



Memorandum

TO: PLANNING COMMISSION

FROM: Rosalynn Hughey

SUBJECT: File No. GP18-004

DATE: November 07, 2018

COUNCIL DISTRICT: 9

Type of Permit	General Plan Amendment
Project Planner	Robert Rivera
CEQA Clearance	Negative Declaration for Campbell Union High School District General Plan Amendment including analysis for staff's recommended alternative.
CEQA Planner	Thai-Chau Le

PROPERTY INFORMATION

Location	3235 Union Avenue and 2223 Camden Avenue
Assessor Parcel No.	414-25-001 and 414-25-020
Existing General Plan	Public/Quasi-Public
Proposed General Plan	Residential Neighborhood; Combined Industrial/Commercial; and Public/Quasi-Public
Existing Zoning	R-1-8 Single-Family Residence
Historic Resource	No
Annexation Date	March 31, 1955 (Union No. 1)
Council District	9
Acreage	12.12
Owner/ Applicant:	Campbell Union High School 3235 Union Avenue San José, CA 95124
Applicant's Representative	Scott Sheldon 450 Chadbourne Road Suite G Fairfield, CA 94534

RECOMMENDATION

Staff recommends that the Planning Commission recommend the City Council to:

1. Consider the Negative Declaration in accordance with CEQA; and

2. Recommend that the City Council deny the applicant's request to amend the Envision San José 2040 General Plan Land Use/Transportation Diagram designation from Public/Quasi Public to 6.0 acres of Residential Neighborhood; 3.28 acres of Combined Industrial/Commercial; and 2.84 acres remaining Public/Quasi-Public on the 12.12-gross acre site.
3. Recommend that the City Council adopt a resolution adopting the staff recommendation to amend the Envision San José 2040 General Plan Land Use/Transportation Diagram land use designation from Public/Quasi Public to Combined Industrial/Commercial on 9.28 acres with 2.84 acres remaining Public/Quasi-Public on the approximately 12.12-gross acre site.

PROJECT BACKGROUND

March 07, 2018, the applicant submitted an application for a General Plan Amendment to change the Land Use/Transportation Diagram land use designation from Public/Quasi-Public to Residential Neighborhood; Combined/Industrial Commercial, and Public/Quasi-Public on a 12.12-gross acre site located on the west side of Union avenue, approximately 1,070 feet north of Camden Avenue..

The Residential Neighborhood land use designation is proposed on 6-acres in the middle of the site between Camden Avenue and Union Avenue. This portion of the site is used by Campbell Union High School District (CUHSD) as a corporation yard for storage and maintenance of CUHSD vehicles. The need to maintain and store vehicles has diminished over the years as the CUHSD has reduced the number of buses and shuttles. Changing the General Plan land use designation to Residential Neighborhood would allow residential uses at a density of up to 8 dwelling units per acre or the prevailing neighborhood density, whichever is lower. Based on the prevailing density, approximately 36 single-family homes could be allowed. The applicant has represented that they intend to develop single-family homes on the 6-acre portion of the site if the General Plan Amendment is approved.

The Combined Industrial/Commercial land use designation is proposed on the 3.28-acre portion of the site nearest Camden Avenue, which currently includes a portion of CUHSD's corporation yard and the Camden Community Day School. This designation would allow a significant amount of flexibility for the development of a varied mixture of compatible commercial and industrial uses, including hospitals and private community gathering facilities at an FAR up to 12.0. The applicant has stated that they intend to develop mini-storage on the 3.28-acre portion of the site if the General Plan Amendment request is approved. The 2.84-acre portion of the property nearest Union Avenue is proposed to remain Public/Quasi-Public, and is the current location of the administrative offices for CUHSD.

Staff Recommendation

As shown on the attached [General Plan map \(Figure 4\)](#), staff is recommending the General Plan land use designation on the middle 6.0-acre portion of the site be changed to Combined Industrial/Commercial, instead of Residential Neighborhood as requested by the applicant. This would result in a change in land use designation from Public/Quasi-Public to Combined Industrial/Commercial on 9.28-acres of the 12.12-gross acre site. The 2.84-acre portion of the site proposed by the applicant to remain Public-Quasi-Public (PQP) is also proposed to stay PQP under staff's recommendation. Staff's recommendation is based on conformance with the Major Strategies, goals, and policies of the General Plan.

Site Location

As shown on the attached [vicinity map \(Figure 1\)](#), the subject 12.12 gross-acre site is comprised of two parcels and includes two main buildings, a private roadway that runs through the site and surface parking lots. Camden Community Day School is situated on the west end of the project site and the CUHSD Administrative and Maintenance offices are situated on the east end of the project. The CUHSD corporation yard has diminished over the years but continues to function on site for maintenance and repair of School District's vehicles.

The subject site is bordered by single-family homes and a church to the north, a preschool and the California Sports Center to the east, Camden Community Center and single-family homes to the south, and duplex and triplex homes across Camden Avenue to the west.

SURROUNDING USES			
	General Plan	Zoning District	Existing Use
North	Residential Neighborhood and Public/Quasi-Public	R-1-8 Single-Family Residence	Single-family homes and church
South	Residential Neighborhood and Open Space, Parklands and Habitat	A(PD) Planned Development	Single-family homes and Camden Community Center
East	Public/Quasi-Public	R-1-8 Single-Family Residence	Preschool and Recreation Center
West	Residential Neighborhood	R-2 Two-Family Residence	Duplex and triplex homes
RELATED APPROVALS			
Date	Action		
9/30/2017	Director-initiated General Plan Amendment to change the Land Use/Transportation Diagram designation from Residential Neighborhood to Public/Quasi-Public to reflect the existing school-related use on a 1.4-gross acre portion of an approximately 6.44 gross acre site.		

ANALYSIS

The proposed General Plan Amendment application is analyzed with respect to conformance with:

- 1) Envision San José 2040 General Plan
- 2) Title 20 of the Municipal Code (Zoning Ordinance)
- 3) California Environmental Quality Act (CEQA)

[Envision San José 2040 General Plan](#) Conformance

Land Use Designation

As shown in the attached [General Plan map \(Figure 2\)](#), the subject site has an Envision San Jose 2040 General Plan designation of **Public/Quasi-Public**.

Public/Quasi-Public

The Public/Quasi-Public designation is used to designate public land uses, including schools, colleges, corporation yards, homeless shelters, libraries, fire stations, water treatment facilities, convention centers and auditoriums, museums, governmental offices and airports. Joint development projects which include public and private participation, such as a jointly administered public/private research institute or an integrated convention center/hotel/ restaurant complex, are allowed. This category is also used to

designate lands used by some private entities, including private schools, daycare centers, hospitals, public utilities, and the facilities of any organization involved in the provision of public services such as gas, water, electricity, and telecommunications facilities that are consistent in character with established public land uses. Private community gathering facilities, including those used for religious assembly or other comparable assembly activity, are also appropriate on lands with this designation.

The appropriate intensity of development can vary considerably depending on potential impacts on surrounding uses and the particular Public/Quasi- Public use developed on the site.

Proposed General Plan Land Use Designation

The applicant's proposed amendments to the Envision San José 2040 General Plan Land Use/Transportation Diagram Designation Map are shown in the attached **General Plan map (Figure 3)**.

Residential Neighborhood

This designation is applied broadly throughout the City to encompass most of the established, single-family residential neighborhoods, including both the suburban and traditional residential neighborhood areas which comprise the majority of its developed land. The intent of this designation is to preserve the existing character of these neighborhoods and to strictly limit new development to infill projects which closely conform to the prevailing existing neighborhood character as defined by density, lot size and shape, massing and neighborhood form and pattern.

The Residential Neighborhood land use designation allows an FAR up to 0.7. and a density of 8 dwelling units per acre or the prevailing neighborhood density, whichever is lower.

Combined Industrial/Commercial

This category allows a significant amount of flexibility for the development of a varied mixture of compatible commercial and industrial uses, including hospitals and private community gathering facilities. Properties with this designation are intended for commercial, office, or industrial developments or a compatible mix of these uses. 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. Development intensity can vary significantly in this designation based on the nature of specific uses likely to occur in a particular area.

While this designation potentially accommodates a wide variety of uses and building forms, more specific guidance should be provided through the application of the Zoning Ordinance in order to establish use and form standards that will promote the development of a cohesive employment area across multiple adjoining properties that share this designation.

The Combined Industrial/Commercial land use designation allows an FAR up to 12.0.

Public/Quasi-Public

See description above.

The applicant's proposal to change the land use designation from Public/Quasi-Public to Residential Neighborhood is consistent to with the following key General Plan policies:

1. Housing Goal H-1: Provide housing throughout our City in a range of residential densities, especially at higher densities, and product types, including rental and for-sale housing, to address the needs of an economically, demographically, and culturally diverse population.
2. High Quality Housing and Great Places Policy H-3.3: Situate housing in an environment that promotes the health, safety, and well-being of the occupants and is close to services and amenities.

Analysis: The proposed General Plan Amendment would allow residential uses on a portion of the subject site, which is adjacent to the Camden Community Center and nearby the Camden Park Shopping Center and other various neighborhood serving commercial uses. As a result, up to 36 dwelling units could be developed on the site, thereby furthering Goal H-1.

The applicant's proposal to change the land use designation from Public/Quasi-Public to Combined Industrial/Commercial is consistent to with the following key General Plan policies:

3. Major Strategy #4: Innovation/Regional Employment Center: The Innovation/Regional Employment Center Major Strategy emphasizes economic development within the City to support San José's growth as a center of innovation and regional employment. To implement the Major Strategy, the General Plan (Plan) focuses employment growth in the Downtown, in proximity to regional and transit facilities, and on existing employment lands citywide, while also encouraging the development of neighborhood serving commercial uses throughout the community and close to the residents they serve. The Plan preserves employment lands and promotes the addition of new employment lands when opportunities arise. The Plan supports and promotes San José's growth as a regional center by providing greater flexibility for commercial activity, supporting job growth within existing job centers, and adding new employment lands.
4. Land Use and Employment Goal IE-1: Proactively manage land uses to provide and enhance economic development and job growth in San José.
5. Diverse and Innovative Economy Policy IE-1.4: Manage land uses to enhance employment lands to improve the balance between jobs and workers residing in San José. To attain fiscal sustainability for the City, strive to achieve a minimum ratio of 1.1 jobs/employed resident by 2040. In the near term, strive to achieve a minimum ratio of 1 job per employed resident by 2025.
6. Diverse and Innovative Economy Policy IE-2.6: Promote retail development to the maximum extent feasible, consistent with other General Plan goals and policies, in order to generate City revenue, create jobs, improve customer convenience, and enhance neighborhood livability.
7. Fiscal Sustainability Policy FS-4.1: Preserve and enhance employment land acreage and building floor area capacity for various employment activities because they provide revenue, near-term jobs, contribute to our City's long-term achievement of economic development and job growth goals, and provide opportunities for the development of retail to serve individual neighborhoods, larger community areas, and the Bay Area.
8. Neighborhood Serving Commercial Goal LU-5: Locate viable neighborhood-serving commercial uses throughout the City in order to stimulate economic development, create complete neighborhoods, and minimize vehicle miles traveled.

Analysis: The applicant's proposed General Plan Amendment to Combined Industrial/Commercial promotes the strategic expansion of a mixture of commercial and employment activities to support a balanced economic base. The proposed land use designation is appropriately located because the subject site is within walking distance of an existing residential neighborhood. Compatible commercial/industrial uses contribute to the long-term achievement of economic development and job growth goals of the General Plan. Further, the proposed land use change would promote complete neighborhoods and could reduce vehicles miles traveled.

Staff's recommendation would expand the proposed Combined Industrial/Commercial lands. The existing neighborhood could benefit from the increased commercial uses allowed under the Combined Industrial/Commercial land use designation. Expanding the amount of commercial uses would advance the goals and policies above by increasing opportunities for employment and

revenue generating uses, and by allowing compatible commercial/industrial uses nearby existing communities.

The applicant's proposal to change the General Plan Land Use designation from Public/Quasi-Public to Residential Neighborhood is inconsistent with the following General Plan policies:

1. Land Use Policy LU-1.8: Preserve existing Public/Quasi-Public lands in order to maintain an inventory of sites suitable for Private Community Gathering Facilities, particularly within the Residential Neighborhoods, Urban Villages and commercial areas, and to reduce the potential conversion of employment lands to non-employment use.

Analysis: The applicant's General Plan Amendment request proposes to convert approximately 9.28 acres of land designated for Public/Quasi-Public uses to residential and commercial uses, which will reduce the available sites within San José for public land uses. While the Campbell Unified High School District has stated that the current corporation yard is no longer needed due to reduced bus service, the site could still be used for other public-serving purposes allowed by the PQP designation independent of the school district. In addition, if bus service were restored in the future, a corporation and storage yard would not be viable under the Residential Neighborhood land use designation. Staff's recommendation would also result in the conversion of lands designated Public/Quasi-Public, but would maintain the allowance of a variety of uses consistent with the Public/Quasi-Public designation, such as private community gathering facilities, charter or private schools, and hospitals.

2. Major Strategy #3: Focused Growth: The Focused Growth Major Strategy plans for new residential and commercial growth capacity in specifically identified "Growth Areas" (Urban Villages, Specific Plan areas, Employment Areas, Downtown) while the majority of the City is not planned for additional growth or intensification. The strategy focuses new growth into areas of San José that will enable the achievement of economic growth, fiscal sustainability, and environmental stewardship goals, while supporting the development of new, attractive urban neighborhoods. While the Focused Growth strategy directs and promotes growth within identified Growth Areas, it also strictly limits new residential development through neighborhood infill outside of these Growth Areas to preserve and enhance the quality of established neighborhoods, to reduce environmental and fiscal impacts, and to strengthen the City's Urban Growth Boundary.
3. Growth Areas Policy LU-2.3: To support the intensification of identified Growth Areas, and to achieve various goals related to their development throughout the City, restrict new development on properties in non-Growth Areas.
4. High Quality Living Environments Policy LU-9.17: Limit residential development in established neighborhoods that are not identified growth areas to projects that conform to the site's Land Use /Transportation Diagram designation and meet Urban Design policies in this Plan.

Analysis: The General Plan focuses new housing and job growth in identified Growth Areas, such as Downtown and Urban Villages to preserve established neighborhoods and reduce environmental and fiscal impacts of development. The proposed General Plan Amendment would allow new residential growth on a site that is located outside of an identified Growth Area and not currently designated for residential development. While the proposed land use designation would only allow 32 units to be constructed, these units would need to be pulled from a surrounding Urban Village's planned housing growth capacity. Furthermore, the General Plan, with limited exceptions for affordable housing, only supports residential development outside of Growth Areas on properties that are already designated for residential uses, which is not applicable for the subject site.

The applicant and staffs' proposed General Plan amendments would also result in the conversion of Public/Quasi-Public lands to employment generating uses outside of a Growth Area. Generally, areas outside of designated growth areas are not planned for additional housing and job growth, however, an assortment of uses allowed in the Public/Quasi-Public land use designation are also allowed in the Combined Industrial/Commercial designation. Additionally, as detailed above, the proposed Combined Industrial/Commercial land use designation is consistent with General Plan Major Strategies, goals, and policies related to economic development, fiscal sustainability, and development of neighborhood serving uses. The Combined/Industrial Commercial land use designation would provide the applicant a wide range of uses to meet their stated goal of generating revenue for CUHSD, while being consistent with the City's General Plan goals and policies for future growth.

Zoning Ordinance Conformance

The subject site is currently zoned R-1-8 Single Family Residence. The request to re-designate part of the site as residential would not require a rezoning, however future residential development would require a tentative map. Future commercial development may require a Conforming Rezoning and other Development Permits. The proposed project does not propose any development, and any future development would be analyzed for conformance with the General Plan, Municipal Code, and applicable City Council Policies.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

An Initial Study (IS) and Negative Declaration (ND) were prepared by the Director of Planning, Building and Code Enforcement for the subject General Plan Amendment. The documents were circulated for public review between October 5, 2018 and October 25, 2018. Comments and responses to those comments are listed on the Negative Declaration/Initial Studies web page at:

<http://www.sanjoseca.gov/index.aspx?nid=6209>

The ND states that the proposed General Plan Amendment including staff's alternative recommendation will have a less than significant effect on the environment. No impacts were identified; therefore, no mitigation is required. The entire ND and Initial Study are available for review on the Planning website at: <http://www.sanjoseca.gov/planning>. To find the document, click on the "Environmental Planning" link on menu bar to the left of the screen, then click "Environmental Review" and select the link to "Negative Declaration/Initial Study Library". The project is listed under File No. GP18-004.

PUBLIC OUTREACH

Staff followed Council Policy 6-30: Public Outreach Policy in order to inform the public of the proposed project. A notice of the public hearing was distributed to the owners and tenants of all properties located within 500 feet of the project site and posted on the City website. The staff report is also posted on the City's website. Staff has been available to respond to questions from the public.


Community Meeting

On Thursday, August 2nd, 2018 at Camden Community Center, approximately 31 community members attended a community meeting for File No. GP18-004. Residents and stakeholders expressed their support and concerns, and asked questions related to procedural processes and project timeline.

Community members expressed support for the General Plan Amendment stating that the proposed project would benefit the CUHSD and allow them to fund various school programs. The applicant stated their intent to develop single-family homes and mini-storage uses, and allowed their development partners to present conceptual ideas of what could possibly be proposed in the future. The applicant discussed a potential timeline and should their proposal be approved, additional submittals. Staff reiterated that the proposed project was limited to the proposed General Plan Amendment and that any future use or development of the site would be reviewed for consistency with the General Plan, Municipal Code, and City Council policies including public notification and community outreach.

Other residents expressed concern over the height and potential increase in traffic. Staff clarified that the project did not submit a site development permit or additional permits. Staff stated that the project would need to conform to the existing neighborhood context and respect the heights of the Zoning District. Additional members of the community expressed support for the proposed General Plan Amendment. A student expressed support for the proposed General Plan amendment but believed the project should include options for affordable housing.

Project Manager: Robert Rivera

Approved by:  Deputy Director for Rosalynn Hughey, Planning Director

ATTACHMENTS:
Exhibit A: Draft Resolution for approval of staff recommendation
Exhibit B: Draft Resolution for approval of applicant's proposal
Exhibit C Initial Study Negative Declaration
Exhibit D: Public Correspondence

Owner/ Applicant:	Applicant's Representative:
Campbell Union High School 3235 Union Avenue San José, CA 95124	Scott Sheldon 450 Chadbourne Road Suite G Fairfield, CA 94534

