

**NOTICE OF PREPARATION OF AN
ENVIRONMENTAL IMPACT REPORT FOR THE
BLOSSOM HILL STATION MIXED-USE PROJECT**

FILE NOS: SP20-012 AND T20-012
PROJECT APPLICANT: GREEN REPUBLIC BLOSSOM HILL LLC
APN: 464-22-032

Project Description: The applicant seeks a Special Use Permit to allow a Signature Project within the Blossom Hill/Calahan Urban Village Plan area which includes the following: construction of a six-story mixed-use building with approximately 22,595 square feet of commercial space and up to 239 market-rate multi-family residential units, construction of a six-story multi-family residential building with 89 affordable units, reconfiguration of the VTA surface parking lot and station entrance, removal of 52 ordinance-size trees, and improvements to the Canoas Creek trail adjacent to the project site.

Location: 605 Blossom Hill Road, San José, California

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.

An online **joint community and environmental public scoping meeting** for this project will be held on **Tuesday, October 13, 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. Members of the public may view and to the meeting and comment on the project by following the instructions listed below.

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/91737018683> . 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: 917 3701 8683. You may also click *9 to indicate you wish to speak.

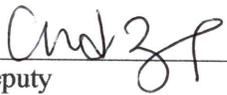
Public Comments Prior to Meeting

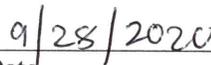
If you would like to submit your comments prior to the meeting, please email your comments to reema.mahamood@sanjoseca.gov. Comments submitted prior to this meeting will be considered as if you were present in the meeting.

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


Date

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September 2020

Introduction

The purpose of an Environmental Impact Report (EIR) is to inform decision-makers and the 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 Environmental Impact Report (EIR) will be prepared to identify potentially significant issues pursuant to CEQA Guidelines Section 15178. In accordance with the requirements of CEQA, the EIR will include the following:

- Summary of the project;
- Project description;
- Description of the existing environmental setting, analysis of environmental impacts, and mitigation measures for identified significant impacts 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) any growth inducing impacts of the proposed project; and (d) cumulative impacts

Project Location

The 7.42-acre site is located at 605 Blossom Hill Road (Assessor's Parcel Number: 464-22-032), between Canoas Creek and the State Route (SR) 85 off-ramp, in south San José. The project site is currently developed with a surface parking lot, Santa Clara Valley Transportation Authority (VTA) bus stop, VTA light rail station, landscaping and ornamental trees. Regional, vicinity, and aerial maps of the project site are shown in Figures 1 to 3.

