of known controversy, 5) references, 6) organizations/persons consulted, 7) SEIR author and consultants, and 8) appendices.



Regional Map

19 N. 2nd Street Mixed-Use
Notice of Preparation

Figure
1



Religious

Parking Structure

Residential

Commercial/ Offices

N. 2nd Street

N. 3rd Street

S. 3rd Street

Project Site

Commercial/ Offices

N. 1st Street

Commercial/ Offices

E. Santa Clara Street

200 Ft

S. 2nd Street

Commercial/ Offices

--- Project Site

Source: Google Earth, May 2021

Vicinity Map

19 N. 2nd Street Mixed-Use
Notice of Preparation

Figure
2



Source: Anderson Architects, May 2021

Conceptual Site Plan

19 N. 2nd Street Mixed-Use
Notice of Preparation

Figure
3



Source: Anderson Architects, May 2021

Rendering

19 N. 2nd Street Mixed-Use
Notice of Preparation

Figure

4

From: [Frost, Erik@DOC](mailto:Frost_Erik@DOC)
To: [Blanco, Maira](mailto:Blanco_Maira)
Cc: OLRA@DOC; OLRA@DOC
Subject: Comments - NOP for 19 North Second Street Mixed-Use Project (SCH 2021070529)
Date: Thursday, August 5, 2021 2:18:01 PM

You don't often get email from erik.frost@conservation.ca.gov. [Learn why this is important](#)

[External Email]

Ms. Blanco,

The California Geological Survey (CGS) has received the Notice of Preparation (NOP) of a Draft Supplemental Environmental Impact Report (SEIR) for the 19 North Second Street Mixed-Use Project in the City of San Jose. The NOP notes that the City of San Jose is welcoming input regarding the scope and content of the environmental information in the SEIR. This letter therefore conveys suggestions and recommendations from CGS concerning geologic and soils issues relevant to the project.

The California Geological Survey recommends the SEIR address the following items and issues:

1. Geologic Hazards

The project is located within an Earthquake Zone of Required Investigation for liquefaction. The SEIR should address the potential hazard of liquefaction. Additional information can be found in the Seismic Hazard Zone Report for the San Jose West 7.5-Minute Quadrangle (https://gmw.conservation.ca.gov/SHP/EZRIM/Reports/SHZR/SHZR_058_San_Jose_West.pdf) and the associated Earthquake Zone of Required Investigation Map (https://gmw.conservation.ca.gov/SHP/EZRIM/Maps/SAN_JOSE_WEST_EZRIM.pdf).

The project is also located near many active faults capable of producing severe ground shaking during an earthquake. The SEIR should include a discussion of nearby active faults and the relative likelihood of the project area to experience strong ground shaking. The earthquake shaking potential for various regions in California can be viewed here: <https://www.conservation.ca.gov/cgs/psha>.

2. Regional and Site-Specific Geology

The SEIR should include a brief discussion of the geologic history of the region and a description of the rock types in the project area. Geologic maps of varying scale can be found here: <https://ngmdb.usgs.gov/mapview/>

3. Soils

The SEIR should consider including a summary on the types of soils present in the project area and a discussion of the soil characteristics pertinent to development, such as source material, geographic setting, drainage characteristic, permeability, and the risk of erosion and soil expansion. The Natural Resources Conservation Service has an interactive soil map available at the following website:

<https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>

Please let me know if you have any questions or concerns with the comments in this letter.

Sincerely,

Erik

Dr. Erik Frost

Senior Engineering Geologist | Seismic Hazards Program
California Geological Survey

801 K Street, MS 12-31, Sacramento, CA 95814
(916) 205-8255
erik.frost@conservation.ca.gov

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

From: [Lisa Brancatelli](#)
To: [Blanco, Maira](#)
Cc: [Colleen Haggerty](#)
Subject: RE: NOP of a DSEIR for the 19 North 2nd Street Mixed-Use Project (HP21-001 & H20-040)
Date: Friday, August 20, 2021 9:23:51 AM
Attachments: [image001.png](#)

[External Email]

Dear Ms. Blanco,
The Santa Clara Valley Water District (Valley Water) has reviewed the Notice of Preparation (NOP) of a Draft Supplemental EIR for the 19 N. 2nd Street Mixed-Use Project – H20-040 and HP21-001 (APN 467-21-028) dated July 28, 2021.

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 greywater, 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:

- Require landscaping that exceeds the requirements of the City's water-efficient landscape regulations;
- Weather- or soil-based irrigation controllers;
- Dedicated landscape meters;
- 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.
- Maximize the use of alternative water sources for non-potable uses including stormwater, rainwater, and greywater.
- Installation of separate submeters to each residential unit and individual spaces within commercial buildings to encourage efficient water use.
- Be consistent with the City's Green Vision to reduce water use and associated greenhouse gas emissions.

Valley Water records indicate 3 active wells located on the project site. If the wells will continue to be used following permitted activity, they must be protected so they do not become lost or damaged during the completion of the permitted activity. If the wells will not be used following permitted activity, they must be properly destroyed under permit from Valley Water, in accordance with Valley Water Ordinance 90-1.