Figure 1: Aerial of Site

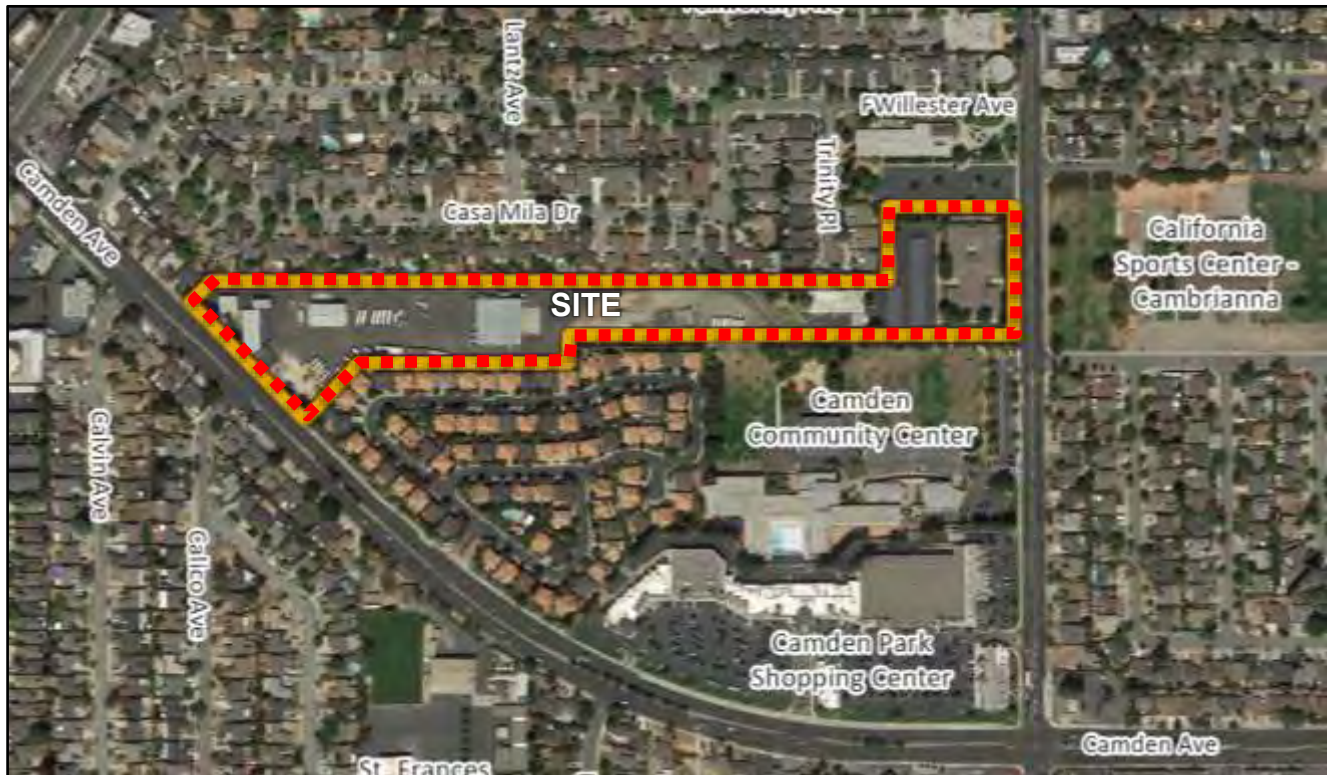


Figure 2: Existing General Plan Land Use/Transportation Diagram Designation Map

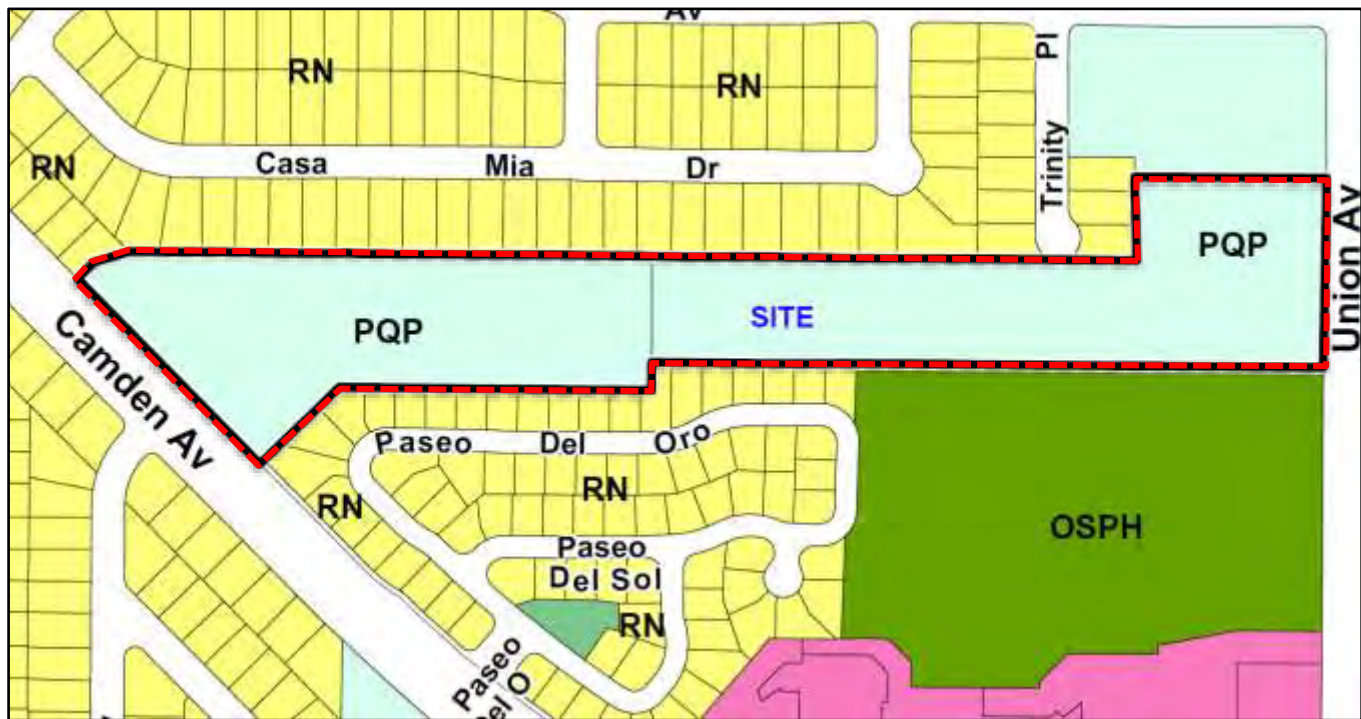
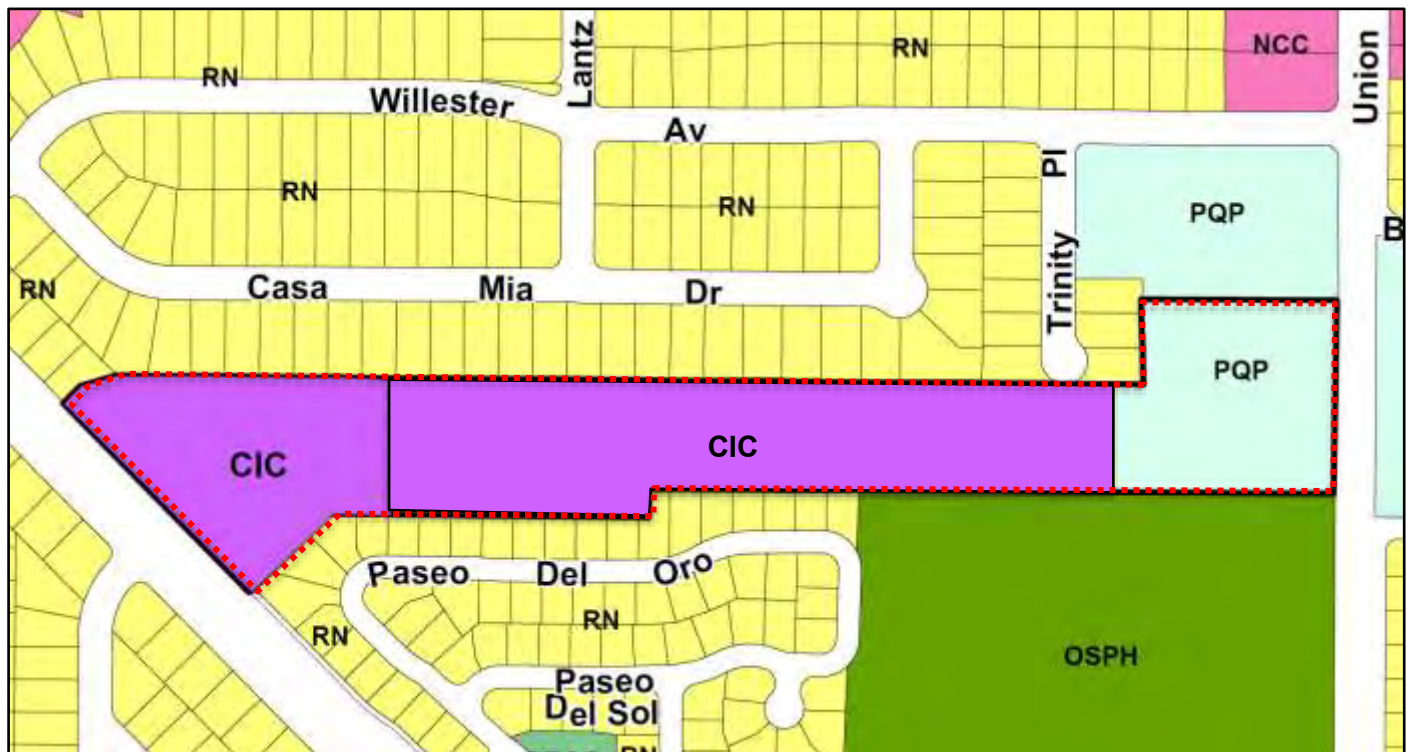


Figure 3: Applicants Proposed General Plan Land Use/Transportation Diagram Designation Map



Figure 4: Staff's Proposed General Plan Land Use/Transportation Diagram Designation Map



RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN JOSE AMENDING THE ENVISION SAN JOSE 2040 GENERAL PLAN PURSUANT TO TITLE 18 OF THE SAN JOSE MUNICIPAL CODE TO MODIFY THE LAND USE/TRANSPORTATION DIAGRAM TO COMMERCIAL, COMBINED INDUSTRIAL/COMMERCIAL AND PUBLIC/QUASI-PUBLIC AT 3235 UNION AVENUE AND 2223 CAMDEN AVENUE

Fall 2018 General Plan Amendment Cycle (Cycle 4)

File No. GP18-004

WHEREAS, the City Council is authorized by Title 18 of the San José Municipal Code and state law to adopt and, from time to time, amend the General Plan governing the physical development of the City of San Jose; and

WHEREAS, on November 1, 2011, the City Council adopted the General Plan entitled, "Envision San José 2040 General Plan, San José, California" by Resolution No. 76042, which General Plan has been amended from time to time (hereinafter the "General Plan"); and

WHEREAS, in accordance with Title 18 of the San José Municipal Code, all general and specific plan amendment proposals are referred to the Planning Commission of the City of San José for review and recommendation prior to City Council consideration of the amendments; and

WHEREAS, on November 7, 2018, the Planning Commission held a public hearing to consider the proposed amendments to the General Plan, File No. GP18-004 specified in Exhibit "A", hereto ("General Plan Amendment"), at which hearing interested persons were given the opportunity to appear and present their views with respect to said proposed amendments; and

WHEREAS, at the conclusion of the public hearing, the Planning Commission transmitted its recommendations to the City Council on the proposed General Plan Amendment; and

WHEREAS, on December 4, 2018, the Council held a duly noticed public hearing; and

WHEREAS, a copy of the proposed General Plan Amendment is on file in the office of the Director of Planning, Building and Code Enforcement of the City, with copies submitted to the City Council for its consideration; and

WHEREAS, pursuant to Title 18 of the San José Municipal Code, public notice was given that on December 4, 2018 at 6:00 p.m. in the Council Chambers at City Hall, 200 East Santa Clara Street, San José, California, the Council would hold a public hearing where interested persons could appear, be heard, and present their views with respect to the proposed General Plan Amendment (Exhibit "A"); and

WHEREAS, prior to making its determination on the General Plan Amendments, the Council reviewed and considered the Negative Declaration for File No. GP18-004 including Staff's alternative recommendation (Resolution No. ____); and

WHEREAS, the Council is the decision-making body for the proposed General Plan Amendments;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SAN JOSE AS FOLLOWS:

SECTION 1. The Council's determinations regarding General Plan Amendment File No. GP18-004 are hereby specified and set forth in Exhibit "A," attached hereto and incorporated herein by reference.

SECTION 2. This Resolution shall take effect thirty (30) days following the adoption of this Resolution.

ADOPTED this ____ day of _____, 20__, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

SAM LICCARDO
Mayor

ATTEST:

TONI J. TABER, CMC
City Clerk

STATE OF CALIFORNIA

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COUNTY OF SANTA CLARA

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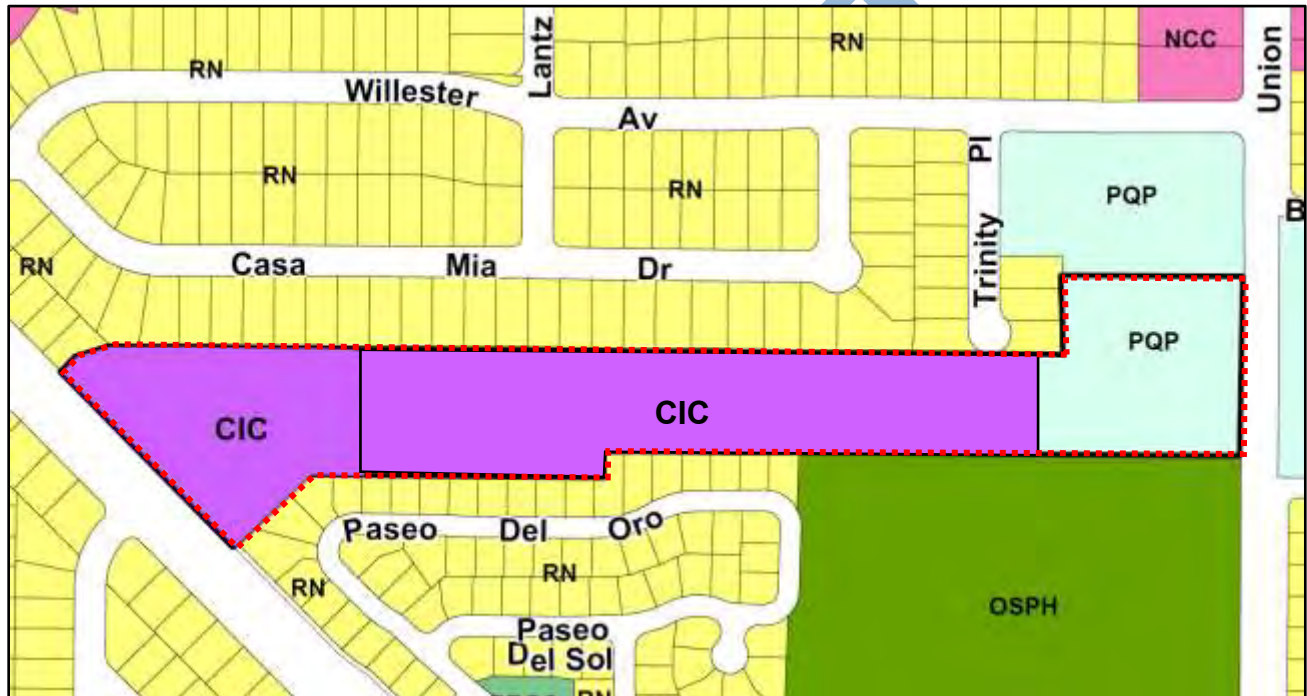
I hereby certify that the amendments to the San José General Plan specified in the attached Exhibit "A" were adopted by the City Council of the City of San José on _____, as stated in its Resolution No. _____.

Dated: _____

TONI J. TABER, CMC
City Clerk

EXHIBIT "A"

File No. GP18-004. A General Plan Amendment to change the Land Use/Transportation Diagram land use designation from Public/Quasi-Public to 3.28 acres of Combined Industrial/Commercial, and 2.84 remaining Public/Quasi-Public on a 12.12-gross acre site located on the west side of Union avenue, approximately 1,070 feet north of Camden Avenue. (3235 Union Avenue and 2223 Camden Avenue) (Campbell Union High School District, Owner), as shown below .



Council District: 9

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN JOSE AMENDING THE ENVISION SAN JOSE 2040 GENERAL PLAN PURSUANT TO TITLE 18 OF THE SAN JOSE MUNICIPAL CODE TO MODIFY THE LAND USE/TRANSPORTATION DIAGRAM TO COMMERCIAL, COMBINED INDUSTRIAL/COMMERCIAL, RESIDENTIAL NEIGHBORHOOD AND PUBLIC/QUASI-PUBLIC AT 3235 UNION AVENUE AND 2223 CAMDEN AVENUE

Fall 2018 General Plan Amendment Cycle (Cycle 4)

File No. GP18-004

WHEREAS, the City Council is authorized by Title 18 of the San José Municipal Code and state law to adopt and, from time to time, amend the General Plan governing the physical development of the City of San Jose; and

WHEREAS, on November 1, 2011, the City Council adopted the General Plan entitled, "Envision San José 2040 General Plan, San José, California" by Resolution No. 76042, which General Plan has been amended from time to time (hereinafter the "General Plan"); and

WHEREAS, in accordance with Title 18 of the San José Municipal Code, all general and specific plan amendment proposals are referred to the Planning Commission of the City of San José for review and recommendation prior to City Council consideration of the amendments; and

WHEREAS, on November 7, 2018, the Planning Commission held a public hearing to consider the proposed amendments to the General Plan, File No. GP18-004 specified in Exhibit "A", hereto ("General Plan Amendment"), at which hearing interested persons were given the opportunity to appear and present their views with respect to said proposed amendments; and

WHEREAS, at the conclusion of the public hearing, the Planning Commission transmitted its recommendations to the City Council on the proposed General Plan Amendment; and

WHEREAS, on December 4, 2018, the Council held a duly noticed public hearing; and

WHEREAS, a copy of the proposed General Plan Amendment is on file in the office of the Director of Planning, Building and Code Enforcement of the City, with copies submitted to the City Council for its consideration; and

WHEREAS, pursuant to Title 18 of the San José Municipal Code, public notice was given that on December 4, 2018 at 6:00 p.m. in the Council Chambers at City Hall, 200 East Santa Clara Street, San José, California, the Council would hold a public hearing where interested persons could appear, be heard, and present their views with respect to the proposed General Plan Amendment (Exhibit "A"); and

WHEREAS, prior to making its determination on the General Plan Amendments, the Council reviewed and considered the Negative Declaration for File No. GP18-004 including Staff's alternative recommendation (Resolution No. ____); and

WHEREAS, the Council is the decision-making body for the proposed General Plan Amendments;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SAN JOSE AS FOLLOWS:

SECTION 1. The Council's determinations regarding General Plan Amendment File No. GP18-004 are hereby specified and set forth in Exhibit "A," attached hereto and incorporated herein by reference.

SECTION 2. This Resolution shall take effect thirty (30) days following the adoption of this Resolution.

ADOPTED this ____ day of _____, 20__, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

SAM LICCARDO
Mayor

ATTEST:

TONI J. TABER, CMC
City Clerk

STATE OF CALIFORNIA

COUNTY OF SANTA CLARA

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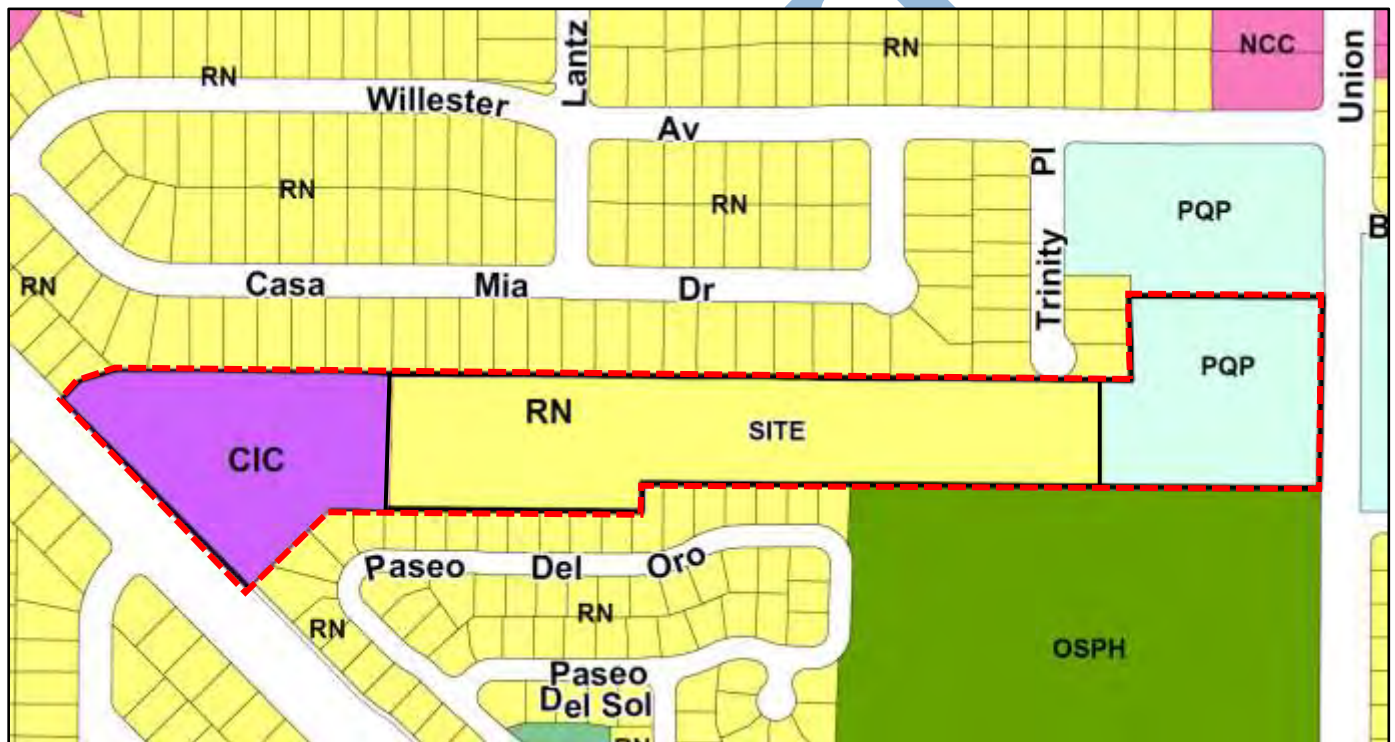
I hereby certify that the amendments to the San José General Plan specified in the attached Exhibit "A" were adopted by the City Council of the City of San José on _____, as stated in its Resolution No. _____.

Dated: _____

TONI J. TABER, CMC
City Clerk

EXHIBIT "A"

File No. GP18-004. A General Plan Amendment to change the Land Use/Transportation Diagram land use designation from Public/Quasi-Public to 6.0 acres of Residential Neighborhood, 3.28 acres of Combined Industrial/Commercial, and 2.84 acres remaining Public/Quasi-Public on a 12.12-gross acre site located on the west side of Union Avenue, approximately 1,070 feet north of Camden Avenue. (3235 Union Avenue and 2223 Camden Avenue) (Campbell Union High School District, Owner), as shown below .



Council District: 9

October 2018 | Draft Initial Study/Negative Declaration

***Campbell Union High School District
General Plan Amendment Initial Study/Negative Declaration***
City of San José

GP18-004

Prepared for:

City of San José

Contact: David Keyon, Supervising Environmental Planner
Department of Planning, Building & Code Enforcement
200 E. Santa Clara Street
San José, CA 95113
(408) 535-7874

Prepared by:

PlaceWorks

Contact: Terri McCracken, Associate Principal
1625 Shattuck Avenue, Suite 300
Berkeley, California 94709
510.848.3815
info@placeworks.com
www.placeworks.com



NEGATIVE DECLARATION

The Director of Planning, Building and Code Enforcement has reviewed the proposed project described below to determine whether it could have a significant effect on the environment as a result of project completion. "Significant effect on the environment" means a substantial or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance.

NAME OF PROJECT: Campbell Union High School District General Plan Amendment Initial Study/Negative Declaration

PROJECT FILE NUMBER: GP18-004

PROJECT DESCRIPTION: General Plan Amendment to change the General Plan Land Use Designation/Transportation Diagram Designation from Public-Quasi Public to Residential Neighborhood on approximately six acres in the center of the site and Combined Industrial/Commercial on approximately three acres fronting Camden Avenue with approximately three acres fronting Union Avenue to remain as Public-Quasi Public. The analysis also includes a Staff Alternative ("Scenario 2") to change the General Plan Land Use Designation/Transportation Diagram Designation from Public-Quasi Public to Combined Industrial/Commercial on approximately nine acre site with approximately three acres fronting Union Avenue to remain as Public-Quasi Public.

PROJECT LOCATION: 3235 Union Avenue and 2223 Camden Avenue.

ASSESSORS PARCEL NO.: 414-25-001 & -020.

COUNCIL DISTRICT: 9

APPLICANT CONTACT INFORMATION: Campbell Union High School (ATTN: Robert Bravo); 3235 Union Avenue, San Jose, CA 95124; (408) 371-0960.

FINDING

The Director of Planning, Building & Code Enforcement finds the project described above will not have a significant effect on the environment.

NO MITIGATION MEASURES ARE INCLUDED IN THE PROJECT TO REDUCE POTENTIALLY SIGNIFICANT EFFECTS TO A LESS THAN SIGNIFICANT LEVEL

- A. **AESTHETICS** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- B. **AGRICULTURE AND FOREST RESOURCES** – The project will not have a significant impact on this resource, therefore no mitigation is required.

- C. **AIR QUALITY** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- D. **BIOLOGICAL RESOURCES** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- E. **CULTURAL RESOURCES** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- F. **GEOLOGY AND SOILS** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- G. **GREENHOUSE GAS EMISSIONS** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- H. **HAZARDS AND HAZARDOUS MATERIALS** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- I. **HYDROLOGY AND WATER QUALITY** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- J. **LAND USE AND PLANNING** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- K. **MINERAL RESOURCES** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- L. **NOISE** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- M. **POPULATION AND HOUSING** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- N. **PUBLIC SERVICES** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- O. **RECREATION** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- P. **TRANSPORTATION / TRAFFIC** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- Q. **UTILITIES AND SERVICE SYSTEMS** – The project will not have a significant impact on this resource, therefore no mitigation is required.