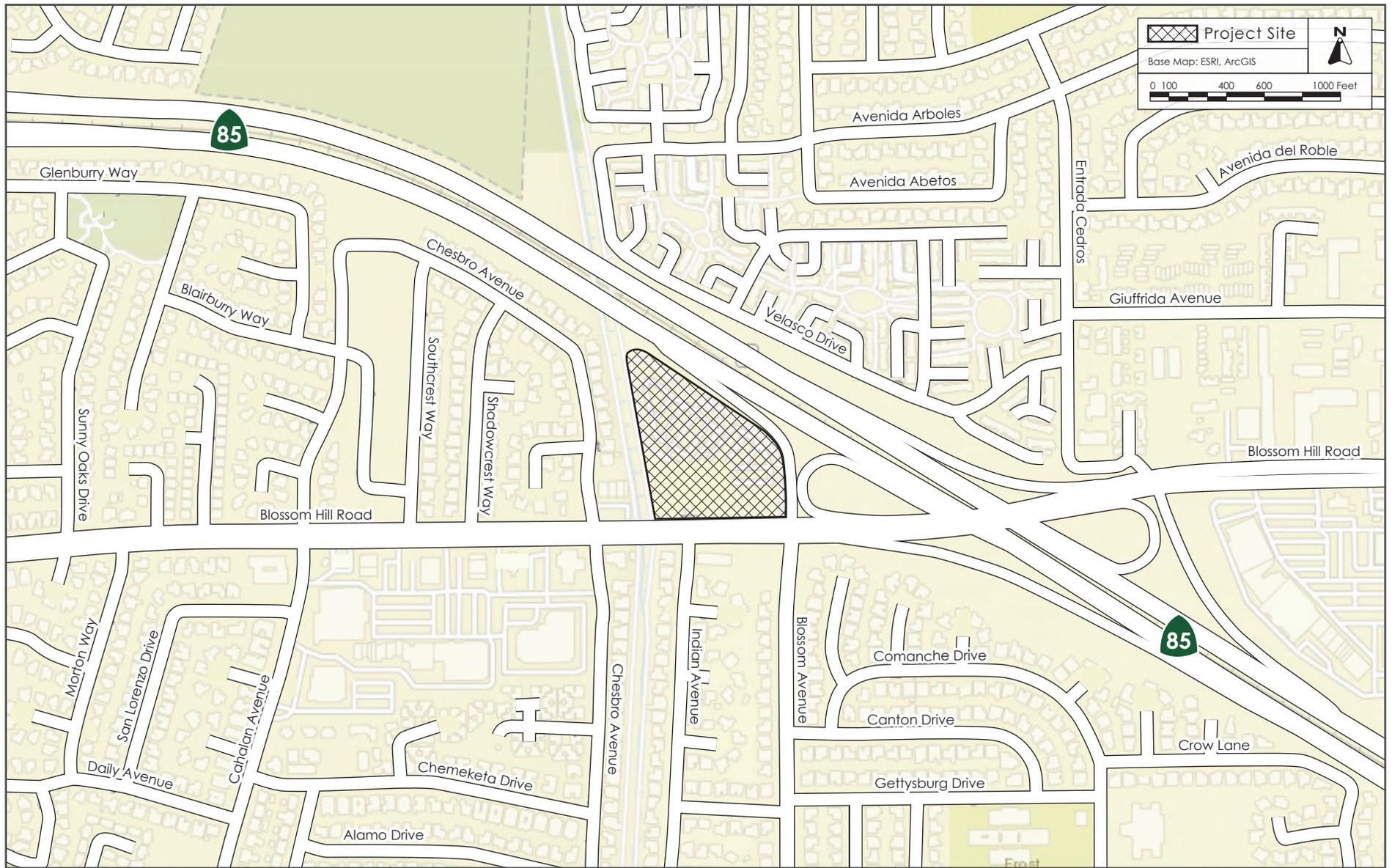
Project Description

The proposed project would remove approximately half of the existing surface parking lot and associated landscaping along Blossom Hill Road and construct a new mixed-use building (Building A), a new residential building (Building B), as well as on-site and off-site trail improvements (see Figures 4 and 5). The existing bus stop by the light rail station entrance would be relocated to Blossom Hill Road. The proposed project would retain the light rail station and retain but reconfigure 212 parking spaces in the northern half of the project site.