While Valley Water has records from most wells located in the County, it is always possible that a well exists that is not in Valley Water's records. If previously unknown wells are found on the subject property during development, they must be properly destroyed under permit from Valley Water or registered with Valley Water and protected from damage. Property owners or their representatives need to 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) 06085C0234H, 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 comment on the NOP and would also appreciate the opportunity to review the draft SEIR document when it becomes available. If you have any questions or need further information, you can reach me at (408) 630-2479, or by e-mail at LBrancatelli@valleywater.org. Please reference Valley Water File No. 34505 on future correspondence regarding this project.

Thank you,

LISA BRANCATELLI

ASSISTANT ENGINEER II (CIVIL)

Community Projects Review Unit

lbrancatelli@valleywater.org

Tel. (408) 630-2479 / Cell. (408) 691-1247

CPRU Hotline: (408) 630-2650

Santa Clara Valley Water District is now known as:



Clean Water • Healthy Environment • Flood Protection

5750 Almaden Expressway, San Jose CA 95118

www.valleywater.org

From: CPRU-Dropbox <CPRU@valleywater.org>

Sent: Thursday, July 29, 2021 2:19 PM

To: Lisa Brancatelli <LBrancatelli@valleywater.org>

Subject: FW: Notice of Preparation (NOP) of a Draft Supplemental Environmental Impact Report (SEIR) for the 19 North 2nd Street Mixed-Use Project (HP21-001 & H20-040)

LISA BRANCATELLI

ASSISTANT ENGINEER II (CIVIL)

Community Projects Review Unit

lbrancatelli@valleywater.org

Tel. (408) 630-2479 / Cell. (408) 691-1247

CPRU Hotline: (408) 630-2650

Santa Clara Valley Water District is now known as:



Clean Water • Healthy Environment • Flood Protection

5750 Almaden Expressway, San Jose CA 95118

www.valleywater.org

From: Blanco, Maira <Maira.Blanco@sanjoseca.gov>

Sent: Wednesday, July 28, 2021 4:02 PM

Subject: Notice of Preparation (NOP) of a Draft Supplemental Environmental Impact Report (SEIR) for the 19 North 2nd Street Mixed-Use Project (HP21-001 & H20-040)

**NOTICE OF PREPARATION OF A
DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT
FOR THE 19 NORTH SECOND STREET MIXED-USE PROJECT**

FILE NOS: H20-040 & HP21-001

PROJECT APPLICANT: ROYGBIV REAL ESTATE, LOIDA KIRKLEY

APN: 467-21-028

Project Description: The project includes a Historic Preservation Permit and a Site Development Permit to demolish approximately 15,000 square feet of the Realty Building, a

City Landmark building, while retaining the street-facing façade and parapet, and construct a 22-story building with one below-grade basement level. Approximately 18,643 square feet of commercial uses would be located on the first and second floors and a total of 220 affordable senior housing units would be located on the third through 22nd floors. A rooftop deck is also proposed for community open space.

Location: The approximately 0.22-acre lot is located at 19 North Second Street. The project site is developed with an existing two-story commercial building that is listed in the City's Historic Resources Inventory as a City Landmark ("Realty Building"). The project site is located on the west side of North Second Street, approximately 120 feet north of East Santa Clara Street.

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City of San José, Department of Planning, Building and Code
Enforcement

Attn: Maira Blanco, Environmental Project Manager

200 East Santa Clara Street, 3rd Floor Tower

San José, CA 95113-1905

E-mail: Maira.Blanco@sanjoseca.gov

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August 27, 2021

City of San José Department of Planning, Building, and Code Enforcement
200 E. Santa Clara St., 3rd Floor
San José, CA 95113

Attn: Maira Blanco

By Email: Maira.Blanco@sanjoseca.gov

Dear Maira,

VTA appreciates the opportunity to comment on the Notice of Preparation for the Supplemental Environmental Impact Report (SEIR) for the 19 N 2nd Street Mixed-Use project. VTA has the following comments:

Infill Development and Construction Impacts

VTA would like to applaud the city and the developer for moving forward with this innovative infill development. Increasing density especially next to transit is supported by VTA due to the potential to increase transit ridership. As such, we understand the challenges that may arise when constructing this project due to its proximity to the existing light rail tracks and the future Downtown San José BART station as well as being surrounded by existing buildings. The constrained location of the development will bring challenges for equipment and material staging since the only access would be alongside 2nd Street adjacent to the overhead wire that powers the light rail or above via a crane. These could have impacts on transit operation, possibly needing to close the bus stop, reroute bus service, and/or suspend light rail operations during certain construction phases. Operational restrictions would have to be properly communicated and approved by VTA. Also, shoring for the project would need to account for loaded three-car light rail trains travelling in short headways at normal speed. VTA requests the SEIR analyze the specific impacts to transit during construction and identify any mitigations necessary.