R. MANDATORY FINDINGS OF SIGNIFICANCE

The project will not substantially reduce the habitat of a fish or wildlife species, be cumulatively considerable, or have a substantial adverse effect on human beings, therefore no mitigation is required.

PUBLIC REVIEW PERIOD

Before 5:00 p.m. on **Thursday October 25, 2018** any person may:


1. Review the Draft Negative Declaration (ND) as an informational document only; or
2. Submit written comments regarding the information and analysis in the Draft ND. Before the ND is adopted, Planning staff will prepare written responses to any comments, and revise the Draft ND, if necessary, to reflect any concerns raised during the public review period. All written comments will be included as part of the Final ND.

Thai-Chau Le
Environmental Project Manager

Rosalynn Hughey, Director
Planning, Building and Code Enforcement

10/3/18

Date



Deputy

Circulation period: October 5, 2018 to October 25, 2018

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APPENDICES

Appendix A	Greenhouse Gas Memo
Appendix B	Long-Range Transportation Impact Analysis

1. Introduction

This document is an Initial Study for the Campbell Union High School District General Plan Amendment Project (proposed project) prepared by the City of San José (City) to determine if the proposed project may have a significant effect on the environment as defined in the California Environmental Quality Act (CEQA) (Public Resources Code Sections 21000 *et seq.*). Pursuant to Sections 15050 and 15051 of the State CEQA Guidelines,¹ the City is the Lead Agency for the proposed project.

The 12.12-acre project site is situated between 3235 Union Avenue and 2223 Camden Avenue in western San José. The project site is assigned Assessor's Parcel Numbers (APN) 414-25-001 and 414-25-020.

1.1 INITIAL STUDY

Pursuant to Section 15063 of the CEQA Guidelines, an Initial Study is a preliminary environmental analysis that is used by the Lead Agency as a basis for determining what form of environmental review is required for a project. The CEQA Guidelines require that an Initial Study contain a project description of the project, identification of environmental setting, identification of environmental effects by checklist or other similar form, explanation of the agency's conclusions about environmental effects, discussion of mitigation for any significant environmental effects, evaluation of the project's consistency with applicable plans and land use controls, and the name of persons who prepared the study.

1.2 REPORT ORGANIZATION

This Initial Study is organized into the following chapters:

- **Chapter 1: Introduction.** This chapter provides an introduction and overview of the Initial Study document.
- **Chapter 2: Initial Study Checklist – Project Information.** This chapter summarizes pertinent details of the proposed project, including Lead Agency contact information, proposed project location, project applicant contact information, and General Plan and Zoning designations.
- **Chapter 3: Project Description.** This chapter describes the location and setting of the proposed project, along with its principal components, as well as a description of the required permits and approvals for the proposed project.
- **Chapter 4: Environmental Analysis.** Making use of the CEQA Guidelines Appendix F, Energy Conservation, and Appendix G, Environmental Checklist, as amended per Assembly Bill 52 (Tribal

¹ The CEQA Guidelines are found in California Code of Regulations, Title, 14, Sections 15000 *et seq.*

INTRODUCTION

Cultural Resources) and the California Supreme Court in a December 2015 opinion [*California Building Industry Association (CBIA) v. Bay Area Air Quality Management District (BAAQMD)*, 62 Cal. 4th 369 (No. S 213478)], this chapter identifies and discusses anticipated impacts of the proposed project on the environment, and provides substantiation for the findings made.

- **Chapter 5: Organizations and Persons Consulted.** This chapter presents a list of City and other agencies and consultant team members that contributed to the preparation of the Initial Study.

2. Initial Study Checklist – Project Information

1. **Project Title:** Campbell Union High School District General Plan Amendment
2. **Project File No.:** GP18-004
3. **Lead Agency Name and Address:** City of San José
Department of Planning, Building, and Code Enforcement
200 East Santa Clara Street
San José, CA 95113
4. **Contact Person and Phone Number:** Environmental Project Manager: Thai-Chau Le
(408) 535-5658
Planning Project Manager: Robert Rivera
(408) 535-4843
5. **Project Location:** The project site is located at 3235 Union Avenue and 2223 Camden Avenue, and assigned Assessor's Parcel Numbers 414-25-001 and 414-25-020.
6. **Project Applicant's Name and Address:** Campbell Union High School District (CUHSD)
3235 Union Avenue
San José, CA 95124
Robert R. Bravo, Ed. D., Superintendent
(408) 371-0960
7. **General Plan Land Use Designation:** Public/Quasi-Public (PQP)
8. **Zoning:** R-1-8 Zoning District (8 dwelling units per acre)
9. **Description of Project:** General Plan Amendment: Scenario 1: PQP to Residential Neighborhood (RN) on approximately 6 acres in the center of the site and Combined Industrial/Commercial (CIC) on approximately 3 acres fronting Camden Avenue and Scenario 2: PQP to Combined Industrial/Commercial (CIC) on approximately 9 acres. The remaining approximately 3 acres fronting Union Avenue would remain PQP under both scenarios.
10. **Surrounding Land Uses and Setting:** North: Single-family homes off Casa Mia Drive and Trinity Place, and a church (Trinity Presbyterian) off of Union Avenue
East: CUHSD Administrative and Maintenance offices off of Union Avenue and the California Sports Center across Union Avenue
South: Camden Community Center off of Union Avenue, single-family homes off of Paseo Del Oro.

INITIAL STUDY CHECKLIST

West: Camden Avenue and single-family homes off of Camden Avenue
Please see Figure 3-2, Project Site, surrounding land uses and setting.

11. Other Public Agencies N/A
 whose Approval is Required:

INCORPORATION BY REFERENCE

All documents cited in this report and used in its preparation are hereby incorporated by reference into this Initial Study. Copies of documents referenced herein are available for review at City of San José Department of Planning, Building and Code Enforcement, 200 East Santa Clara Street, San José, CA 95113, during normal business hours.

3. Project Description

This chapter describes the Campbell Union High School District General Plan Amendment Project, referred to in this Initial Study as the “proposed project.” The proposed project constitutes an amendment to the *Envision San José 2040 General Plan* (General Plan) Land Use/Transportation Diagram to facilitate potential future development on the project site. This chapter describes the existing conditions of the project site and surrounding area, the project goals and the components of the proposed project, and also provides a description of required approvals.

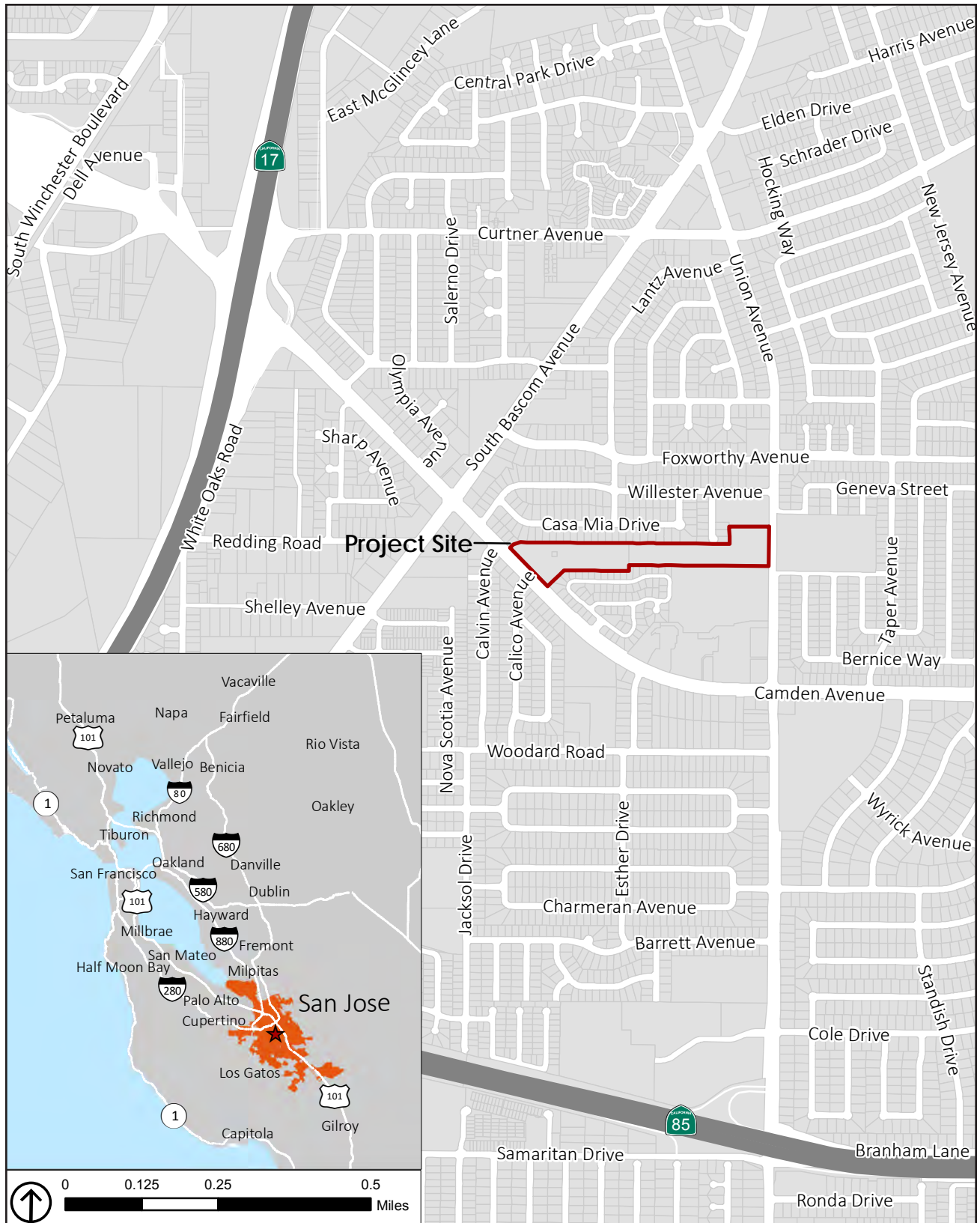
3.1 PROJECT LOCATION AND SITE CHARACTERISTICS

3.1.1 REGIONAL AND LOCAL LOCATION

The project site is located in western San José. As shown on Figure 3-1, San José is located in Santa Clara County, California, which is situated along the southernmost point of the San Francisco Bay. San José is bordered by the cities of Sunnyvale, Campbell, Santa Clara, Milpitas, Morgan Hill, and Cupertino. San José is accessed through the regional roadway network, including Interstates 280, 680, and 880, US Highway 101 (Highway 101), and State Routes (SR) 17, 85, 87 (Guadalupe Parkway), and 237. SR 87 runs north to south through the western portion of San José just east of the project site, connecting Interstate 280 (I-280), which runs roughly northwest to southeast through San José, and Highway 101, which runs roughly northwest to southeast through San José.

As shown on Figure 3-2, the project site is located in an urbanized and built-out area in San José consisting of mostly single-family homes neighborhoods and associated amenities. The project site currently houses multiple uses including the Camden Community Day School located at 2223 Camden Avenue and the Campbell Union High School District (CUHSD) Administrative and Maintenance offices located at 3235 Union Avenue. The project site, a rectangular-shaped site, is bounded by single-family homes off Casa Mia Drive and Trinity Place, and a church (Trinity Presbyterian) off of Union Avenue to the north, CUHSD Administrative and Maintenance offices off of Union Avenue and the California Sports Center across Union Avenue to the east, Camden Community Center off of Union Avenue and single-family homes off of Paseo Del Oro to the south, and Camden Avenue and single-family homes off of Camden Avenue to the west. Figure 3-1 shows the project site in its local context. The project site is located on land owned by the CUHSD and is assigned Accessor’s Parcel Numbers (APN) 414-25-001 and 414-25-020.

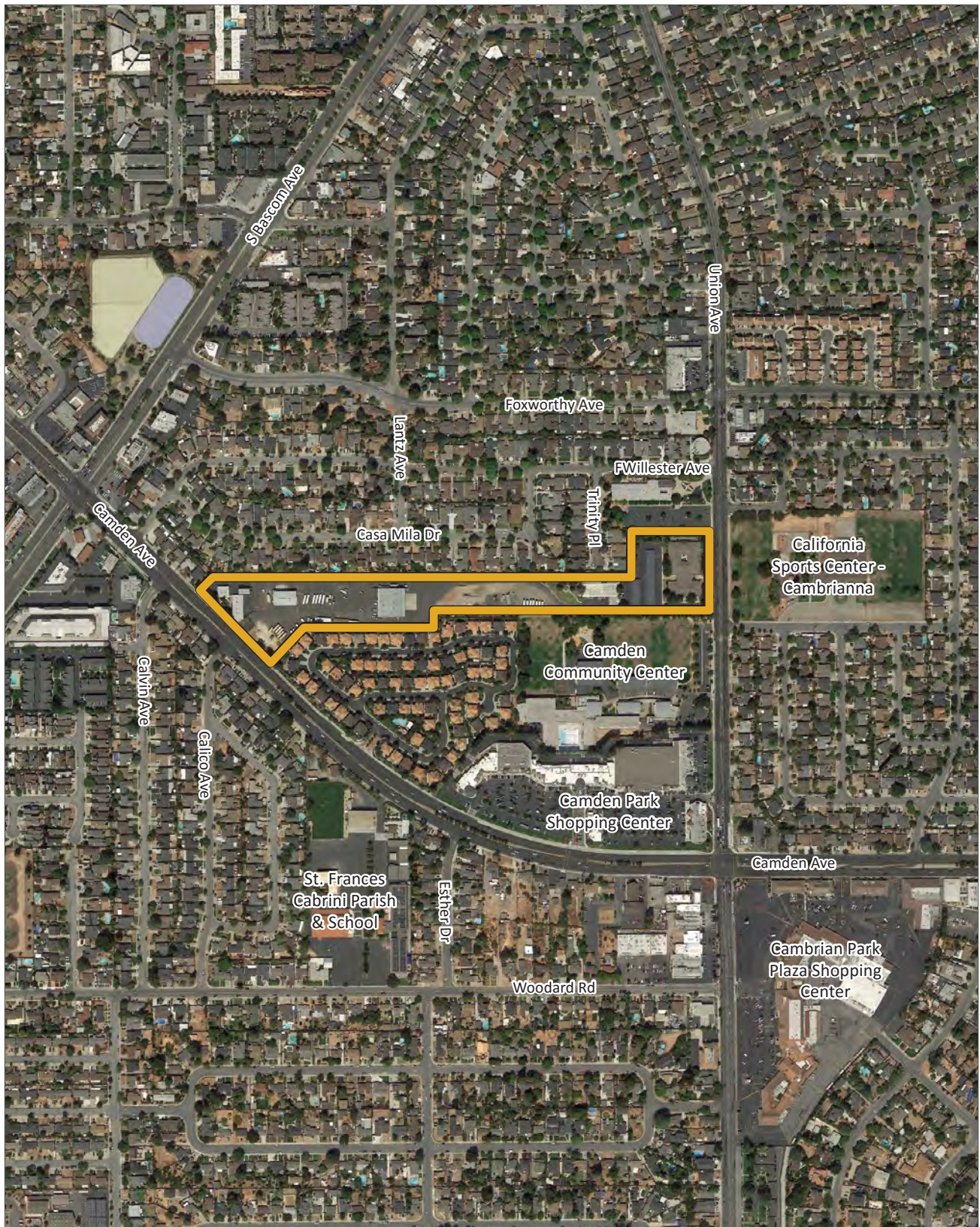
PROJECT DESCRIPTION



Source: ESRI, 2018; City of San José, 2018; PlaceWorks, 2018.

Figure 3-1
Regional and Vicinity Map

PROJECT DESCRIPTION



Source: Google Earth Pro, 2018; PlaceWorks, 2018.



Figure 3-2
Project Site

PROJECT DESCRIPTION

3.1.2 EXISTING LAND USE AND ZONING DESIGNATION

3.1.2.1 GENERAL PLAN

The project site is currently designated Public/Quasi-Public (PQP) in the General Plan. The PQP designation includes public land uses, such as schools, colleges, corporation yards, homeless shelters, libraries, fire stations, water treatment facilities, convention centers and auditoriums, museums, governmental offices and airports. Joint development projects which include public and private participation - such as a jointly administered public/private research institute or an integrated convention center/hotel/ restaurant complex - are allowed. This category is also used to designate lands used by some private entities, including private schools, daycare centers, hospitals, public utilities, and the facilities of any organization involved in the provision of public services such as gas, water, electricity, and telecommunications facilities that are consistent in character with established public land uses. Private community gathering facilities, including those used for religious assembly or other comparable assembly activity, are also appropriate on lands with this designation.²

The appropriate intensity of development can vary considerably depending on potential impacts on surrounding uses and the particular PQP use developed on the site. A common measure of building intensity is Floor Area Ratio (FAR), which is determined by dividing the amount of floor space in a building by the total area of the parcel it occupies. For example, a 10,000-square-foot building on a 20,000-square-foot parcel has a FAR of 0.5. New development of a property with this designation should include commercial space equivalent up to 3.5 FAR.

3.1.2.2 ZONING

As discussed above, the project site is assigned APNs 414-25-001 and 414-25-020. These parcels are within the R-1-8 Zoning District, which permits a potential 8 dwelling units per acre. Other uses that are permitted in the R-1-8 Zoning District include residential care facility with six or fewer persons, residential service facility with six or fewer persons, servants quarters attached to a one-family dwelling or attached to a garage structure, accessory buildings and structures and home occupations, child day care center located on an existing school site or as an incident to an on-site church/religious assembly use involving no building additions or changes to the site, elementary and secondary public schools, small certified farmers' market, neighborhood agriculture, outdoor vending - fresh fruits and vegetables, wireless communication antenna, building mounted, and solar photovoltaic systems.³ However, development is required to conform to development standards and regulations as stated in the Municipal Code Chapter 20.30.200.

² City of San José, 2011. *Envision San José 2040 General Plan*, Chapter 5 (Interconnected City), page 11.

³ City of San José Municipal Code (SJMC), Title 20 (Zoning), Chapter 20.30 (Residential Zoning Districts), Section 20.30.100 (Allowed Uses and Permit Requirements).

PROJECT DESCRIPTION

3.1.2.3 PRIORITY DEVELOPMENT AREA

The Metropolitan Transportation Commission (MTC) and Association of Bay Area Governments (ABAG) *Plan Bay Area* is the Bay Area's Regional Transportation Plan/Sustainable Community Strategy (SCS). The *Plan Bay Area* was originally adopted on July 18, 2013 and the updated *Plan Bay Area 2040* was adopted on July 26, 2017. The SCS sets a development pattern for the region, which, when integrated with the transportation network and other transportation measures and policies, would reduce greenhouse gas (GHG) emissions from transportation (excluding goods movement) beyond the per capita reduction targets identified by California Air Resources Board (CARB). *Plan Bay Area 2040* remains on track to meet a 16 percent per capita reduction of GHG emissions by 2035 and a 10 percent per capita reduction by 2020 from 2005 conditions.⁴ To achieve MTC/ABAG's sustainable vision for the Bay Area, *Plan Bay Area 2040* concentrates the majority of new population and employment growth in the region in transit-oriented, infill development Priority Development Areas (PDAs) within existing communities. The project site is not located within a PDA; however, it is located within approximately 0.1 miles (450 feet) of the Bascom Urban Village PDA to the north and 0.2 miles (1,000 feet) of the Camden Urban Village to the south.⁵

3.1.3 PROJECT SITE EXISTING CONDITIONS

As shown on Figure 3-2, the project site is comprised of two rectangular shape parcels expanding from Camden Avenue over to Union Avenue. The project site is development with two main buildings, Camden Community Day School located at 2223 Camden Avenue, and Campbell Union High School District (CUHSD) Administrative and Maintenance offices located at 3235 Union Avenue. Camden Community Day School is situated on the west end of the project site and the CUHSD Administrative and Maintenance offices are situated on the east end of the project site. A private roadway runs through the site and surface parking lots cover the majority of the project site. Vehicular, pedestrian, and bike access to the project site is currently provided via Camden Avenue and Union Avenue. The existing site also includes a variety of street trees scattered throughout the site and along the perimeter.

3.1.4 EXISTING CONDITIONS OF ADJACENT PARCELS

The 12.12-acre project site is bordered by single-family homes and a church to the north, CUHSD Administrative and Maintenance offices and the California Sports Center to the east, Camden Community Center and single-family homes to the south, and single-family homes off of Camden Avenue to the west. The surrounding properties include the following General Plan land use designations:

- **Residential Neighborhood (RN):** The RN land use designation is applied broadly throughout the City to encompass most of the established, single-family residential neighborhoods, including both the suburban and traditional residential neighborhood areas which comprise the majority of its developed land.

⁴ Metropolitan Transportation Commission (MTC) and Association of Bay Area Governments (ABAG). 2017, March. *Plan Bay Area 2040*.

⁵ Association of Bay Area Governments (ABAG). 2013. Priority Development Area (PDA) and Transit Priority Area (TPA) Map for CEQA Streamlining. <https://www.planbayarea.org/pda-tpa-map>, Accessed April 9, 2018.

PROJECT DESCRIPTION

- **Open Space, Parklands, and Habitat (OSPH):** The OSPH land use designation is typically devoted to open space, parks, recreation areas, trails, habitat buffers, nature preserves and other permanent open space areas.
- **Public/ Quasi Public (PQP):** The PQP designation includes public land uses, such as schools, colleges, corporation yards, homeless shelters, libraries, fire stations, water treatment facilities, convention centers and auditoriums, museums, governmental offices and airports.

3.2 PROJECT GOALS

Currently, public school districts rely on inadequate state funding to operate, educate, and provide capital fund and repairs to existing and future facilities. In order to provide high quality education to their students, the CUHSD is taking a proactive approach by better utilizing their assets. The proposed project will provide a long-term stable source of revenue for CUHSD by obtaining fair market value on the sale of or lease of its real property assets through an open and competitive development process. The proposed changes in land uses will create an opportunity for income, while providing compatible uses for the existing community. The proposed land uses will be structured to retain public ownership for a portion of the project site by using ground leases to create revenue for student services. Another portion will involve an exchange of a portion of the project site, to obtain a more functional and efficient district office building. No development project is proposed at this time and only a General Plan Amendment is proposed as part of the project.