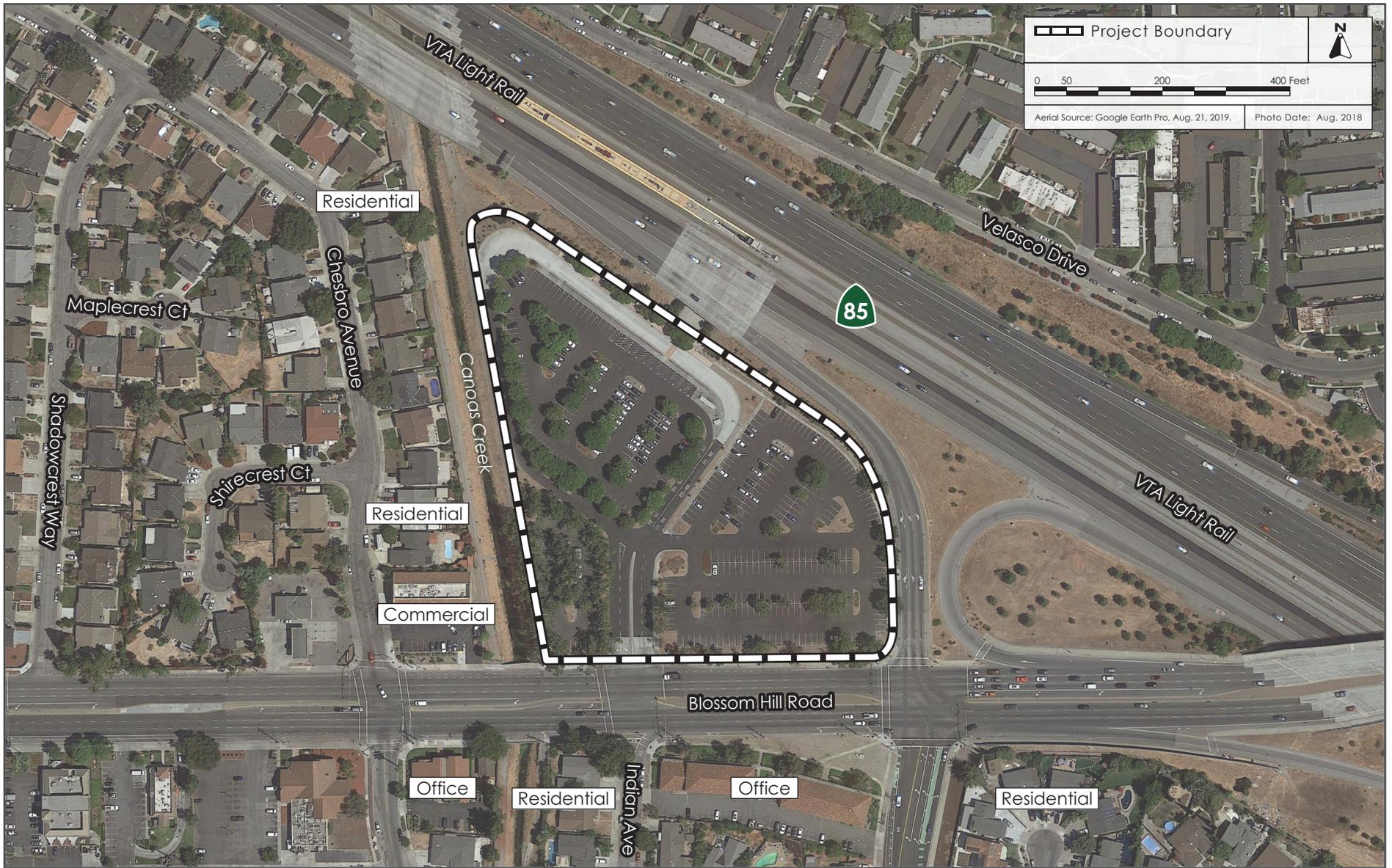
REGIONAL MAP

FIGURE 1



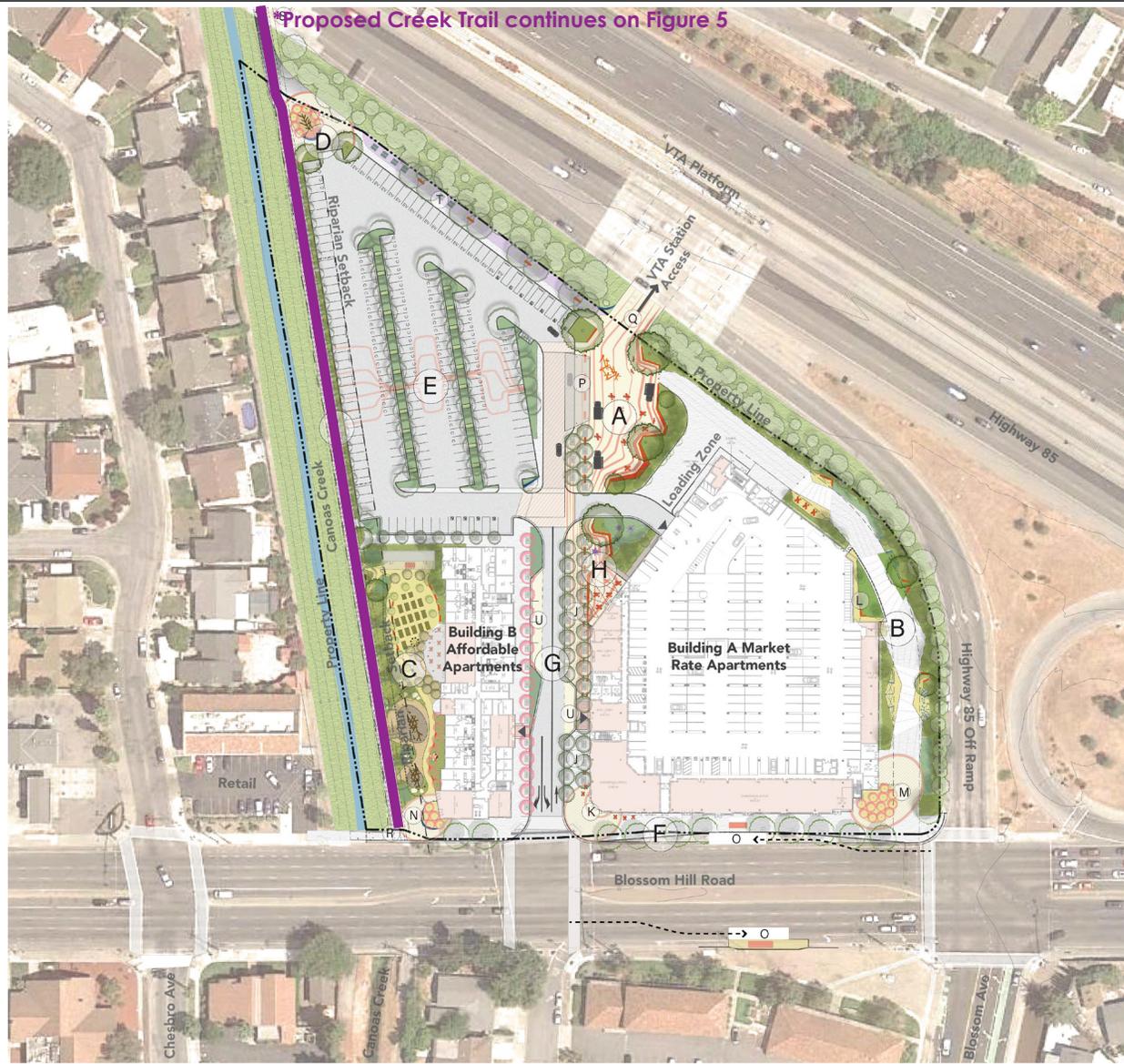
VICINITY MAP

FIGURE 2



AERIAL PHOTOGRAPH AND SURROUNDING LAND USES

FIGURE 3



LEGEND

Key Open Space Areas:

- A Transit Plaza
- B Public Amenity Trail
- C Affordable Building Amenity Space
- D Trail Head Plaza
- E VTA Parking Lot
- F Blossom Hill Road Streetscape
- G Access Road
- H Outdoor Neighborhood Amenity Space
- I Canoas Creek Trail

Key Landscape Features:

- J Tree Paseo
- K Retail Plaza
- L Fenced Dog Walk (private)
- M Amenity Trailhead
- N Canoas Creek Trailhead

Transit-Oriented Facilities:

- O Relocated Bus Stops
- P Drop-off/Pick-up
- Q Access to VTA Station
- R Ramp for Bike and Service Access for Creek
- S Potential Future Access to VTA Station and Trail Connection
- T Micromobility Zone with Commuter Bike Lockers
- U Drop-off/Pick-up and Loading Zone

— Proposed Creek Trail



CONCEPTUAL SITE PLAN

FIGURE 4



CONCEPTUAL CREEK TRAIL

FIGURE 5

The applicant is evaluating multiple configurations ranging from 231 to 328 units and 10,775 to 22,595 square feet of commercial space. Because the exact unit count and square footages have not been determined, the analysis in the EIR will conservatively assume Building A would include up to 22,595 square feet of commercial space and up to 239 residential units. In all configurations, Building A would be six stories tall with a maximum height of 79.6 feet (including mechanical screen) and would include a combination of neighborhood and resident amenity space, and an entrance lobby for building residents. Parking for Building A would be provided in the form of two levels of podium parking, wrapped by the building façade.

Building B would be six stories tall with a maximum height of 64 feet (including mechanical screen) and would contain 89 affordable housing units and amenity space as well as bicycle parking within the building. All vehicle parking for Building B residents would be provided in the form of a surface parking lot adjacent to the building.