VTA's BART Silicon Valley Phase II Extension Project

This development project is adjacent to the future Downtown San José BART station, specifically a proposed station entrance facility to be constructed as part of VTA's BART Silicon Valley Phase II Extension (BSVII) Project as shown on page 8 of the Volume III Appendix C in the Final SEIS/SEIR.

The planned construction of this future station entrance will include excavations to a depth of 100+ feet below grade. Current conceptual designs call for internally-braced, slurry diaphragm walls extending to 150 ft+ depth to be used for support of excavation and groundwater control. Station construction will be conducted using best practices to minimize effects on all adjacent structures with continuous movement monitoring of adjacent structures required throughout the construction.

Piles or other deep foundation elements used along the southwest corner perimeter of this new development may interact with the station excavation and to the extent that these deep foundations

can be designed to derive their axial resistance from deeper strata below the bottom of the planned BART station, the degree of excavation interactions between the two projects will be lessened.

According to the technical reports prepared for the BSVII Project, this property was previously determined eligible for or listed in the National Register of Historic Places (NRHP) and California Register of Historic Resources (CRHR) – shown on page 10 of Volume III Appendix D in the Final SEIS/SEIR. VTA's BSVII Project is implementing the VTA's historic building investigation and monitoring process for these structures to avoid impacts due to the construction of the BSVII Project. VTA will attempt to conduct an initial condition assessment of this property and is currently in the process of obtaining access. The City of San José and the developer should coordinate closely with VTA as both projects move forward.

Given the proximity of both these projects, the building development's design including but not limited to the building's foundation system, shoring, and support of excavation plans shall be shared at the earliest convenience with VTA to ensure there are no potential impacts on either project. Additionally, as both projects may be built concurrently, it is recommended that construction activities such as haul routes, times, logistics, etc. be further discussed as the design progresses. Coordination (meetings, plan reviews, sharing of design information) between the VTA's BSVII Project Team, the City of San José, and the developer from the initial planning stages through preliminary design and construction phases will be required for the successful delivery of both projects.

Downtown San Jose Light Rail Safety Enhancements Pilot Project

VTA is currently planning the Downtown San Jose Light Rail Safety Enhancements Pilot Project on 2nd Street, which includes the extension of safety railing from San Fernando Street to St. John Street. The railing will be installed on the track-side of the trees and light posts so the width of the sidewalk in front of the project will not be compromised. Visitors and residents will still be able to cross 2nd Street or access the existing bus stop in front of the development at the crosswalks at Santa Clara Street and St. John Street. This should be noted in the Transportation section of the SEIR.

Thank you again for the opportunity to review this project. If you have any questions, please do not hesitate to contact me at 408-321-5830 or lola.torney@vta.org.

Sincerely,



Lola Torney
Transportation Planner III



**PRESERVATION ACTION
COUNCIL OF SAN JOSE**
History Park
1650 Senter Road
San Jose, CA 95112
Phone: 408-998-8105
www.preservation.org

August 27, 2021

Maira Blanco
Environmental Project Manager
City of San José Department of Planning, Building and Code Enforcement
200 East Santa Clara Street, 3rd Floor Tower
San José CA 95113-1905

VIA EMAIL (Maira.Blanco@sanjoseca.gov)

**RE: 19 N. SECOND STREET MIXED USE COMMENTS (HP21-001 & H20-040)
DSEIR SCOPING COMMENTS**

Dear Ms. Blanco,

The Preservation Action Council of San Jose (PAC* SJ) appreciates the opportunity to provide DSEIR scoping comments for the 19 N. Second Street Mixed Use Project, a proposed 22-story residential tower that would require the demolition of all but the front façade of the historic Realty Building, a San Jose City Landmark. PAC* SJ strongly opposes the project as presented, both for the extent of proposed demolition and for the scale, massing, and design of the proposed new construction.

The project DSEIR should include detailed analysis of several project alternatives that would reduce or eliminate the demolition of existing historic fabric, as well as project alternatives that reduce the scale and massing of any new construction on the project site. These project alternatives should include (but not be limited to):

- An adaptive reuse of the existing historic structure with a program that better fits the site's existing dimensions and constraints.
- An adaptive reuse of the existing historic structure with a contemporary addition that does not require extensive demolition of the existing historic building.
- A partial demolition with new construction set back at least 25 feet from the historic façade, in order to preserve the appearance of a freestanding two-story historic structure from the public right-of-way.

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In addition, it should be noted that the project applicant also controls development rights for two immediately-adjacent development parcels to the southeast of the proposed project site (17-21 and 29-31 E. Santa Clara Street). These adjacent parcels can and should be considered part of the project area for the purpose of analyzing feasible project alternatives, alternative site configurations, and alternative project locations. The DSEIR should include analysis of project alternatives that incorporate these available parcels. By consolidating and reorienting the proposed project on an expanded development site, it is likely that demolition of the existing historic building could be reduced or avoided, proposed new construction could be more appropriately set back from the existing historic façade, and other potential adverse impacts could be mitigated.

Sincerely,

Ben Leech
Executive Director
Preservation Action Council of San Jose