3.3 PROJECT PROPOSAL

3.3.1 GENERAL PLAN AMENDMENT

The proposed project entails two potential scenarios that would result in a General Plan Amendment to re-designate the project site. Under Scenario 1, the General Plan Amendment would re-designate the site from PQP to Residential Neighborhood (RN) on approximately 6 acres in the center of the site and Combined Industrial/Commercial (CIC) on approximately 3 acres fronting Camden Avenue; the remaining approximately 3 acres fronting Union Avenue would remain PQP. Under Scenario 2, the General Plan Amendment would re-designate the site from PQP to Combined Industrial/Commercial (CIC) on approximately 9 acres of proposed CIC as a staff alternative. Similar to Scenario 1, the remaining approximately 3 acres fronting Union Avenue would remain PQP. For the purpose of this Initial Study, the proposed project description is referred to as Scenario 1 and Scenario 2.

The potential uses for each proposed land use designation are described as follows:

- **Residential Neighborhood (RN):** The RN land use designation is applied broadly throughout the City to encompass most of the established, single-family residential neighborhoods, including both the suburban and traditional residential neighborhood areas which comprise the majority of its developed land. The intent of the RN designation is to preserve the existing character of these neighborhoods and to strictly limit new development to infill projects which closely conform to the prevailing existing neighborhood character as defined by density, lot size and shape, massing and

PROJECT DESCRIPTION

neighborhood form and pattern. New infill development should improve and/ or enhance existing neighborhood conditions by completing the existing neighborhood pattern and bringing infill properties into general conformance with the quality and character of the surrounding neighborhood. New infill development should be integrated into the existing neighborhood pattern, continuing and, where applicable, extending or completing the existing street network. The RN designation also could supports the development of new commercial uses within established residential neighborhoods if located on busier streets or at street intersections, and provided such development does not negatively impact the surrounding neighborhood. Hospitals and other healthcare facilities may potentially be located within such areas provided that any potential land use impacts can be mitigated. Commercial uses in these locations will typically be limited to home occupations or similar home-based commercial activities unlikely to create a nuisance within the established Residential Neighborhood setting. Private Community Gathering Facilities compatible with the surrounding residential neighborhood are also supported under this land use designation. The allowable residential density is typically 8 dwelling units per acre (du/ac) and should match the existing neighborhood character. The allowable density/intensity would be determined using a FAR range of 0.7, which generally ranges from one to one and a half stories.⁶

- **Combined Industrial/Commercial (CIC):** The CIC land use designation allows a significant amount of flexibility for the development of a varied mixture of compatible commercial and industrial uses, including hospitals and private community gathering facilities. Properties with this designation are intended for commercial, office, or industrial developments or a compatible mix of these uses. 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. Development intensity can vary significantly in this designation based on the nature of specific uses likely to occur in a particular area. In order to maintain an industrial character, small, suburban strip centers are discouraged in this designation, although larger big-box type developments may be allowed because they mix elements of retail commercial and warehouse forms and uses.
- **Public/ Quasi Public (PQP):** The PQP designation includes public land uses, such as schools, colleges, corporation yards, homeless shelters, libraries, fire stations, water treatment facilities, convention centers and auditoriums, museums, governmental offices and airports. Joint development projects which include public and private participation are also allowed. This category is also used to designate lands used by some private entities, including private schools, daycare centers, hospitals, public utilities, and the facilities of any organization involved in the provision of public services such as gas, water, electricity, and telecommunications facilities that are consistent in character with established public land uses. The appropriate intensity of development can vary considerably depending on potential impacts on surrounding uses and the particular PQP use developed on the site.⁷

3.3.2 POTENTIAL FUTURE DEVELOPMENT

Approval of the proposed amendments to the City's General Plan could facilitate future development on the site. As discussed above, no development project is proposed at this time and only a General Plan

⁶ City of San José, 2011. *Envision San José 2040 General Plan*, Chapter 5 (Interconnected City), pages 14 to 15.

⁷ City of San José, 2011. *Envision San José 2040 General Plan*, Chapter 5 (Interconnected City), pages 11 and 12.

PROJECT DESCRIPTION

Amendment would result as part of the proposed project. However, approval of the proposed amendment to the City's General Plan could facilitate future development on the project site. The two potential development scenarios that could result are discussed in detail below and included in Table 3-1.

SCENARIO 1

As shown in Figure 3-3, under Scenario 1 an approximately 6-acre portion of the site that is proposed to be RN, could allow for up to 48 single-family units.⁸ Based on an average household size of 3.06 persons,⁹ the future residential development could house up to of 147 new residents.¹⁰ However, this is a conservative assumption without reduction in areas for new roads or yard spaces. In addition, the RN land use designation allows a density of 8 du/ac or the prevailing neighborhood density, whichever is lower. In this case, the prevailing neighborhood density is 6 du/ac and therefore, 36 single-family units¹¹ is more appropriate assumption. For the purpose of this analysis, an assumption of 36 units will be used, consistent with City of San Jose Traffic Demand Forecasting (TDF) modeling, and therefore, would result in approximately 110 new residents.¹²

An approximately 3-acre portion of the project site is proposed to be designated CIC. Under the CIC land use designation up to 50,000 square feet¹³ of neighborhood serving community services could be developed, such as outdoor cafes, restaurants, and coffee shops. The current proposal would keep 3 acres fronting Union Avenue as PQP without any changes to the General Plan designation and would continue to be used as the CUHSD Administrative and Maintenance offices. Future development of the 3 acres designated PQP would need to be consistent with the uses and intensities allowed under the PQP General Plan land use designation.

SCENARIO 2

This Initial Study would also explore a staff alternative and, for the purpose of this report, is referred to as Scenario 2. As shown in Figure 3-4, under Scenario 2 an approximately 9-acre portion of the site is proposed to be CIC. Under the CIC designation, approximately 185,000 square feet¹³ of commercial uses could be developed. The current proposal would keep 3 acres fronting Union Avenue as PQP without any changes to the General Plan designation and would continue to be used as the CUHSD Administrative and Maintenance offices. Similarly to Scenario 1, future development of the 3 acres designated PQP would need to be consistent with the uses and intensities allowed under the PQP General Plan land use designation. No residential development is proposed under Scenario 2.

⁸ 6 acres x 8 dwelling units per acre = 48 dwelling units.

⁹ Association of Bay Area Governments (ABAG). *Projections 2013* includes an average household size of 3.04 persons for San José, in 2025. However, to be consistent with the General Plan EIR, this analysis is based on 3.06 persons per household.

¹⁰ 48 dwelling units x 3.06 persons per household = 147 total residents.

¹¹ 6 acres x 6 dwelling units per acre = 36 dwelling units.

¹² 36 dwelling units x 3.06 persons per household = 110 total residents.

¹³ The commercial square footage is based on development patterns, site and parking constraints, maximum allowable height provisions and other development regulations in the San José Municipal Code in Title 20 (Zoning), market conditions, and other factors.

PROJECT DESCRIPTION

TABLE 3-1 DEVELOPMENT POTENTIAL SCENARIOS

Land Use	Size (Acres)	Units	Population	Non-residential	Employees
Scenario 1					
Residential Neighborhood (RN)	6	36	110		
Combined Industrial/Commercial (CIC)	3			50,000	111
Scenario 2					
Combined Industrial/Commercial (CIC)	9	0	0	185,000	411

Notes: The 3 acres fronting Union Avenue are not subject to this proposed General Plan amendment and would remain Public/Quasi Public (PQP).

No specific development is proposed for the project site at this time. As stated above, the CIC land use designation potentially accommodates a wide variety of uses and building forms and more specific guidance should be provided through the application of the Zoning Ordinance in order to establish use and form standards that will promote the development of a cohesive employment area across multiple adjoining properties that share this designation. Accordingly, for the purposes of this analysis, it is assumed that Scenario 1 could result in development of approximately 36 single-family homes and 50,000 square feet of non-residential development on the 6-acre and 3-acre portion of the site. Under Scenario 2, up to 185,000 square feet of non-residential development could be developed on the 9-acre portion of the site. This level of development under either scenario would support an appropriate urban form for the surrounding uses, which are primarily single-family homes. Assuming one employee per 450 square feet, the non-residential development could generate up to 111 or 411 new employee under Scenario 1 or Scenario 2, respectively.¹⁴

¹⁴ 50,000 square feet of non-residential development/450 square feet per employee = 111 employees. 185,000 square feet of non-residential development/450 square feet per employee = 411 employees.

PROJECT DESCRIPTION



Source: Google Earth Professional, 2018. PlaceWorks, 2018.



PLACEWORKS

Figure 3-3
General Plan Land Use Amendment Scenario 1

PROJECT DESCRIPTION



Source: Google Earth Professional, 2018. PlaceWorks, 2018.



PLACEWORKS

Figure 3-4
General Plan Land Use Amendment Scenario 2

PROJECT DESCRIPTION

3.4 UTILITY PROVIDERS

The utility providers in San José that could serve future development on the project site are comprised of the following:

- The San José Water Company would supply water for the future development on the project site.¹⁵
- Sanitary wastewater generated on the project site would be treated by the San José-Santa Clara Regional Wastewater Facility located north of the City of San José.¹⁶
- The City of San José Environmental Services Department oversees multiple recycling and garbage collection service providers for the City. The city is primarily served by five landfills, nine recycling and transfer stations, five composting facilities, and eight processing facilities for construction and demolition debris.¹⁷ Solid waste generated within the County of Santa Clara is landfilled at the Guadalupe Mines, Kirby Canyon, Newby Canyon, Zanker Road Materials Processing Facility, and Zanker Road landfills.
- Gas and electricity would be supplied to the project site by Pacific Gas & Electric (PG&E). Telephone, cable, and fiber optic lines would be provided by a number of providers (e.g., AT&T, Comcast, etc.).

3.5 PUBLIC SERVICE PROVIDERS

Public service providers that would serve the project site include the following:

- Fire protection services are provided by the San José Fire Department (SJFD), which participates in a mutual aid program with Saratoga, Morgan Hill, Campbell, Milpitas, and Santa Clara.
- Police protection services are provided by the San José Police Department (SYPD), which is headquartered at 201 West Mission Street.
- The San José Departments of Parks, Recreation, and Neighborhood Services, General Services, and Public Works are responsible for the design, construction, operation, and maintenance of all City park and recreational facilities. The City provides and manages regional, neighborhood and community parkland, community gardens and open space lands. Some recreation facilities available to San José residents are also provided by other public agencies, such as playgrounds and fields on public school sites, County parks, and City trails, and PG&E Company lands.¹⁸

¹⁵ City of San José, Water Retailer Service Area Map, January 26, 2011, <https://www.sanjoseca.gov/DocumentCenter/View/6252>, accessed in March 13, 2018.

¹⁶ San José-Santa Clara Regional Wastewater Facility, <http://www.sanjoseca.gov/index.aspx?NID=1663>, accessed on March 13, 2018.

¹⁷ City of San José, 2008. Assessment of Infrastructure for the Integrated Waste Management Zero Waste Strategic Plan Development.

¹⁸ City of San José, 2011. *Envision San José 2040 General Plan*, Chapter 4 (Quality of Life), page 48.

PROJECT DESCRIPTION

- The project site is within the boundaries of the San José Unified School District (SJUSD) for and the Cambrian School District. With the exception of the Camden Community Day School, which is on the project site fronting Camden Avenue, the closest schools to the project site are Farnham Elementary School (0.5 miles southwest) in the Cambrian School District, Saint Francis Cabrini Catholic School (0.15 miles south) a private school and not subject to public funding, Ida Price Middle School (0.7 miles to the northeast) in the Cambrian School District, and Willow Glen High School (2.5 miles to the northeast) in the SJUSD.
- The San José Public Library System consists of one main library and 18 open branch libraries. The closest library to the project site is the Willow Glen Branch Library, which is approximately 3 miles to the west.

3.6 REQUIRED PERMITS AND APPROVALS

As previously described, the proposed project is a General Plan Amendment that would result in one of two scenarios, both of which are evaluated in this Initial Study.

Upon approval of the Initial Study and the proposed General Plan Amendment by the City of San José City Council, depending on the type of future developments, a rezoning may be required in order to conform to the new General Plan designations.¹⁹ In addition, the City requires additional Planning development permits (e.g., Site Development Permit, Special Use Permit, or Conditional Use Permit), public works clearances, and building clearance approvals for future development on the project site.

¹⁹ City of San José Municipal Code (SJMC), Title 20 (Zoning), Chapter 20.120 (Zoning Changes), Section 20.120.110 (Conformance with the General Plan).

PROJECT DESCRIPTION

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4. Environmental Analysis

4.1 INTRODUCTION

This section describes the existing environmental conditions in the project area and environmental impacts that could occur with implementation of the proposed project pursuant to Appendix F, Energy Conservation, and Appendix G, Environmental Checklist, of the CEQA Guidelines as amended per Assembly Bill 52 (Tribal Cultural Resources) and the California Supreme Court in a December 2015 opinion [*California Building Industry Association (CBIA) v. Bay Area Air Quality Management District (BAAQMD)*, 62 Cal. 4th 369 (No. S 213478)].

The California Supreme Court in a December 2015 opinion [*California Building Industry Association (CBIA) v. Bay Area Air Quality Management District (BAAQMD)*, 62 Cal. 4th 369 (No. S 213478)], here in referred to as *CBIA v. BAAQMD*, confirmed that CEQA, with several specific exceptions, is concerned with the impacts of a project on the environment, and not the effects the existing environment may have on a project. Therefore, the evaluation of the significance of project impacts under CEQA in the following sections focuses on impacts of the project on the environment, including whether a project may exacerbate existing environmental hazards. The City currently has policies that address existing conditions (e.g., noise) affecting a proposed project, which are also addressed below. This is consistent with one of the primary objectives of CEQA and this document, which is to provide objective information to decision makers and the public regarding a project as a whole. The CEQA Guidelines and the courts are clear that a CEQA document (e.g., Initial Study or EIR) can include information of interest even if such information is not an “environmental impact” as defined by CEQA. Therefore, where applicable, in addition to describing the impacts of the project on the environment, this chapter will discuss issues that relate to City policies pertaining to existing conditions. Such examples include, but are not limited to, locating a project near sources of air emissions that can pose a health risk or in a high noise environment.

As part of the approval process, the City requires future projects to comply with any “Potential Measures” that would lessen or avoid environmental impacts. In addition, many of the policies and actions in the General Plan have been adopted for the purpose of avoiding or mitigating environmental impacts resulting from future development within the city. Because the San José Zoning Ordinance implements the General Plan by establishing comprehensive zoning rules for the city, many of the zoning regulations would also lessen or avoid environmental impacts from future development in the city. All future development facilitated by the proposed General Plan land use designations would be subject to City regulations, as well as other federal, State, and regional regulations that lessen or avoid environmental impacts. In addition, the City could require additional measures to further reduce potential impacts. The proposed project would result in changes at the policy level and does not include a specific development proposal; however, these mitigating requirements would apply to future development on the project site that would be facilitated by implementation of the proposed project. The applicable mitigating requirements are described under each of the following environmental checklist categories. As described in this chapter, all impacts were found to have no impact or to be either less than significant through compliance with mandatory regulations.

ENVIRONMENTAL ANALYSIS

4.2 ENVIRONMENTAL ANALYSIS AND FINDINGS

I. AESTHETICS

Would implementation of the proposed Plan:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL SETTING

Regulatory Framework

State

California Scenic Highway Program

The California Scenic Highway Program, maintained by the California Department of Transportation (Caltrans), protects State scenic highway corridors from changes which would diminish the aesthetic value of lands adjacent to the highways. There are no State-designated scenic highways in the vicinity of the project site. The nearest State-designated Scenic Highway, Route 9, is located approximately 5 miles to the southwest of the site.²⁰

California Building Code

The State of California provides a minimum standard for building design and outdoor lighting standards through Title 24 of the California Code of Regulations (CCR). The California Building Code is located in Part 2 of Title 24. The California Building Code is updated every three years, and the current 2016 California Building Code went into effect in January 2017. It is generally adopted on a jurisdiction-by-jurisdiction basis, subject to further modification based on local conditions.

California Green Building Standards Code of the California Code of Regulations, Title 24, Part 11, known as CALGreen, establishes building standards aimed at enhancing the design and construction of buildings

²⁰ California Department of Transportation website, Officially Designated State Scenic Highways, http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/, accessed March 15, 2018.

ENVIRONMENTAL ANALYSIS

through the use of building concepts that have a reduced negative impact or positive environmental impact and encouraging sustainable construction practices. Specifically, Section 5.106.8, Light Pollution Reduction, establishes backlight, uplight, and glare ratings to minimize the effects of light pollution for nonresidential development. The California Building Code and CALGreen have been adopted for use by the City of San José, according to San José Municipal Code (SJMC) Section 24.03.100 and Section 20.10.100, respectively. Commercial and residential buildings are plan-checked by City building officials for mandatory compliance with the California Building Code and CALGreen.

Local

City Council Policy 4-3, Outdoor Lighting on Private Developments

Adopted March 1, 1983 and revised June 20, 2000, City Council Policy 4-3, Outdoor Lighting on Private Developments, promotes energy-efficient lighting which furthers the goals of the Sustainable City Major Strategy. Policy 4-3 calls for private development to use energy-efficient outdoor lighting that is fully shielded and not directed skyward. Low-pressure sodium lighting is required unless a photometric study is done and the proposed lighting referred to Lick Observatory for review and comment. One of the purposes of this policy is to provide for the continued enjoyment of the night sky and for continuing operation of Lick Observatory, by reducing light pollution and sky glow.²¹

General Plan

Scenic Resources

The General Plan describes Gateways as locations which announce to a visitor or resident that they are entering the city, or a unique neighborhood. San José has a number of Gateway locations. Urban Corridors designated in the General Plan are all State and Interstate Highways within the City's Sphere of Influence. Together, Gateways and Urban Corridors contribute greatly to the overall image of San José and the image of its individual communities. When made and kept attractive and inviting, Gateways and Urban Corridors contribute to the lasting positive impression of a city or area, contribute to the quality of life, and can encourage private investment and economic activity.²²

Goals and Policies

The Community Design (CD) and Vibrant Neighborhoods (VN) sections of the General Plan includes the following goals and policies specific to visual resources and applicable to future development facilitated by the proposed project.

- **Goal CD-1 Attractive City** – Create a well-designed, unique, and vibrant public realm with appropriate uses and facilities to maximize pedestrian activity; support community interaction; and attract residents, business, and visitors to San José.

²¹ City of San José, City Council Policy 4-3, Outdoor Lighting on Private Developments, <http://www.sanjoseca.gov/DocumentCenter/Home/View/3865>, accessed on March 15, 2018.

²² City of San José, 2011. *Envision San José 2040 General Plan*, Chapter 4, Scenic Corridors Diagram, page 27, <http://www.sanjoseca.gov/DocumentCenter/View/7466>, accessed March 15, 2018.

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- **Policy CD-1.1:** Require the highest standards of architectural and site design, and apply strong design controls for all development projects, both public and private, for the enhancement and development of community character and for the proper transition between areas with different types of land uses.
- **Policy CD-1.8:** Create an attractive street presence with pedestrian-scaled building and landscaping elements that provide an engaging, safe, and diverse walking environment. Encourage compact, urban design, including use of smaller building footprints, to promote pedestrian activity throughout the City.
- **Policy CD-1.13:** Use design review to encourage creative, high-quality, innovative, and distinctive architecture that helps to create unique, vibrant places that are both desirable urban places to live, work, and play and that lead to competitive advantages over other regions.
- **Policy CD-1.17:** Minimize the footprint and visibility of parking areas. Where parking areas are necessary, provide aesthetically pleasing and visually interesting parking garages with clearly identified pedestrian entrances and walkways. Encourage designs that encapsulate parking facilities behind active building space or screen parked vehicles from view from the public realm. Ensure that garage lighting does not impact adjacent uses, and to the extent feasible, avoid impacts of headlights on adjacent land uses.
- **Policy CD-1.23:** Further the Community Forest Goals and Policies in this Plan by requiring new development to plant and maintain trees at appropriate locations on private property and along public street frontages. Use trees to help soften the appearance of the built environment, help provide transitions between land uses, and shade pedestrian and bicycle areas.
- **Goal CD-5 Community Health, Safety, and Wellness** - Create great public places where the built environment creates attractive and vibrant spaces, provides a safe and healthful setting, fosters interaction among community members, and improves quality of life.
 - **Policy CD-5.6:** Design lighting locations and levels to enhance the public realm, promote safety and comfort, and create engaging public spaces. Seek to balance minimum energy use of outdoor lighting with goal of providing safe and pleasing well-lit spaces. Consider the City's outdoor lighting policies in development review processes.
- **Goal CD-10 Attractive Gateways** - Create and maintain attractive Gateways into San José and attractive major roads through San José, including freeways and Grand Boulevards, to contribute towards the positive image of the City.
 - **Policy CD-10.2:** Require that new public and private development adjacent to Gateways, freeways (including U.S.101, I-880, I-680, I-280, SR17, SR85, SR237, and SR87), and Grand Boulevards consist of high-quality architecture, use high-quality materials, and contribute to a positive image of San José.
 - **Policy CD-10.3:** Require that development visible from freeways (including U.S.101, I-880, I-680, I-280, SR17, SR85, SR237, and SR87) be designed to preserve and enhance attractive natural and man-made vistas.
 - **Policy CD-10.4:** Prohibit billboards at Gateway locations and along freeways (including U.S.101, I-880, I-680, I-280, SR17, SR85, SR237, and SR87) and Grand Boulevards within San José.

ENVIRONMENTAL ANALYSIS

- **Goal VN-1 Vibrant, Attractive, and Complete Neighborhoods** - Develop new and preserve and enhance existing neighborhoods to be vibrant, attractive and complete.
 - **Policy VN-1.10:** Promote the preservation of positive character-defining elements in neighborhoods, such as architecture; design elements like setbacks, heights, number of stories, or attached/detached garages; landscape features; street design; etc.
 - **Policy VN-1.12:** Design new public and private development to build upon the vital character and desirable qualities of existing neighborhoods.

Design Guidelines and Design Review Process

All new development in San José is subject to a design review process that includes a review of architecture and site planning. Design review is based upon a series of City's guidelines and development requirements to assist those persons involved in the design, construction, review and approval of development in San José. These guidelines seek to provide a common understanding of the minimum design standards that the City expects of all new development based on development types and locations. The design review process is used to evaluate projects for conformance with the adopted design guidelines and other relevant policies and ordinances, and for the inclusion of appropriate environmental mitigation. Specific design guidelines adopted by the City Council include those for: Downtown/Historic, North San José, Residential, and Non-residential.²³ In addition, *Guadalupe River & Park Urban Design Guidelines* consider the relationship between the Guadalupe River Park and adjacent development.