The project site is designated *Neighborhood/ Community Commercial* under the Envision San José 2040 General Plan and is located within the Blossom Hill/Cahalan Avenue Urban Village. The site has a zoning designation of *Agriculture (A)*. Implementation of the project would require the removal of 52 ordinance-sized trees.

The proposed project also includes improvements to the Canoas Creek Trail from Blossom Hill Road adjacent to the project site and approximately 0.8 mile off-site to Martial Cottle Park (see Figures 4 and 5). Trail improvements adjacent to the project site would include resurfacing the trail. While the design and improvements for the portion of the trail adjacent to the project site have been defined, the trail improvement beyond the project site is still a work in progress. The EIR will discuss the trail improvements for the portion extending from the project site to Martial Cottle Park at a programmatic level. When those off-site trail improvements have been defined, a supplemental CEQA document would be prepared to address those improvements and their potential impacts on environmental resources. The applicant will enter into a Development Agreement or other binding document with the City to ensure that the future trail improvements are implemented.

Possible Required Project Approvals:

1. Special Use Permit
2. Tentative Map
3. Building Permit
4. Grading Permit
5. 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 EIR will analyze the aesthetic impact of redeveloping a surface parking lot with two six-story buildings, and removal of mature trees on the project site. The analysis will include a discussion of the proposed project and landscape improvements in relation to the adjacent trail and the neighboring uses.

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 of the proposed project on nearby sensitive receptors in accordance with current BAAQMD CEQA Guidelines and thresholds.

3. Biological Resources

The project site is currently developed with a surface parking lot, VTA bus stop, VTA light rail station, landscaping and 138 trees. Canoas Creek forms the western project boundary. The EIR will address the loss of trees on site and the potential impact on birds and wildlife. Additionally, the EIR 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, and the City's Riparian Corridor Policy.

4. Cultural Resources

Based on the City's General Plan, the project site is located within an archaeologically sensitive area near Canoas Creek. The EIR will address the impacts to known and unknown buried cultural resources on the project site and surrounding area. 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 in a seismically active region in the United States. The EIR will discuss the potential geological impacts associated with seismic activity at the project site and the suitability of the proposed project for the existing soil conditions.

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. The EIR will also analyze proposed design measures to reduce energy consumption, which would potentially reduce GHG emissions.

8. Hazards and Hazardous Materials

Development in the project area consists of primarily one- and two-story residential and commercial buildings. The EIR will summarize known hazardous materials conditions on the project site and the surrounding area and will address the potential for hazardous impacts to occur from implementation of the proposed project.

9. Hydrology and Water Quality

Based on the Federal Emergency Management Agency (FEMA) flood insurance rate maps, the project site is primarily located in Zone D, an area of low risk, and the western edge located in Zone A, an area of one-percent annual chance of flooding. The EIR will address the potential for flooding at the site and the effectiveness of the proposed storm drainage system. The EIR will also discuss project's effect on storm water quality consistent with the requirements of the Regional Water Quality Control Board (RWQCB), and the possible water quality impacts to Canoas Creek during project construction.

10. Land Use

The project site is in an urbanized area surrounded by SR-85 and the Blossom Hill VTA station to the north/northeast, Blossom Hill Road to the south, and the channelized Canoas Creek to the west. Surrounding developments beyond these roadways and the creek consist of primarily residential and commercial buildings. Agricultural fields planted with row crops are in Martial Cottle County Park located northwest of the project site across SR-85. The EIR will describe 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 the City's applicable standards and guidelines.

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 operational effects 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 to impact 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 urbanized area of San José. The EIR will discuss if the proposed project would impact or exacerbate wildfire risk and/or impair emergency response.

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 on the City's General Plan Final EIR and other available technical data.

18. Alternatives

The EIR will examine alternatives to the proposed project including a "No Project" alternative, a 100 percent affordable housing alternative in which 100 percent of the proposed dwelling units are deed restricted, and other development alternatives based on their ability to reduce or avoid identified significant impacts of the proposed project while achieving most of the 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 address the potentially significant cumulative impacts of the project by resource area 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.