Existing Conditions

The project site is located in western San José and currently houses multiple urban uses including the Camden Community Day School and the Campbell Union High School District (CUHSD) Administrative and Maintenance offices. As shown on Figure 3-2 in Chapter 3, Project Description, of this Initial Study, the project site is bounded by single-family homes off Casa Mia Drive and Trinity Place, and a church (Trinity Presbyterian) off of Union Avenue to the north, CUHSD Administrative and Maintenance offices off of Union Avenue and the California Sports Center across Union Avenue to the east, Camden Community Center off of Union Avenue and single-family homes off of Paseo Del Oro to the south, and Camden Avenue and single-family homes off of Camden Avenue to the west.

The project site does not contain any scenic resources. The nearest State-designated Scenic Highway, Route 9, is located approximately 5 miles to the southwest of the site.²⁴ The project site is not located within a City-designated Gateway. The nearest Gateways to the project site are located approximately 0.5 mile to the northwest of the project site where Camden Avenue meets SR 17, 3 miles to the northwest where Campbell Avenue meets Saratoga Avenue, and 4.5 miles to the northeast where SR 87 meets Almaden Expressway. The project site is located to the east of SR 17, which is a designated Urban

²³ City of San José, Planning Division, Design Guidelines, <http://www.sanjoseca.gov/index.aspx?NID=1734>.

²⁴ California Department of Transportation website, Officially Designated State Scenic Highways, http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/, accessed March 15, 2018.

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Throughway in the General Plan as are all State and Interstate Highways within the City's Sphere of Influence.²⁵

The site is currently developed with the Camden Community Day School at the west end of the project site and the Campbell Union High School District (CUHSD) Administrative and Maintenance offices buildings at scattering throughout and at the east end of the site. A private roadway runs through the site with surface parking lots covering most of the project site. Parking canopies with or without solar panels are scattered throughout the project site. Under current conditions, the light emanating from the existing uses contributes to the ambient lighting levels in the surrounding area. On-site lighting that is currently visible from the surrounding land uses includes outdoor lighting that varies according to the type and intensity of use for activities associated with the public facilities on the project site. The existing on-site lighting is primarily for safety, security, and vehicular and pedestrian movement. Existing daytime glare occurs from the light reflecting off the windows of existing on-site and surrounding buildings and cars parked in the parking lot.

DISCUSSION

a) Would the proposed project have a substantial adverse effect on a scenic vista?

As described under the Existing Conditions discussion above, the project site is located in an urbanized area and is surrounded by existing development. The site itself is consisted of a few scattered buildings and surface parking lots. While there are no scenic vistas on the project site, the project site is located to the east of SR 17 which is a designated Urban Corridor in the General Plan. The project site is built-out and is surrounded by urban development, which significantly limits long range views of any scenic resources surrounding San Jose (e.g., Coyote Valley, the Diablo Range, the Silver Creek Hills, the Santa Teresa Ridge and the Santa Cruz Mountains). Future development facilitated by the proposed project would be required to comply with building heights standards in the RN land use designation and respective zoning district on the 6-acre parcel which can range from one to one and a half stories. Potential future development that could result under Scenario 1 and Scenario 2 would be required to comply with height standards in the conforming Zoning Districts. With respect to the 3-acre parcel, future development could be up to 24 stories under CIC. However, future development, residential and non-residential, would further be limited to the zoning districts of the parcels. Conforming Zoning Districts to the CIC General Plan Land Use Designation could potentially be CN Commercial Neighborhood, CP Commercial Pedestrian, or CG Commercial General. Those zoning districts have a height maximum of 50-65 feet.

As previously mentioned in the Existing Condition section, the project site does not contain any scenic resources and the nearest State-designated Scenic Highway, Route 9, is located approximately 5 miles to the southwest of the site. Therefore, the potential future development and potential height that could be added to this area does not anticipate to create an impact to any immediate scenic vista in the area. In addition, future development would be required to comply with General Plan goals and policies (listed

²⁵ City of San José, 2011. *Envision San José 2040 General Plan*, Chapter 4, Scenic Corridors Diagram, page 27, <http://www.sanjoseca.gov/DocumentCenter/View/7466>, accessed March 15, 2018.

ENVIRONMENTAL ANALYSIS

above) which seek to preserve and enhance the character of existing neighborhoods and Urban Corridors in San José. As the project is currently proposed, a change in General Plan land use designations would not result in a substantial adverse effect on any scenic vista. For these reasons, the proposed project would result in a ***less than significant*** impact to scenic vistas under both scenarios.

b) *Would the proposed project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?*

The project site is not located in proximity to a State-designated scenic highway. The nearest State-designated scenic highway, SR 9, is located approximately 5 miles to the southwest of the project site.²⁶ Due to the developed nature of the project site and its surroundings, the project site is not visible from this State scenic highway. Therefore, there would be ***no impact*** under both scenarios.

c) *Would the proposed project substantially degrade the existing visual character or quality of the site and its surroundings?*

The project site is currently built-out with existing urban uses such as the Camden Community Day School and the Campbell Union High School District (CUHSD) Administrative and Maintenance offices in addition to surface parking lots and a private road running through the site. Although the proposed project would facilitate potential future development of an infill mixed-used project, the change to the existing visual character of the project site would generally be consistent with existing uses and the overall urban character of the surrounding area. However, future development under the proposed project would be required to comply with the General Plan goals and policies (listed above) which seek to preserve and enhance the character of existing neighborhoods in San José. Future development would also be subject to separate and addition review under the City's design review process which includes a review of architecture and site planning. Consistency with these regulations would ensure that future development would not substantially degrade the visual quality of the site or its surroundings. As the project is currently proposed, a change in General Plan land use designations would not result in degradation of the existing visual character or quality of the site and its surrounding and therefore, the impacts would be ***less than significant*** under both scenarios.

d) *Would the proposed project create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?*

As described above, the project site is developed with existing urban uses and contains on-site lighting primarily for building safety, security, and vehicular and pedestrian movement. With potential future development facilitated by the proposed project, new sources of light could be introduced. Exterior lighting provided on and around the future development would be required to comply with City standards for outdoor lighting that are intended to reduce light pollution and glare per City Council Policy 4-3 which requires energy-efficient outdoor lighting that is fully shielded and not directed skyward in order to reduce light pollution. In addition, future development would be required to undergo the City's design review process. Consistency with these regulations would ensure that future development would not

²⁶ California Department of Transportation website, Officially Designated State Scenic Highways, http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/, accessed March 15, 2018.

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create substantial light and glare such that could degrade daytime or nighttime views in the area. As the project is currently proposed, a change in General Plan land use designations would not result in a substantial adverse effect on day or nighttime views in the area and therefore, the impacts would be *less than significant* under both scenarios.

ENVIRONMENTAL ANALYSIS

II. AGRICULTURE AND FORESTRY RESOURCES

Would implementation of the proposed Plan:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code [PRC] Section 12220(g)), timberland (as defined by PRC Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL SETTING

Regulatory Framework

State

Land Conservation Act of 1965 (Williamson Act)

Commonly known as the Williamson Act, the State of California's Land Conservation Act of 1965 enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive a property tax assessment based upon farming and open space uses as opposed to full market value.

Farmland Mapping and Monitoring Program

The California Farmland Conservancy manages the Farmland Mapping and Monitoring Program (FMMP), which produces maps and statistical data used for analyzing impacts on California's agricultural resources.

ENVIRONMENTAL ANALYSIS

Agricultural land is rated according to soil quality and irrigation status; the best quality land is called Prime Farmland.²⁷

Local

General Plan

The Land Use (LU) section of the General Plan includes the following goal and policy specific to agricultural resources and applicable to future development facilitated by the proposed project.

- **Goal LU-12 Urban Agriculture** - Expand the cultivation and sale of locally grown agriculture as an environmentally sustainable means of food production and as a source of healthy food for San José residents.
 - **Policy LU-12.3:** Protect and preserve the remaining farmlands within San José's sphere of influence that are not planned for urbanization in the timeframe of the *Envision General Plan* through the following means:
 - Limit residential uses in agricultural areas to those which are incidental to agriculture.
 - Restrict and discourage subdivision of agricultural lands.
 - Encourage contractual protection for agricultural lands, such as Williamson Act contracts, agricultural conservation easements, and transfers of development rights.
 - Prohibit land uses within adjacent to agricultural lands that would compromise the viability of these lands for agricultural uses.
 - Strictly maintain the Urban Growth Boundary in accordance with other goals and policies in this Plan.
 - **Policy LU-12.4:** Preserve agricultural lands and prime soils in non-urban areas in order to retain the aquifer recharge capacity of these lands.
- **Goal LU-20 Rural Agriculture** - Provide and protect sufficient agricultural land to facilitate local food production, to provide broad community access to healthful foods, to add to a distinct community image, and to promote environmental, fiscal, and economic benefits of rural agricultural lands.
 - **Policy LU-20.2:** Preserve agricultural lands and prime soils in non-urban areas in order to provide local and regional fresh food supplies, reduce dependence on foreign products, conserve energy, and retain the aquifer recharge capacity of these lands.

Municipal Code

The San José Municipal Code (SJMC) Chapter 20.20, Open Space and Agriculture Zoning Districts, sets forth the land use and development regulations applicable to the open space and agricultural zoning

²⁷ California Department of Conservation, The Land Conservation Act, <ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2012/scl12.pdf>, accessed on March 15, 2018.

ENVIRONMENTAL ANALYSIS

districts. This chapter of the SJMC includes regulations to protect and provide for a wide range of agricultural uses.

Existing Conditions

The site is designated *Urban and Built-Up Land* in the Santa Clara County Important Farmland Map, which means the site is occupied by structures with a building density of at least one unit to 1.5 acres, or approximately six structures to a 10-acre parcel. The project site is currently developed with urban uses and is not considered *Prime Farmland*, *Unique Farmland*, or *Farmland of Local Importance* within the city.²⁸ Neither the project site nor the immediately surrounding properties are subject to Williamson Act contracts.²⁹ In addition, according to 2006 mapping data from the California Department of Forestry and Fire Protection (CAL FIRE), the city does not contain any woodland or forest land cover.³⁰

DISCUSSION

- a) *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*

The project site is not currently in agricultural uses, and is not classified as Prime Farmland, Unique Farmland or Farmland of Statewide Importance to non-agricultural use. Therefore, there would be ***no impact*** under both scenarios.

- b) *Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?*

Neither the project site nor the immediately surrounding properties are subject to Williamson Act contracts. Therefore, implementation of the proposed project would not conflict with existing zoning for agricultural use or Williamson Act contracts. Accordingly, there would be ***no impact*** under both scenarios.

- c) *Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code [PRC] Section 12220(g)), timberland (as defined by PRC Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?*

Neither the project site nor the immediately surrounding areas feature zoning designations for forest land, timberland, or timber production. Additionally, there are currently no lands within San José zoned for or currently featuring timberland or timber production.³¹ Implementation of the proposed project would therefore not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production. Therefore, there would be ***no impact*** under both scenarios.

²⁸ City of San José, 2011. *Envision San José 2040 General Plan* EIR, Section 3.1.1.3, Existing Land Use, pages 141-142.

²⁹ Santa Clara County website, interactive map of Williamson Act Properties, <https://sccplanning.maps.arcgis.com/apps/webappviewer/index.html?id=1f39e32b4c0644b0915354c3e59778ce>, accessed on March 15, 2018.

³⁰ California Department of Forestry and Fire Protection (CAL FIRE) Fire and Resource Assessment Program, Land Cover map, http://frap.fire.ca.gov/data/frapgismaps/pdfs/fvegwhr13b_map.pdf, accessed on March 15, 2018.

³¹ City of San José website, interactive map of Land Use Zoning, <http://csj-landzoning.appspot.com/index.html#>, accessed on March 18, 2018.

ENVIRONMENTAL ANALYSIS

d) Would the project result in the loss of forest land or conversion of forest land to non-forest use?

There is no forest land on the project site or in close proximity to the project site. The surrounding areas currently feature developed, urban uses, and the current site is developed with multiple urban uses including the Camden Community Day School and the Campbell Union High School District (CUHSD) Administrative and Maintenance offices. Therefore, the project would not result in the loss of forest land or conversion of forest land to non-forest use. Accordingly, there would be ***no impact*** under both scenarios.

e) Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

As detailed above, the project site and surrounding areas do not include any zoning, land use designations, or existing development relating to agricultural, forest land or timber production. As described in Chapter 3, Project Description, the project site is designated Public/Quasi-Public (PQP), which supports public land uses. Further, the project site is zoned low to medium density Residence District (R-1-8), which supports residential uses. Thus, implementation of the proposed project would not directly or indirectly impact any agricultural or forest lands, and would not involve changes to the existing environment that would result in the conversion of agricultural or forest lands. Accordingly, there would be ***no impact*** under both scenarios.

ENVIRONMENTAL ANALYSIS

III. AIR QUALITY

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Would the project conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project area is in non-attainment under applicable federal or State ambient air quality standards (including releasing emissions which exceed quantitative Standards for ozone precursors or other pollutants)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Would the project expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Would the project create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL SETTING

Federal, State, and local air districts have adopted laws and regulations intended to control and improve air quality. The following is a summary of the relevant regulations pertaining to air quality.

Regulatory Framework

Federal

The pollutants emitted into the ambient air by stationary and mobile sources are regulated by the National Clean Air Act. Air pollutants of concern under Federal and State regulations are described below under the State regulations.

State

California Clean Air Act

The California Clean Air Act (California CAA) is administered by the California Air Resources Board (CARB) at the state level under the California Environmental Protection Agency. CARB is responsible for meeting the state requirements of the Federal CAA, administering the California CAA, and establishing the California ambient air quality standards (AAQS). The California CAA requires all air districts in the state to achieve and maintain the California AAQS. CARB also regulates mobile air pollution sources such as motor vehicles. CARB is responsible for setting emission standards for vehicles sold in California and for other

ENVIRONMENTAL ANALYSIS

emission sources, such as consumer products and certain off-road equipment. CARB has established passenger vehicle fuel specifications and oversees the functions of local air pollution control districts and air quality management districts, which in turn administer air quality activities at the regional and county level. CARB also conducts or supports research into the effects of air pollution on the public and develops approaches to reduce air pollutant emissions.

Regional

Bay Area Air Quality Management District (BAAQMD)

California is divided geographically into air basins for the purpose of managing the air resources of the State on a regional basis. An air basin generally has similar meteorological and geographic conditions throughout. The project site is in the San Francisco Bay Area Air Basin (SFBAAB or Air Basin), which comprises all of Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, and Santa Clara counties; the southern portion of Sonoma County; and the southwestern portion of Solano County. The Bay Area Air Quality Management District (BAAQMD) is the regional air quality agency for the SFBAAB. Air quality in this area is determined by such natural factors as topography, meteorology, and climate, in addition to the presence of existing air pollution sources and ambient conditions.³² Air pollutants of concern are criteria air pollutants and toxic air contaminants (TACs).

Air Pollutants of Concern

Criteria Air Pollutants

The pollutants emitted into the ambient air by stationary and mobile sources are regulated by federal and State law under the National and California Clean Air Act, respectively. Air pollutants are categorized as primary and/or secondary pollutants. Primary air pollutants are those that are emitted directly from sources. Carbon monoxide (CO), reactive organic gases (ROG) (also referred to as volatile organic compounds [VOC]), VOC, nitrogen oxides (NO_x), sulfur dioxide (SO₂), coarse inhalable particulate matter (PM₁₀), fine inhalable particulate matter (PM_{2.5}), and lead (Pb) are considered as primary air pollutants. All of these, except for ROGs are “criteria air pollutants,” which means that ambient air quality standards (AAQS) have been established for them. The National and California AAQS are the levels of air quality considered to provide a margin of safety in the protection of the public health and welfare. They are designed to protect those “sensitive receptors” most susceptible to further respiratory distress, such as asthmatics, the elderly, very young children, people already weakened by other disease or illness, and persons engaged in strenuous work or exercise. Healthy adults can tolerate occasional exposure to air pollutant concentrations considerably above these minimum standards before adverse effects are observed.

³² Bay Area Air Quality Management District (BAAQMD), 2017, California Environmental Quality Act Air Quality Guidelines, Appendix C: Sample Air Quality Setting.

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Toxic Air Contaminants

In addition to criteria air pollutants, both the State and federal government regulate the release of TACs. Common sources of TACs include mobile sources (e.g., cars, trucks, and buses) and stationary sources (e.g., factories, refineries, and power plants). The California Health and Safety Code defines a TAC as “an air pollutant which may cause or contribute to an increase in mortality or in serious illness, or which may pose a present or potential hazard to human health.” A substance that is listed as a hazardous air pollutant pursuant to Section 112(b) of the federal Clean Air Act (42 United States Code Section 7412[b]) is a TAC. Under State law, the California Environmental Protection Agency (CalEPA), acting through the California Air Resources Board (CARB), is authorized to identify a substance as a TAC if it determines that the substance is an air pollutant that may cause or contribute to an increase in mortality or serious illness, or may pose a present or potential hazard to human health. The current comprehensive air quality management plan (AQMP) is the 2017 Bay Area Clean Air Plan entitled *Spare the Air – Cool the Climate*, adopted by BAAQMD on April 19, 2017.

Local

General Plan

The Measurable Environmental Sustainability (MS), Community Design (CD), and Land Use and Transportation (TR) sections of the General Plan includes the following goals and policies specific to air quality and applicable to future development facilitated by the proposed project:

- **Goal MS-10 Air Pollutant Emission Reduction** – Minimize air pollutant emissions from new and existing development.
 - **Policy MS-10.1:** Assess projected air emissions from new development in conformance with the Bay Area Air Quality Management District (BAAQMD) CEQA Guidelines and relative to state and federal standards. Identify and implement feasible air emission reduction measures.
 - **Policy MS-10.2:** Consider the cumulative air quality impacts from proposed developments for proposed land use designation changes and new development, consistent with the region’s Clean Air Plan and State law.
 - **Policy MS-10.6:** Encourage mixed land use development near transit lines and provide retail and other types of service oriented uses within walking distance to minimize automobile dependent development.
- **Goal MS-11 Toxic Air Contaminants** – Minimize exposure of people to air pollution and toxic air contaminants such as ozone, carbon monoxide, lead, and particulate matter.
 - **Policy MS-11.1:** Require completion of air quality modeling for sensitive land uses such as new residential developments that are located near sources of pollution such as freeways and industrial uses. Require new residential development projects and projects categorized as sensitive receptors to incorporate effective mitigation into project designs or be located an adequate distance from sources of toxic air contaminants (TACs) to avoid significant risks to health and safety.

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- **Policy MS-11.2:** For projects that emit toxic air contaminants, require project proponents to prepare health risk assessments in accordance with BAAQMD-recommended procedures as part of environmental review and employ effective mitigation to reduce possible health risks to a less than significant level. Alternatively, require new projects (such as, but not limited to, industrial, manufacturing, and processing facilities) that are sources of TACs to be located an adequate distance from residential areas and other sensitive receptors.
- **Policy MS-11.5:** Encourage the use of pollution absorbing trees and vegetation in buffer areas between substantial sources of TACs and sensitive land uses.
- **Goal MS-13 Construction Air Emissions** – Minimize air pollutant emissions during demolition and construction activities.
 - **Policy MS-13.1:** Include dust, particulate matter, and construction equipment exhaust control measures as conditions of approval for subdivision maps, site development and planned development permits, grading permits, and demolition permits. At minimum, conditions shall conform to construction mitigation measures recommended in the current BAAQMD CEQA Guidelines for the relevant project size and type.
 - **Policy MS-13.2:** Construction and/or demolition projects that have the potential to disturb asbestos (from soil or building material) shall comply with all the requirements of California Air Resources Board’s air toxic control measures (ATCMs) for Construction, Grading, Quarrying, and Surface Mining Operations.
- **Goal MS-14 Reduce Consumption and Increase Efficiency** – Reduce per capita energy consumption by at least 50 percent compared to 2008 levels by 2022 and maintain or reduce net aggregate energy consumption levels equivalent to the 2022 (Green Vision) level through 2040.
 - **Policy MS-14.1:** Promote job and housing growth in areas served by public transit and that have community amenities within a 20-minute walking distance.
- **Goal CD-3 Connections** – Maintain a network of publicly accessible streets and pathways that are safe and convenient for walking and bicycling and minimize automobile use; that encourage social interaction; and that increase pedestrian activity, multi-modal transit use, environmental sustainability, economic growth, and public health.
 - **Policy CD-3.3:** Within new development, create and maintain a pedestrian-friendly environment by connecting the internal components with safe, convenient, accessible, and pleasant pedestrian facilities and by requiring pedestrian connections between building entrances, other site features, and adjacent public streets.
- **Goal TR-9 Tier I Reduction of Vehicle Miles Traveled** – Reduce Vehicle Miles Traveled (VMT) by 10 percent, from 2009 levels, as an interim goal.
 - **Policy TR-9.1:** Enhance, expand and maintain facilities for walking and bicycling, particularly to connect with and ensure access to transit and to provide a safe and complete alternative transportation network that facilitates non-automobile trips.

ENVIRONMENTAL ANALYSIS**Existing Conditions**

The project site is currently developed with multiple urban uses including the Camden Community Day School, Campbell Union High School District (CUHSD) Administrative and Maintenance offices, and is fully paved with surface parking spaces and a private road through the site. These types of urban uses have the potential to generate operational air quality emissions.³³

DISCUSSION

a) Would the project conflict with or obstruct implementation of the applicable air quality plan?

Regional growth projections are used by BAAQMD to forecast future emission levels in the Air Basin. For the Bay Area, these regional growth projections are provided by the Association of Bay Area Governments (ABAG) and transportation projections are provided by the Metropolitan Transportation Commission (MTC) and are partially based on land use designations in city and county general plans. Typically, only large, regionally significant projects have the potential to affect the regional growth projections. Under Scenario 1, the potential future development of this site could consist of approximately 36 dwelling units, 50,000 square foot of retail/commercial. Under Scenario 2, the potential future development could consist of 185,000 square foot of commercial uses. The proposed project, under both scenarios, would only facilitate for the potential to re-development the site with different uses in the future and the resulting proposal would be subject to additional review once submitted. The project as it is currently proposed does not have a development proposal and therefore, the current proposed land use change would not be considered a regionally significant project per Section 15206(b) of the CEQA Guidelines.³⁴ Thus, the proposed project would not affect regional VMT and warrant intergovernmental review by ABAG and MTC. Additionally, as discussed in Section XIII, Population and Housing, of this Initial Study, implementation of the proposed project would not have the potential to substantially affect population projections within the region, which is the basis of the 2017 Bay Area Clean Air Plan projections.

Furthermore, potential future development facilitated by the proposed project on the project site would be required to fall below, or include project specific measures and conditions to ensure the compliance with, BAAQMD's operational emissions thresholds which are included in Table 4-1 below.

³³ Bay Area Air Quality Management District (BAAQMD), 2017, California Environmental Quality Act Air Quality Guidelines, Table 3-1, Operational-Related Criteria Air Pollutant and Precursor Screening Level Sizes.

³⁴ CEQA Guidelines Section 15206(b), provides the criteria to determine if a project is deemed to be of Statewide, regional, or area wide significance thus potentially resulting in significant environmental impacts beyond the City of San Jose. Criteria under this section includes, residential development over 500 units; commercial project with 1,000 or more employees or 500,000 square feet of floor space; office projects with 1,000 or more employees or 250,000 square feet of floor space; hotel projects with over 500 rooms; or an industrial project with 1,000 or more employees occupying more than 40 acres of land, or more than 650,000 square feet of floor area.

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TABLE 4-1 OPERATION-RELATED CRITERIA AIR POLLUTANTS EMISSIONS THRESHOLDS

Category	Criteria Air Pollutants (average pounds per day)			
	ROG	NO _x	PM ₁₀	PM _{2.5}
BAAQMD Average Daily Project-Level Threshold	54	54	82	54

Category	Criteria Air Pollutants (tons per year)			
	ROG	NO _x	PM ₁₀	PM _{2.5}
BAAQMD Annual Project-Level Threshold	10	10	15	10

Notes: PM₁₀ = coarse inhalable particulate matter; PM_{2.5} = fine inhalable particulate matter; Emissions may not total to 100 percent due to rounding. New buildings would be constructed to the 2016 Building & Energy Efficiency Standards (effective January 1, 2017). Average daily emissions are based on the annual operational emissions divided by 365 days.

Source: Bay Area Air Quality Management District, California Environmental Quality Act, May 2017, Air Quality Guidelines, Table 2-1, Air Quality CEQA Thresholds of Significance, page 2-2.

These thresholds are established to identify projects that have the potential to generate a substantial amount of criteria air pollutants. Mandatory compliance with BAAQMD's operational emissions thresholds during project operations would ensure that the project would not be considered by BAAQMD to be a substantial emitter of criteria air pollutants. Any future project would also be reviewed for compliance with Policy MS.10-1, requiring the implementation of air emissions reduction measures reduce the potential for impacts. Any future development would also be reviewed for compliance with air quality regulations and policies (including the construction emissions reduction measures in Policy MS-13.1) as part of the overall development review process. Therefore, the proposed project would not conflict with or obstruct implementation of the 2017 Bay Area Clean Air Plan and impacts would be considered *less than significant* under both scenarios.

b) *Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?*

General Plan Policy MS-10.1 requires the assessment of projected air emissions from new development in conformance with the BAAQMD CEQA Guidelines, State, and federal standards. BAAQMD has identified thresholds of significance for criteria pollutant emissions and criteria air pollutant precursors, including ROG, NO_x, PM₁₀, and PM_{2.5}. Developments below the significant thresholds are not expected to generate sufficient criteria pollutant emissions to violate any air quality standard or contribute substantially to an existing or projected air quality violation. In addition, the City of San José GHG Reduction Strategy identifies a series of GHG emissions reduction measures to be implemented by development projects, mandatory compliance with these standards is discussed in Section VII, Greenhouse Gas Emissions, of this Initial Study. The proposed project includes an amendment to the General Plan that would facilitate potential future development on the project site and does not include a specific development proposal. Thus, the proposed project would not directly result in any construction- or operational-related criteria air pollutant emissions that could exceed the BAAQMD significance thresholds. As previously mentioned above, potential future development under the proposed project would be subject to review on a project-by-project basis and would be required to comply with City and BAAQMD standards including the Basic

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Construction Measures for reducing dust and exhaust from construction.³⁵ Therefore, impacts to any air quality standard due to implementation of the proposed project would result in a *less-than-significant* impact under both scenarios.

- c) *Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project area is in non-attainment under applicable federal or State ambient air quality standards (including releasing emissions which exceed quantitative thresholds for ozone precursors)?*

The SFBAAB is currently designated as a nonattainment area for California and National AAQS for ozone (O₃) and for PM_{2.5}, and a nonattainment area under the California AAQS for PM₁₀. Any project that does not exceed or can be mitigated to less than the BAAQMD significance levels would not result in a significant or cumulatively considerable impact.

As discussed in Section 3.3.2, future development of the project site under Scenario 1 would assume for approximately 36 new single-family homes in the 6 acres to be re-designated as Residential Neighborhood (RN) and approximately 50,000 square feet of non-residential uses in the 3 acres portion to be re-designated as CIC. The 3 acres of PQP is proposed to remain with the same uses. Under Scenario 2, the potential future development could consist of 185,000 square foot of commercial uses.

However, any new development would be required to comply with BAAQMD regulations to mitigate or prevent the generation of criteria pollutant emissions. Future construction on the site would be required to implement BAAQMD's Best Management Practices for dust control in accordance with the City's General Plan policies MS-13.1 and MS-13.3. As mentioned previously, implementation of the proposed project would result in changes at the policy level and does not include a specific development proposal. Thus, the proposed project would not directly result in any criteria air pollutant emissions. In addition, future construction on the site would be required to implement BAAQMD's best management practices for dust control in accordance with the City's General Plan Policies MS-13.1 and MS-13.3.

Therefore, the proposed project would not result in a cumulatively considerable net increase to a criteria pollutant for which the Bay Area is classified as non-attainment and cumulative air quality impacts would be *less than significant*.

- d) *Would the project expose sensitive receptors to substantial pollutant concentrations?*

The nearest sensitive receptors include the Camden Community Day School and the residents of the single-family homes that share a border with the project site to the north and the south. The potential construction of additional housing units could lead to fugitive emissions and TACs affecting adjacent sensitive land uses. While potential future proposal may result in uses that could result in emission of pollutant to nearby sensitive receptors, implementation of the proposed project would result in changes at the to the General Plan land use designation to allow different uses in the future on this project site, and does not include a specific development proposal. Thus, the proposed project would not directly

³⁵ Bay Area Air Quality Management District, California Environmental Quality Act, May 2017, Air Quality Guidelines, Part II, Assessing and Mitigating Project Level Impacts, Chapter 8, Construction-Related Impacts, page 8-1 to 8-9, http://www.baaqmd.gov/~media/files/planning-and-research/ceqa/ceqa_guidelines_may2017-pdf.pdf?la=en

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result in any construction-related criteria air pollutant emissions. In accordance with regional and local air quality policies mentioned above, future specific proposed development on the project site would be required to evaluate the impacts of construction emissions on nearby sensitive receptors to demonstrate that the incremental cancer risk would not exceed 10 in one million (10E-06) for individual sources and/or 100 in a million for cumulative sources, PM_{2.5} concentrations would not exceed 0.3 µg/m³ for individual sources and/or 0.8 µg/m³ for cumulative sources, or the appropriate non-cancer hazard index would not exceed 1.0 for individual sources and/or 10.0 for cumulative sources in accordance with BAAQMD's Thresholds of Significance.³⁶ Air quality analyses would be completed on a site-specific basis to determine whether emissions from future proposed development would expose sensitive receptors to substantial pollutant concentrations during construction and operation. The project as it is currently proposed would not expose sensitive receptors to air pollutants and the impacts of localized construction emissions due to implementation of the proposed project would result in a *less-than-significant* impact under both scenarios.

e) *Would the project create objectionable odors affecting a substantial number of people?*

The type of facilities that are considered to have objectionable odors include wastewater treatment plants, compost facilities, landfills, solid waste transfer stations, fiberglass manufacturing facilities, paint/coating operations (e.g., auto body shops), dairy farms, petroleum refineries, asphalt batch plants, chemical manufacturing, and food manufacturing facilities. The type of development facilitated by the proposed project on the proposed RN or PQP portions are residential, administrative facilities, schools, or similar uses. Uses in CIC may be a limited commercial development that would not generate substantial odors or be subject to odors that would affect a substantial number of people. Even so, future development, dependent on the type of use proposed, would be subject to an odor study to ensure compatibility of use to the area and would not subject the area to objectionable odors. However, as the project is proposed currently, would not create objectionable odors and impacts would be *less than significant* under both scenarios.

³⁶ Bay Area Air Quality Management District, California Environmental Quality Act, May 2017, Air Quality Guidelines, Chapter 5, Assessing and Mitigating Local Community Risk and Hazard Impacts, page 5-15 and 5-16.

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IV. BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Would the project have a substantial adverse effect, either directly or through habitat modifications, on a plant or animal population, or essential habitat, defined as a candidate, sensitive or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or United States Fish and Wildlife Service (USFWS)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the CDFW or USFWS?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (CWA), (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Would the project conflict with any local ordinances or policies protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Would the project conflict with an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or State habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL SETTING

The following is a summary of the relevant federal and local regulations pertaining to biological resources. There are no separate State regulations governing this topic relevant to the project.

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Regulatory Framework

Federal

Federal Migratory Bird Treaty Act

The federal Migratory Bird Treaty Act (MBTA), 16 United States Code Section 703, prohibits killing, possessing, or trading of migratory birds except in accordance with regulations prescribed by the Secretary of the Interior. The MBTA protects whole birds, parts of birds, and bird eggs and nests; and prohibits the possession of all nests of protected bird species whether they are active or inactive. An active nest is defined as having eggs or young, as described by the Department of the Interior in its April 16, 2003 Migratory Bird Permit Memorandum. Nest starts (nests that are under construction and do not yet contain eggs) are not protected from destruction. All native bird species that occur on the project site are protected under the MBTA.

Regional

Santa Clara Valley Habitat Plan/Natural Community Conservation Plan

The City adopted the Santa Clara Valley Habitat Plan/Natural Community Conservation Plan (Habitat Plan) on January 29, 2013.³⁷ The Habitat Plan was developed through a partnership between County of Santa Clara; VTA; Santa Clara Valley Water District (SCVWD); and cities of Gilroy, Morgan Hill, and San José (collectively referred to as the Local Partners), in cooperation with the California Department of Fish and Wildlife (CDFW) and the United States Fish and Wildlife Service (USFWS). The Habitat Plan study area covers approximately 519,506 acres, primarily within southern Santa Clara County, and nine special-status plant and nine special-status animal species (called “covered species” in the Habitat Plan). The Habitat Plan is “intended to provide an effective framework to protect, enhance, and restore natural resources in specific areas of Santa Clara County, while improving and streamlining the environmental permitting process for impacts on threatened and endangered species.” Approval of impacts on covered species from project activities covered by the Habitat Plan (i.e., projects that meet a number of criteria concerning location, proponent, and type) are considerably expedited. Fees paid in accordance with the extent and nature of projects’ impacts on wetland, aquatic, and riparian habitats are used to further conservation efforts via the acquisition, creation, or enhancement, as well as the preservation and management, of habitat for these species. In addition, covered projects are subject to a number of measures concerning avoidance and minimization of impacts on covered species and habitats through project design and construction measures (such as preconstruction species surveys and seasonal restrictions on construction activities) to directly protect species. Several “no take” species also exist that, because of their rarity or regulatory status (e.g., state fully protected species), cannot be “taken” by a project that is covered by the plan.

The City is a co-permittee under the Habitat Plan, and the proposed project is a covered project under the Habitat Plan. As such, the City would be covered under the auspices of the Habitat Plan, and would

³⁷ Santa Clara Valley Habitat Agency, Santa Clara Valley Habitat Plan (Habitat Plan), <http://scv-habitatagency.org/178/Santa-Clara-Valley-Habitat-Plan>, accessed on March 20, 2018.

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adhere to the conservation measures set forth therein. Further, the City would pay Habitat Plan fees for habitat impacts, in accordance with the types and acreage of habitat impacted, resulting from implementation of the proposed project.

Local

General Plan

The Environmental Resources (ER), Measurable Environmental Sustainability (MS), and Community Design (CD) sections of the General Plan includes the following goals and policies specific to biological resources and applicable to future development facilitated by the proposed project:

- **Goal ER-4 Special-Status Plants and Animals**—Preserve, manage, and restore habitat suitable for special-status species, including threatened and endangered species.
 - **Policy ER-4.4:** Require that development projects incorporate mitigation measures to avoid and minimize impacts to individuals of special-status species.
- **Goal ER-5 Migratory Birds**— Protect migratory birds from injury or mortality.
 - **Policy ER-5.1:** Avoid implementing activities that result in the loss of active native birds’ nests, including both direct loss and indirect loss through abandonment, of native birds. Avoidance of activities that could result in impacts to nests during the breeding season or maintenance of buffers between such activities and active nests would avoid such impacts.
 - **Policy ER-5.2:** Require that development projects incorporate measures to avoid impacts to nesting migratory birds.
- **Goal MS-21 Community Forest**— Preserve and protect existing trees and increase planting of new trees within San José to create and maintain a thriving Community Forest that contributes to the City’s quality of life, its sense of community, and its economic and environmental wellbeing.
 - **Policy MS-21.4:** Encourage the maintenance of mature trees, especially natives, on public and private property as an integral part of the community forest. Prior to allowing the removal of any mature tree, pursue all reasonable measures to preserve it.
 - **Policy MS-21.5:** As part of the development review process, preserve protected trees (as defined by the Municipal Code), and other significant trees. Avoid any adverse effects on the health and longevity of protected or other significant trees through appropriate design measures and construction practices. Special priority should be given to the preservation of native oaks and native sycamores. When tree preservation is not feasible, include appropriate tree replacement, both in number and spread of canopy.
 - **Policy MS-21.6:** As a condition of new development, require, where appropriate, the planting and maintenance of both street trees and trees on private property to achieve a level of tree coverage in compliance with and that implements City laws, policies or guidelines.
 - **Policy MS-21.8:** For Capital Improvement Plan or other public development projects, or through the entitlement process for private development projects, require landscaping including the selection and planting of new trees to achieve the following goals:

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1. Avoid conflicts with nearby power lines.
 2. Avoid potential conflicts between tree roots and developed areas.
 3. Avoid use of invasive, non-native trees.
 4. Remove existing invasive, non-native trees.
 5. Incorporate native trees into urban plantings in order to provide food and cover for native wildlife species.
 6. Plant native oak trees and native sycamores on sites which have adequately sized landscape areas and which historically supported these species.
- **Goal CD-1 Attractive City** – Create a well-designed, unique, and vibrant public realm with appropriate uses and facilities to maximize pedestrian activity; support community interaction; and attract residents, business, and visitors to San José.
 - **Policy CD-1.24:** Within new development projects, include preservation of ordinance-sized and other significant trees, particularly natives. Any adverse effect on the health and longevity of such trees should be avoided through design measures, construction, and best maintenance practices. When tree preservation is not feasible include replacements or alternative mitigation measures in the project to maintain and enhance our Community Forest.

Municipal Code

Chapter 13.28, Street Trees, Hedges, and Shrubs

The San José Municipal Code (SJMC) Chapter 13.328, Street Trees, Hedges, and Shrubs, includes the definitions for trees that qualify as protected trees in San José and regulates the planting, removal, and maintenance of the City's community forest. This chapter sets forth the permit requirements for planting street trees, pruning or removal street trees, and overall all tree maintenance standards.

Chapter 13.32, Tree Removal Controls

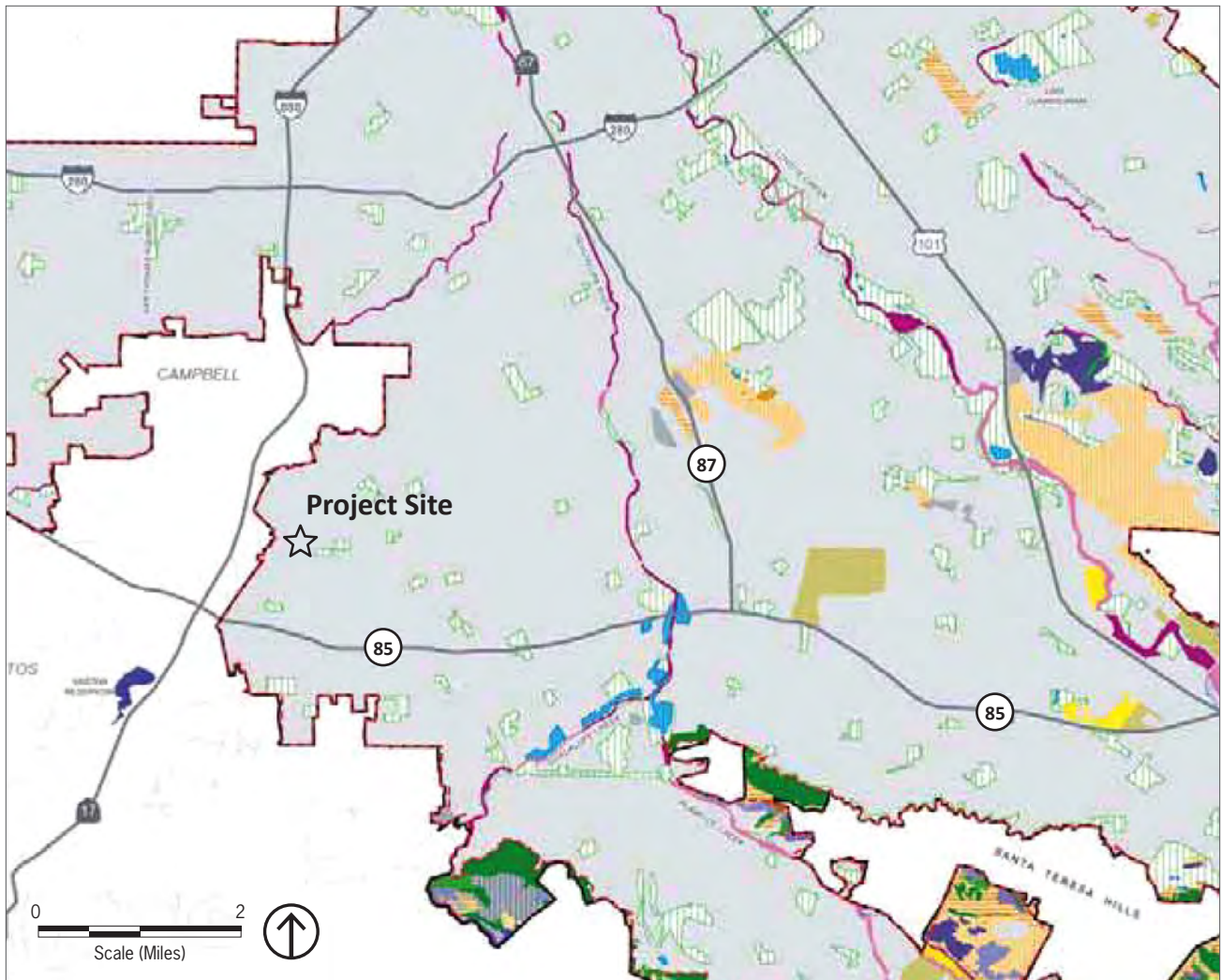
The SJMC Chapter 13.32, Tree Removal Controls, regulates the removal of trees, including any live or dead woody perennial plant, having a main stem or trunk 56 inches or more in circumference (18 inches in diameter) at a height of 24 inches above the natural grade slope.

Existing Conditions

Existing landscaping on the project site includes a variety of street trees scattered throughout the site, along the perimeter, and median of the parking lot. As shown on Figure 4-1, the project site and surrounding areas are classified as "Developed" habitat.³⁸

³⁸ According to the *Envision San José 2040 General Plan EIR*, "Developed" habitat is defined as urban, suburban, rural residential areas, golf courses, urban parks, landfills, and the San José-Santa Clara Water Pollution Control Plant (SJ-RC Regional Wastewater Facility).

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Source: City of San José, 2011; PlaceWorks, 2018.



Figure 4-1
Biotic Habitat

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Developed land uses are defined as human-altered landscapes that contain large amounts of paved surfaces and/or landscaped gardens with ornamental and/or weedy species.³⁹

As shown on Figure 4-2, the project site is within the Habitat Plan and is characterized as Urban Development land use category, which includes residential, industrial, commercial, institutional, public facilities, public/quasi-public, and major educational facilities land use designations.⁴⁰ In general, the highly developed nature of the project site and surrounding area make the project site unsuitable for most special status and wildlife species.

DISCUSSION

- a) *Would the project have a substantial adverse effect, either directly or through habitat modifications, on a plant or animal population, or essential habitat, defined as a candidate, sensitive or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or United States Fish and Wildlife Service (USFWS)?*

The project site is located within a developed area of the city and has been completely altered by past grading and no longer supports any natural habitat. The project site is classified as Developed habitat; thus, special-status species are generally not believed to occur on the project site. Potential impacts from construction of future development on the site would most likely be related to the removal of trees and other vegetation in these habitats during the nesting season of the migratory birds protected under the MBTA.

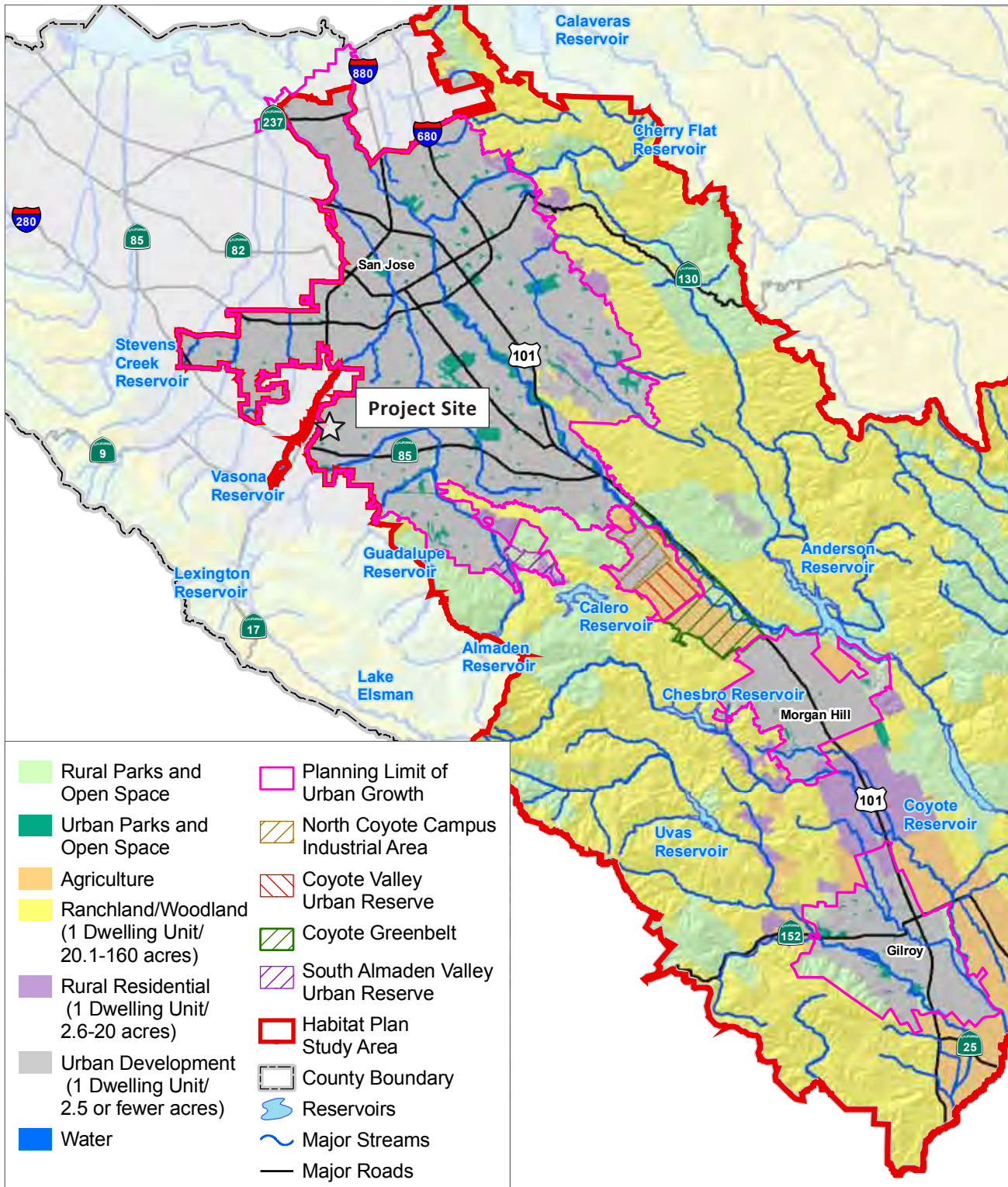
Future development facilitated by the proposed project would be required to comply with General Plan Policies ER-4.4, ER-5.1 and ER-5.2 (listed above), which call for surveys and implementation of protection measures for special-status species (particularly migratory birds). In addition, the City could require additional measures to ensure mandatory compliance with MBTA, which could include the following:

- Construction shall be scheduled between September 1st and January 31st (inclusive) to avoid the nesting season. If this is not possible, pre-construction surveys for nesting raptors and other migratory breeding birds shall be conducted by a qualified ornithologist to identify active nests that may be disturbed during project implementation onsite and within 250 feet of the site. Between February 1st and April 30th (inclusive) pre-construction surveys shall be conducted no more than 14 days prior to the initiation of construction activities or tree relocation or removal. Between May 1st and August 31st (inclusive), pre-construction surveys shall be conducted no more than thirty (30) days prior to the initiation of these activities. The surveying ornithologist shall inspect all trees in and immediately adjacent to the construction area for nests.
- If an active nest is found in or close enough to the construction area to be disturbed by these activities, the ornithologist shall, in consultation with the California Department of Fish and Wildlife (CDFW), designate a construction-free buffer zone (typically 250 feet for raptors) around the nest, which shall be maintained until after the breeding season has ended and/or a qualified ornithologist has determined that the young birds have fledged.

³⁹ City of San José, 2011. *Envision San José 2040 General Plan EIR*, Section 3.1.1.3, Existing Land Use, page 408.

⁴⁰ Santa Clara Valley Habitat Plan, August 2012, Chapter 2 Land Use and Covered Activities, page 2-22.

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Source: Santa Clara Valley Habitat Agency, 2015; PlaceWorks, 2018.

☆ Project Site



Figure 4-2

Santa Clara Valley Habitat Plan Land Use Categories

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Future development on the site is required to comply with the measures above and therefore, mandatory compliance with General Plan policies as well as SJMC Chapters 13.32, Tree Removal Controls, and federal laws, including the MBTA, (listed above) would ensure impacts to special-status species associated with potential future development would be *less than significant* under both scenarios.

- b) *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the CDFW or USFWS?*

The project site is developed with urban uses and classified as Developed habitat. Riparian habitat, native grasslands, and other sensitive natural community types are absent from the project site. Therefore, there would be *no impact* on sensitive natural communities as a result of implementing the proposed project under both scenarios.

- c) *Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (CWA), (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

Federally protected wetlands as defined by Section 404 of the Clean Water Act are absent from the project site. Therefore, there would be *no impact* on federally protected wetlands under both scenarios.

- d) *Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery site?*

The project site is located in an urbanized area bordered by single-family homes off Casa Mia Drive and Trinity Place, and a church (Trinity Presbyterian) off of Union Avenue to the north, CUHSD Administrative and Maintenance offices off of Union Avenue and the California Sports Center across Union Avenue to the east, Camden Community Center off of Union Avenue and single-family homes off of Paseo Del Oro to the south, and Camden Avenue and single-family homes off of Camden Avenue to the west. The project site does not contain any creeks or aquatic habitat that would support fish. In addition, the highly urbanized nature of the project site preclude the potential for the movement of any native resident or migratory fish or wildlife species across the project site. Wildlife species common in urban habitat would continue to move through the area, both during and after construction. Thus, implementation of the proposed project would not result in any habitat modifications and would not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. As discussed in Criterion (a) above, any future development activities would be required to comply with General Plan policies and federal law (listed above) for the purpose of protecting migratory birds. Therefore, the impact would be *less than significant* under both scenarios.

- e) *Would the project conflict with any local ordinances or policies protecting biological resources, such as a tree preservation policy or ordinance?*

The project site is located in an urbanized area where sensitive biological and wetland resources are generally considered to be absent, and no major conflicts with relevant policies or ordinances in the General Plan or SJMC (listed above) are anticipated. Future development facilitated by the proposed

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project could result in the removal of existing trees on-site. Per SJMC Chapter 13.32, Tree Removal Controls, it is unlawful for any person to remove, or cause to remove any live tree or dead tree without a tree removal permit.⁴¹ Per SJMC Section 13.32.070, Permit Application, a written permit application for removal of any live tree must include the number, type, size and location of each tree and the reason for removal of each tree. When submitting an application for removal of a dead tree a certified arborist's report assessing the condition of the tree(s) and the time frame in which the assessment occurred, is also necessary. In addition, as outlined in SJMC Section 13.32.130, Safeguarding Trees During Construction, appropriate safeguards must be taken to avoid damage to remaining trees during constructions activities.

In addition to mandatory compliance with SJMC, trees removed shall be replaced in accordance with City's Tree Replacement Ratio included in Table 4-2 below.

TABLE 4-2 SAN JOSÉ TREE REPLACEMENT RATIOS

Circumference of Tree to be Removed	Type of Tree to be Removed		Minimum Size of Each Replacement Tree
	Native ^a	All other Species ^a	
38 inches or greater	5:1	2:1	15-gallon
Less than 38 inches	2:1	1:1	15-gallon

Notes: Trees greater than or equal to 56-inch trunk circumference shall not be removed unless a Tree Removal Permit, or equivalent, has been approved for the removal of such trees.

a: X:X = Tree replacement to tree loss ratio.

Source: City of San José, Guidelines for Inventorying, Evaluating, and Mitigating Impacts to Landscaping Trees in the City of San José, 2006

The species of trees to be planted shall be determined in consultation with the City Arborist and the Department of Planning, Building and Code Enforcement at the Site Development or Planned Development Permit phase. All tree replacement would occur on-site or comply with other measures deemed as equivalent to replace trees. Accordingly, future development facilitated by the proposed project would be required to comply with these provisions to minimize potential impacts to on-site trees. As such, impacts would be *less than significant* under both scenarios.

f) *Would the project conflict with an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan?*

As described above, the City is a co-permittee under the Habitat Plan. As previously shown on Figure 4-2, the project site is within the Urban Development land use category. Per the Habitat Plan, the construction of residential, commercial, industrial, and other types of development in areas designated as urban or rural development is considered a "covered activity" under the Habitat Plan.⁴² As such, future development facilitated by the proposed project would be covered under the Habitat Plan, and would adhere to the conservation measures set forth therein. No sensitive species or habitat types are present on the project site and implementation of the proposed project would not have any direct impacts to any

⁴¹ Per SJMC Section 13.32.020, a live tree is defined as means any tree that is not a dead tree. A dead tree is defined as a tree that is no longer alive, has been removed beyond repair, or is in an advanced state of decline and has been determined to be in such a state by a certified arborist during a non-dormant or other natural stage of the tree.

⁴² Santa Clara Valley Habitat Plan, August 2012, Chapter 2 Land Use and Covered Activities, page 2-36 to 2-38.

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of the covered species in the Habitat Plan. In conformance with the Habitat Plan, future project proponents are subject to all applicable provisions and payment of fees prior to the start of ground disturbance activities.⁴³ Accordingly, future development facilitated by the proposed project would be required to comply with all applicable provisions of the Habitat Plan to ensure that no substantial conflicts occur. In compliance with the Habitat Plan and General Plan policies, future development under the proposed land use designation would be required to implement the following measure:

- The project is subject to applicable Habitat Plan conditions and fees (including the nitrogen deposition fee) prior to issuance of any grading permits. The project applicant shall submit a Habitat Plan Coverage Screening Form to the Supervising Environmental Planner of the Department of Planning, Building and Code Enforcement for review and will complete subsequent forms, reports, and/or studies as needed.

Accordingly, implementation of the proposed project would not conflict with an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan and impacts would be *less than significant* under both scenarios.

⁴³ Santa Clara Valley Habitat Plan, August 2012, Chapter 2 Land Use and Covered Activities, page 2-106.

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V. CULTURAL AND TRIBAL CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Would the project cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Would the project disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in PRC Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: <ul style="list-style-type: none"> 1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k); or 2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying this criteria, the significance of the resource to a California Native American tribe shall be considered. 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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The following is a summary of the relevant State, and local regulations pertaining to cultural resources. There are no federal regulations that are applicable to the project site.

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State

Assembly Bill 52

Assembly Bill 52 (AB 52), the Native American Historic Resource Protection Act, sets forth a proactive approach intended to reduce the potential for delay and conflicts between Native American and development interests. Projects subject to AB 52 are those that file a notice of preparation for an EIR or notice of intent to adopt a negative or mitigated negative declaration on or after July 1, 2016. AB 52 adds “tribal cultural resources” (TCR) to the specific cultural resources protected under CEQA. Under AB 52, a TCR is defined as a site, feature, place, cultural landscape (must be geographically defined in terms of size and scope), sacred place, and object with cultural value to a California Native American tribe that is either included or eligible for inclusion in the California Register, or included in a local register of historical resources. A Native American Tribe or the lead agency, supported by substantial evidence, may choose at its discretion to treat a resource as a TCR. AB 52 also mandates lead agencies to consult with tribes, if requested by the tribe, and sets the principles for conducting and concluding consultation. On June 1, 2017, notification letters were sent to a list of Native American contacts provided by the Native American Heritage Commission (NAHC). At the time of preparation of this Initial Study, the City of San José had yet to receive any requests for notification from tribes.

Public Resources Code Section 5097.5

California PRC Section 5097.5 prohibits “knowing and willful” excavation or removal of any “vertebrate paleontological site...or any other archaeological, paleontological or historical feature, situated on public lands, except with express permission of the public agency having jurisdiction over such lands.” Public lands are defined to include lands owned by or under the jurisdiction of the State or any city, county, district, authority, or public corporation, or any agency thereof.

Health and Safety Code Section 7050.5

California law protects Native American burials, skeletal remains, and associated grave goods regardless of their antiquity and provides for the sensitive treatment and disposition of those remains. Section 7050.5 of the California Health and Safety Code states that in the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the remains are discovered has determined whether or not the remains are subject to the coroner’s authority. If the human remains are determined to be of Native American origin, the county coroner must contact the California NAHC within 24 hours of this identification. An NAHC representative will then identify a Native American Most Likely Descendant to inspect the site and provide recommendations for the proper treatment of the remains and associated grave goods. In addition, CEQA Guidelines Section 15064.5 specifies the procedures to be followed in case of the discovery of human remains on non-federal land. The disposition of Native American burials falls within the jurisdiction of the NAHC.

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Local

General Plan

The Environmental Resources (ER) section of the General Plan includes the following environmental goals and policies relevant to the cultural resources and applicable to future development facilitated by the proposed project:

- **Goal ER-10 Archaeology and Paleontology** – Preserve and conserve archaeologically significant structures, sites, districts and artifacts in order to promote a greater sense of historic awareness and community identity.
 - **Policy ER-10.1:** For proposed development sites that have been identified as archaeologically or paleontologically sensitive, require investigation during the planning process in order to determine whether potentially significant archeological or paleontological information may be affected by the project and then require, if needed, that appropriate mitigation measures be incorporated into the project design.
 - **Policy ER-10.2:** Recognizing that Native American human remains may be encountered at unexpected locations, impose a requirement on all development permits and tentative subdivision maps that upon their discovery during construction, development activity will cease until professional archaeological examination confirms whether the burial is human. If the remains are determined to be Native American, applicable state laws shall be enforced.
 - **Policy ER-10.3:** Ensure that City, State, and Federal historic preservation laws, regulations, and codes are enforced, including laws related to archaeological and paleontological resources, to ensure the adequate protection of historic and pre-historic resources.

Municipal Code

SJMC Chapter 13.48, Historic Preservation, outlines the City's Historic Preservation Ordinance which provides information on the general provisions, designation process, conversation areas, requirements of the Historic Preservation Permit, and financial incentives through a Mills Act Historical Property Contract.

Historic Resources Inventory

The City maintains a database of historic properties linked to the City's geographic information system (GIS) that provides a listing and mapping of historic resources that have been documented and evaluated for their significance. The Historic Resources Inventory, a product of this database, is publicly available sorted by address and by significance category. A resource qualifies as a City Landmark if it has special historical, architectural, cultural, aesthetic or engineering interest or value of an historic nature and is one of the following resource types:

- An individual structure or portion thereof;
- An integrated group of structures on a single lot;
- A site or portion thereof; or
- Any combination thereof.

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Existing Conditions

The project site is currently developed with urban uses. The project site is not included in the California Register and is not included as a designated historic resource in the City's Historic Resource Inventory database.⁴⁴ Currently there are no Traditional Cultural Properties or Cultural Landscapes identified within the city.⁴⁵ However, the project site is located on a paleontological sensitive area in the city where the degree of sensitivity varies by depth.⁴⁶ The City has not received any request from any Tribes in the geographic area with which it is traditionally and culturally affiliated with or otherwise to be notified about projects in the city.

DISCUSSION

- a) *Would the project cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?*

Historic Resources

Under CEQA, both prehistoric and historic-period archaeological sites may qualify as historic resources. Archaeological resources are discussed below under Criterion (b). As described above, the project site is currently developed with urban uses and the project site is not included as a designated historic resource in the City's Historic Resources Inventory database. The closest City-designated historic resource site is located approximately 3 miles northeast of the project site.⁴⁷ Future development on the site could result in demolition of existing structures and would be subject to additional review for structures that are over a certain age. However, there is currently no designated historic resources on the project site itself and the currently proposed project would not result in demolition or changes to any structures or buildings onsite. Therefore, with no historical resources on the project site, there would be *no impact* as a result of implementing the proposed project.

- b) *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?*

Archaeological Resources

The proposed project would result in changes at the policy level and would not result in any excavation or other forms of development that could adversely affect archaeological resources. However, any future development facilitated by the proposed project could result in construction activities such as site

⁴⁴ City of San José Designated Historic City Landmarks, <http://www.sanjoseca.gov/DocumentCenter/View/35476>, accessed on March 20, 2018.

⁴⁵ Envision San José 2040 General Plan Final Program Environmental Impact Report (State Clearinghouse Number 2009072096), page 703.

⁴⁶ Envision San José 2040 General Plan Final Program Environmental Impact Report (State Clearinghouse Number 2009072096), Figure 3.11.1, Paleontological Sensitivity of City of San José Geologic Units, page 677

⁴⁷ City of San José Designated Historic City Landmarks, File HL11-201 Cozzens Residence at 1195 Minnesota Avenue, <http://www.sanjoseca.gov/DocumentCenter/View/35476>, accessed on March 20, 2018.

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preparation, grading, and excavation that could potentially expose previously undiscovered buried archaeological resources on the project site.

In accordance with Envision San José 2040 General Plan Policies ER-10.1, ER-10.2, and ER-10.3, the following measures could be applied to future planning permits for development of the site in order to reduce or avoid impacts to subsurface cultural resources:

- Once specific plans are prepared and after the current buildings are demolished and the asphalt/concrete driveways removed, an archaeologist shall conduct mechanical presence/absence exploration to determine if there are any indications of subsurface archaeological deposits and cultural materials on the project site. If potholing for utilities must be completed prior to the archaeological survey, an archaeological monitor shall observe the potholing process. If any indications are identified, additional measures will be tailored to the type of resource identified and the proposed planned improvements.
- In the event that prehistoric or historic resources are encountered during excavation and/or grading of the site, all activity within a 50-foot radius of the find shall be stopped, the Director of Planning, Building and Code Enforcement shall be notified, and the archaeologist will examine the find and make appropriate recommendations prior to issuance of building permits. Recommendations could include collection, recordation, and analysis of any significant cultural materials. A report of findings documenting any data recovery during monitoring would be submitted to the Supervising Environmental Planner and Historic Preservation Officer of the Department of Planning, Building and Code Enforcement.

Mandatory compliance with General Plan Policies ER-10.1 and ER-10.3 listed above would ensure that implementation of the proposed project would have a *less-than-significant* impact on archaeological resources under both scenarios.

c) *Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

Paleontological Resources

The site is located within a paleontological sensitive area of San José, where the degree of sensitivity varies by depth. However, the proposed project would result in changes at the policy level and would not directly result in any excavation or other forms of development that could adversely affect paleontological resources. While no paleontological resources have been identified on the project site, future development facilitated by the proposed project could result in construction activities such as site preparation, grading, and excavating that could potentially expose previously undiscovered fossils of potential significance and other unique geological features that have not yet been recorded. Therefore, ground-disturbing construction associated with future development under the proposed project could cause damage to, or destruction of, paleontological resources or unique geologic features. Future development on the project site would be required to adhere to General Plan Policies ER-10.1 and ER-10.3 (listed above) for the discovery of unknown paleontological resources. In addition, the City could require additional measures to further reduce potential impacts to undiscovered paleontological resources, which could include the following:

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- If vertebrate fossils are discovered during construction, all work on the site shall stop immediately until a qualified professional paleontologist can assess the nature and importance of the find and recommend appropriate treatment. Treatment may include preparation and recovery of fossil materials so that they can be housed in an appropriate museum or university collection and may also include preparation of a report for publication describing the finds. The project proponent will be responsible for implementing the recommendations of the paleontological monitor and a final report documenting the implementation of the treatment program shall be provided to the Supervising Environmental Planner and Historic Preservation Officer of the Department of Planning, Building and Code Enforcement.

Mandatory compliance with General Plan Policies ER-10.1 and ER-10.3 listed above, would ensure that implementation of the proposed project would have a *less-than-significant* impact on any unknown unique paleontological resource or site, or unique geologic feature under both scenarios.

d) *Would the project disturb any human remains, including those interred outside of dedicated cemeteries?*

Human Remains

Similar to the discussions under Criteria (b) and (c) above, there are no known human remains, including those of Native American ancestry, on the project site. While implementation of the proposed project would not directly result in development that could adversely affect any unknown human remains, future development facilitated by the proposed project could result in construction activities such as site preparation, grading, and excavating that could potentially unearth unknown human remains. Future development on the project site would be required to adhere to General Plan Policies ER-10.1, ER-10.2, and ER-10.3 (listed above) for the discovery of unknown human remains. As required under General Plan Policy ER-10.2, any human remains encountered during ground-disturbing activities associated with the proposed project would be subject to State regulations and the following regulations will apply to ensure no adverse impacts to human remains would occur in the unlikely event human remains are found:

- If any human remains are found during any field investigations, grading, or other construction activities, all provisions of California Health and Safety Code Sections 7054 and 7050.5 and Public Resources Code Sections 5097.9 through 5097.99, as amended per Assembly Bill 2641, shall be followed. In the event of the discovery of human remains during construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The project applicant shall immediately notify the Supervising Environmental Planner of the City of San José Department of Planning, Building, and Code Enforcement and the qualified archaeologist, who will then notify the Santa Clara County Coroner. The Coroner will make a determination as to whether the remains are Native American.
- If the remains are believed to be Native American, the Coroner will contact the NAHC within 24 hours. The NAHC will then designate a Most Likely Descendant (MLD). The MLD will inspect the remains and make a recommendation on the treatment of the remains and associated artifacts.
- If one of the following conditions occurs, the landowner or his authorized representative shall work with the Coroner to reinter the Native American human remains and associated grave goods with appropriate dignity in a location not subject to further subsurface disturbance:

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- The Native American Heritage Commission is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 24 hours after being notified by the commission;
- The descendant identified fails to make a recommendation; or
- The landowner or his authorized representative rejects the recommendation of the descendant, the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

Compliance with these regulations would ensure that human remains are handled appropriately.

Mandatory compliance with General Plan Policies ER-10.1, ER-10.2, and ER-10.3, and California Health and Safety Code Section 7050.5, Public Resources Code Section 5097.98 and the California Code of Regulations Section 15064.5(e) (CEQA), would ensure that implementation of the proposed project would have a *less-than-significant* impact on human remains under any scenarios.

- e) *Would the proposed project cause a substantial adverse change in the significance of a tribal cultural resources as defined in PRC Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: (1) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k); or (2) a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying this criteria, the significance of the resource to a California Native American tribe shall be considered.*

Tribal Cultural Resources

As described above, a TCR is as a site, feature, place, cultural landscape that is geographically defined in terms of size and scope, sacred place, and an object with cultural value to a California Native American tribe that are either included and that is listed or eligible for inclusion in the California Register or in a local register of historical resources, or if the City, acting as the lead agency, supported by substantial evidence, chooses to treat the resource as a TCR. As discussed under Criteria (b) and (d) above, no known archeological resources, ethnographic sites, or Native American remains are known to be located on the project site. In addition, the project site has not been designated as a TCR by a California Native American tribe or the City. While implementation of the proposed project would not directly result in development that could adversely affect any potentially identified TCRs, future development facilitated by the proposed project could result in construction activities such as site preparation, grading, and excavation that could potentially unearth unknown and potentially identified TCRs. Future development on the project site would be required to adhere to General Plan Policies ER-10.1, ER-10.2, and ER-10.3 (listed above) and State laws regulating the discovery of human remains of Native American ancestry discussed under Criterion (d) for the discovery of unknown prehistoric or historic resources or human remains of Native American ancestry that could be determined to be a TCR. In addition, as described under Criterion (b), the City could require additional measures to further reduce potential impacts to unknown prehistoric or historic resources that could be determined to be a TCR. At the time that the Initial Study was prepared and Negative Declaration determination, no Native American tribes that are or have been traditionally culturally affiliated with the project vicinity have requested notification from the City of San José under AB

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52 regarding projects in the area and their effects on a tribal cultural resource. In addition, the City has sent out referral and consultation requests to all applicable tribal representatives within the City of San Jose for all General Plan Amendment in late June 2018 and has not received as further consultation request.

Mandatory Compliance with General Plan Policies ER-10.1, ER-10.2, and ER-10.3, and State laws regulating the discovery of human remains of Native American ancestry listed above, would ensure that implementation of the proposed project would have a *less-than-significant* impact on TCRs under both scenarios.

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VI. GEOLOGY AND SOILS

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the project result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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The following is a summary of the relevant State and local regulations pertaining to geology and soils. There are no federal regulations governing this topic relevant to the project.

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Regulatory Framework

State

California Building Code

The State of California provides minimum standards for building design and construction through Title 24 of the California Code of Regulations (CCR). The California Building Code is located in Part 2 of Title 24. The California Building Code is updated every three years, and the most recent current version went into effect in January 2017. The California Building Code contains specific requirements for seismic safety, excavation, foundations, retaining walls, and site demolition. It also regulates grading activities, including drainage and erosion control.

Local

General Plan

The Environmental Considerations/Hazards (EC) section of the General Plan includes the following goals, policies, and implementation actions specific to geology and soils and applicable to future development facilitated by the proposed project:

- **Goal EC-3 Seismic Hazards** – Minimize the risk of injury, loss of life, property damage, and community disruption from seismic shaking, fault rupture, ground failure (liquefaction and lateral spreading), earthquake-induced landslides, and other earthquake-induced ground deformation.
 - **Policy EC-3.1:** Design all new or remodeled habitable structures in accordance with the most recent California Building Code and California Fire Code as amended locally and adopted by the City of San José, including provisions regarding lateral forces.
 - **Policy EC-3.2:** Within seismic hazard zones identified under the Alquist-Priolo Fault Zoning Act, California Seismic Hazards Mapping Act and/or by the City of San José, complete geotechnical and geological investigations and approve development proposals only when the severity of seismic hazards have been evaluated and appropriate mitigation measures are provided as reviewed and approved by the City of San José Geologist. State guidelines for evaluating and mitigating seismic hazards and the City-adopted California Building Code will be followed.
- **Goal EC-4 Geologic and Soil Hazards** – Minimize the risk of injury, loss of life, and property damage from soil and slope instability, including landslides, differential settlement, and accelerated erosion.
 - **Policy EC-4.1:** Design and build all new or remodeled habitable structures in accordance with the most recent California Building Code and Municipal Code requirements as amended and adopted by the City of San José, including provisions for expansive soil, and grading and storm water controls.
 - **Policy EC-4.2:** Approve development in areas subject to soils and geologic hazards, including unengineered fill and weak soils and landslide-prone areas, only when the severity of hazards have been evaluated and if shown to be required, appropriate mitigation measures are provided. New development proposed within areas of geologic hazards shall not be endangered by, nor

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contribute to, the hazardous conditions on the site or on adjoining properties. The City of San José Geologist will review and approve geotechnical and geological investigation reports for projects within these areas as part of the project approval process.

- **Policy EC-4.4:** Require all new development to conform to the City of San José’s Geologic Hazard Ordinance.
- **Policy EC-4.5:** Ensure that any development activity that requires grading does not impact adjacent properties, local creeks and storm drainage systems by designing and building the site to drain properly and minimize erosion. An Erosion Control Plan is required for all private development projects that have a soil disturbance of 1 acre or more, are adjacent to a creek/river, and/or are located in hillside areas. Erosion Control Plans are also required for any grading occurring between October 15 and April 15.
- **Policy EC-4.7:** Consistent with the San José Geologic Hazard Ordinance, prepare geotechnical and geological investigation reports for projects in areas of known concern to address the implications of irrigated landscaping to slope stability and to determine if hazards can be adequately mitigated.
- **Policy EC-4.9:** Permit development only in those areas where potential danger to health, safety, and welfare of the persons in that area can be mitigated to an acceptable level.
 - **Action EC-4.11:** Require the preparation of geotechnical and geological investigation reports for projects within areas subject to soils and geologic hazards, and require review and implementation of mitigation measures as part of the project approval process.
 - **Action EC-4.12:** Require review and approval of grading plans and erosion control plans (if applicable) prior to issuance of a grading permit by the Director of Public Works.

Municipal Code

Title 24 of the San José Municipal Code (SJMC) includes the 2013 California Building, Plumbing, Mechanical, Electrical, Existing Building, and Historical Building Codes. Requirements for building safety and earthquake hazard reduction are also addressed in Chapter 17.40 (Dangerous Buildings) and Chapter 17.10 (Geologic Hazards Regulations) of the SJMC. Requirements for grading, excavation, and erosion control are included in Chapter 17.10 (Building Code, Part 6 Excavation and Grading). In accordance with the SJMC, the Director of Public Works must issue a Certificate of Geologic Hazard Clearance prior to the issuance of grading and building permits within defined geologic hazard zones, including State Seismic Hazard Zones for Liquefaction.

Existing Conditions

Regional Seismicity

Faults

The project site, like much of the San Francisco Bay area, is vulnerable to seismic activity due to the presence of active faults in the region. The best-known active faults in this region include the Hayward Fault System, Monte Vista Fault, San Andreas Fault, the Calaveras Fault, and the San Gregorio Fault.

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According to maps published by the California Geological Survey (CGS), no mapped earthquake faults run through or adjacent to the project site. Figure 4-3 graphically repeats these findings.⁴⁸ Thus, surface fault rupture is not considered a significant hazard within the project area.

Ground Shaking

The severity of ground shaking depends on several variables such as earthquake magnitude, hypocenter proximity, local geology, including the properties of unconsolidated sediments, groundwater conditions, and topographic setting. In general, ground shaking hazards are most pronounced in areas that are underlain by loosely consolidated soil/sediment. The USGS estimates that the probability of a magnitude (M) 6.7 or greater earthquake in the greater San Francisco Bay region prior to year 2032 to be 62 percent, or roughly a two-thirds probability over this timeframe. The forecasted probability for each individual fault to produce an M 6.7 or greater seismic event by the year 2032 is as follows: 27 percent for the Hayward Fault, 21 percent for the San Andreas Fault, 11 percent for the Calaveras Fault, and ten percent for the San Gregorio Fault.⁴⁹ Earthquakes of this magnitude can create ground accelerations severe enough to cause major damage to structures and foundations not designed to resist the forces generated by earthquakes. Underground utility lines are also susceptible where they lack sufficient flexibility to accommodate the seismic ground motion.⁵⁰ In the event of an M 7.9 earthquake on the San Andreas Fault, the seismic forecasts presented on ABAG's interactive GIS website (developed by a cooperative working group that included the USGS and the CGS) suggest that the project site is expected to experience "very strong" shaking.⁵¹

Liquefaction

Liquefaction typically occurs in areas where moist, fine-grained, cohesionless sediment or fill materials are subjected to strong, seismically-induced ground shaking. Under certain circumstances, the ground shaking can temporarily transform an otherwise solid material to a fluid state. Liquefaction is a serious hazard because buildings in areas that experience liquefaction may subside and suffer major structural damage. Liquefaction is most often triggered by seismic shaking, but it can also be caused by improper grading, landslides, or other factors. In dry soils, seismic shaking may cause soil to consolidate rather than flow, a process known as densification. According to hazard maps published by CGS, the project site lies within a designated liquefaction hazard zone.⁵² Such zones are roughly defined as areas where historical liquefaction events or local geological and hydrogeological conditions suggest the potential for permanent ground displacements during major earthquakes. The CGS' findings are graphically reproduced on Figure 4-3.

⁴⁸ City of San José, *Envision San José 2040 General Plan* Draft Program EIR, June 2011, Section 3 (Environmental Setting, Impacts, and Mitigation), page 499, Figure 3.6-1.

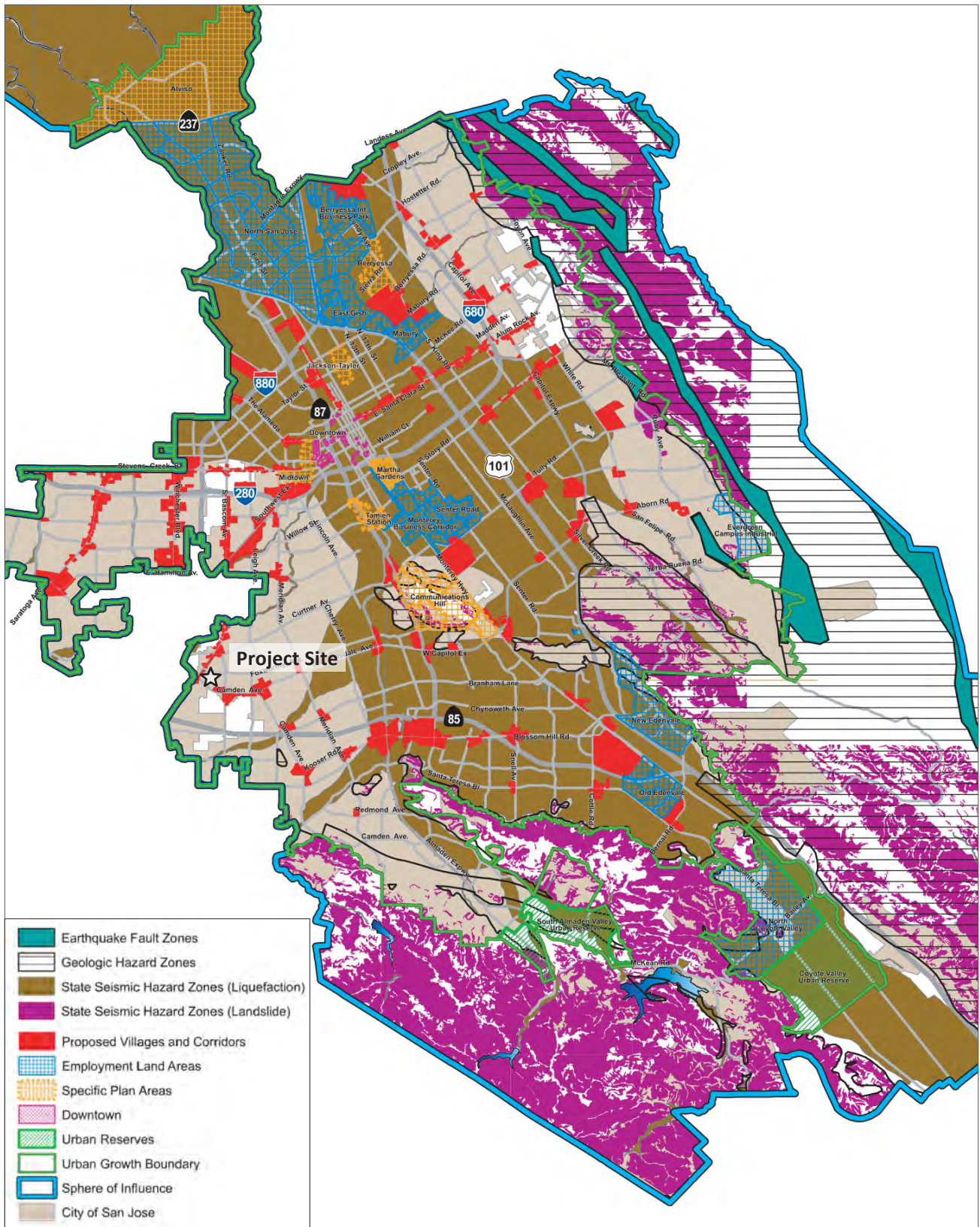
⁴⁹ United States Geological Survey (USGS), San Francisco Region Earthquake Probability, <http://earthquake.usgs.gov/regional/nca/wg02/images/percmap-lrg.html>, accessed on March 20, 2018.

⁵⁰ Association of Bay Area Governments, 1995, *The San Francisco Bay Area On Shaky Ground*, Publication Number P95001EQK, 13 maps, scale 1:1,000,000.

⁵¹ Association of Bay Area Governments (ABAG), 2013, Interactive Hazards Map, Earthquake Shaking Scenarios., <http://resilience.abag.ca.gov/earthquakes/santaclara>, accessed on March 20, 2018.

⁵² California Geological Survey (CGS), 2003. Seismic Hazard Zones, Santa Teresa Hills Quadrangle, map scale 1:24,000, released August 14, 2003.

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Source: City of San José, 2011, Envision San José General Plan EIR, page 499; PlaceWorks, 2017.



Figure 4-3
Geologic and Seismic Hazards

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Landslides

The project site is located in the Santa Clara Valley, which is bounded by the Diablo Range to the east and the Santa Cruz Mountains to the west. Based on the United States Geological Survey's topographic map of the area, the project site is relatively flat with an average elevation of approximately 190 feet above mean sea level. The California Geological Survey has determined that the project site is not located in a designated landslide hazard zone. Figure 4-3 repeats the CGS' findings.

Soils

Expansive soils have a high shrink-swell potential and occur where a sufficient percentage of certain clay materials are present in the soil. These soil conditions can impact the structural integrity of buildings and other structures. Much of the soil in San José is moderately to highly expansive. Moderately to highly expansive soils are found both on the valley floor and in hillside areas. Expansive soils on sloping hillsides can be subject to soil creep, which can induce lateral forces on foundations and retaining walls. The Santa Clara Valley is underlain by sedimentary and metamorphic rocks of the Franciscan Complex. Overlying these rocks are alluvial sediments deposited by streams that drained the adjacent mountains during recent geologic times (i.e., the Holocene Age). These alluvial deposits reportedly consist of unconsolidated to semi-consolidated sand, silt, clay, and gravel. The United States Department of Agriculture (USDA) web-based soil database indicates that the predominant soil type at the project site belong to the so-called "Urban Land-Flaskan" complex that consist of well-drained sandy loams and gravelly loams.⁵³

Weak soils can compress, collapse, or spread laterally under the weight of buildings and fill, causing settlement relative to the thickness of the weak soil. Usually the thickness of weak soil will vary and differential settlement will occur. Weak soils also tend to amplify shaking during an earthquake, and can be susceptible to liquefaction, as discussed further in sections below. The most hazardous weak soils in San José are younger Bay Mud and certain granular soils or fills with high water content. Bay Mud is present in the margins near San Francisco Bay; potentially collapsible soils are located in isolated areas around the City; and potentially liquefiable soils occur throughout much of the lands of San José. For reference, the project site lies roughly 17 miles south-southeast of San Francisco Bay.

DISCUSSION

- a) *Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving: (i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault; (ii) Strong seismic ground shaking; (iii) Seismic-related ground failure, including liquefaction; (iv) Landslides, mudslides or other similar hazards?*

As discussed in Section 4.1, Introduction, the California Supreme Court in a December 2015 opinion (*CBIA v. BAAQMD*) confirmed that CEQA, with several specific exceptions, is concerned with the impacts of a project on the environment, and not the effects the existing environment may have on a project.

⁵³ United States Department of Agriculture (USDA), Natural Resources Conservation Service, Web Soil Survey, <https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>, accessed on April 2, 2018.

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Therefore, the introduction of people or structures to existing seismic hazards would not be considered an impact under CEQA. Nevertheless, the City currently has policies that address existing seismic hazards and new development. The impact analysis for this criterion, presented below, is followed by an assessment of the proposed project's mandatory compliance with relevant General Plan policies.

- i. The project site is not located within a State-designated Alquist-Priolo Earthquake Fault Zone. *No impact* would occur from implementation of the proposed project under both scenarios.
- ii. An earthquake of moderate to high magnitude generated within the San Francisco Bay region could cause considerable ground shaking at the project site. The degree of shaking is dependent on the magnitude of the event, the distance to its zone of rupture, and local geological conditions. In the event of an M 7.9 earthquake on the San Andreas Fault, the project site would be expected to experience "very strong" shaking. Because the project site is located in a seismically active region, strong ground shaking would be expected during the lifetime of the proposed project. However, the project would not exacerbate this existing hazard pursuant to the CBIA v. BAAQMD case. Therefore, *no impact* with respect to strong seismic ground shaking would occur from implementation of the proposed project under both scenarios.
- iii. As previously noted, the project site is located within a State-designated liquefaction hazard zone. Liquefaction hazards are an existing environmental condition, and not the result of project implementation. The proposed project would not exacerbate this hazard pursuant to the recent CBIA v. BAAQMD case. Therefore, *no impact* would occur from implementation of the proposed project under both scenarios.
- iv. The topography of the project site is generally flat, and the proposed project would not result in an erosion or landslide hazard. Accordingly, *no impact* would occur from implementation of the proposed project under both scenarios.

Future development facilitated by the proposed project would be required to implement measures to avoid significant hazards from site soils and geologic conditions in compliance with the City's General Plan policies and actions, and the SMJC (listed above), which are required of all projects in the City of San José. In addition, the City could require additional measures to further reduce geologic and soil impacts associated with the construction of future development on the project site, which could include:

- A design-level geotechnical investigation report addressing the potential hazard of liquefaction and expansive soils must be submitted to, reviewed and approved by the City Geologist prior to issuance of a grading permit or Department of Public Works Clearance. The investigation should be consistent with the guidelines published by the State of California (CGS Special Publication 117A) and the Southern California Earthquake Center (SCEC, 1999). A recommended depth of 50 feet should be explored and evaluated in the investigation, and should provide detailed geotechnical recommendations for the design and construction of the project.
- The geotechnical investigation shall be reviewed and approved by the City Geologist prior to issuance of a grading permit or Public Works Clearance for the project.
- Since the project involves a land disturbance of one or more acres, the applicant is required to submit a Notice of Intent to the State Water Resources Control Board and to prepare a Storm Water Pollution

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Prevention Plan (SWPPP) for controlling storm water discharges associated with construction activity. Copies of these documents must be submitted to the City Project Engineer prior to issuance of a grading permit.

- Implement standard grading and best management practices to prevent substantial erosion and siltation during development of the site. These measures are generally covered by measures included to protect air quality and water quality. They include, but are not limited to:
 - All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day or covered.
 - All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
 - All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
 - All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

Mandatory compliance with General Plan policies and actions, and the SJMC (listed above) would ensure that potential soil-related hazards do not pose significant risks to future structures built on the site. In addition, mandatory compliance with a site-specific SWPPP and best management practices to prevent erosion would also avoid significant erosion impacts. Compliance with these regulations is required of all projects in the City of San José as conditions of project approval; therefore there would be *no impact* to geologically-related hazards under both scenarios.

b) Would the project result in substantial soil erosion or the loss of topsoil?

Implementation of the proposed project would not result in any ground disturbing activities but rather would amend the land use designation on the project site. As such, the proposed project would not result in soil erosion or loss of top soil.

Future development facilitated by the proposed project would be constructed in accordance with the standard engineering practices of the California Building Code, as adopted by the SJMC. In addition, the City of San José Department of Public Works must issue a Public Works Clearance prior to the commencement of ground disturbance activities. Future development would be required to implement measures to avoid significant erosion and/or loss of topsoil, such as those listed under Criterion (a). Mandatory compliance with the City's General Plan policies and actions, as well as the SJMC (listed above) would ensure impacts would be *less than significant* under both scenarios.

c) Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

As previously discussed in existing conditions, the project site is generally flat. The adjacent properties also have low topographic relief. Therefore, the risk of landslides is low. In addition, the project site is not located within a State-designated landslide hazard zone.

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The project site is located within a State-mapped liquefaction zone. These map results notwithstanding, the United State Geological Survey's estimate of the probability of liquefaction at the project site during an M 7.8 earthquake on the northernmost segments of the San Andreas Fault is between 0.0 to 5.0 percent.⁵⁴ In light of this information, the potential impact of the proposed project with respect to unstable geological units or soil is considered *less than significant* under both scenarios.

d) *Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?*

As described above, the USDA soil survey broadly identified the major soil associations in the project site, as Urban Land-Flaskan complex, which possesses a sandy loam, or a gravelly loam profile and natural drainage class is well drained.⁵⁵ In light of the on-site clay characteristics, the soil is considered to be potentially expansive and subject to expansion and contraction as a result of seasonal or human-made soil moisture. Expansive soils can undergo significant volume changes as a result of wetting or drying. This volume change can cause damage to foundations and pavement. While implementation of the proposed project would not result in any ground disturbing activities as a policy-level proposal, future development facilitated by the proposed project would be required to implement measures to reduce the risks associated with expansive soils such as those listed under Criterion (a). Mandatory compliance with City's General Plan policies and actions, as well as the SJMC (listed above), would ensure impacts would be *less than significant* under both scenarios.

e) *Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater?*

Future development of the proposed project would not require the construction or use of septic tanks or alternative wastewater disposal systems, because the project site would be connected to the existing municipal sewage system that is operated by San José-Santa Clara Regional Wastewater Facility (RWF). This facility treats Silicon Valley's wastewater to very high standards, handling an average of 110 million gallons of wastewater per day. (see Section XVII, Utilities and Service Systems for additional discussion on wastewater)⁵⁶ Accordingly, the proposed change in land use under the proposed project would result in *no impact* under both scenarios.

⁵⁴ United States Geological Survey Earthquake Hazards Program, Liquefaction Hazard Maps, <https://geomaps.wr.usgs.gov/sfgeo/liquefaction/susceptibility.html>, accessed on March 20, 2018.

⁵⁵ United States Department of Agriculture (USDA), Natural Resources Conservation Service, Web Soil Survey, <https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>, accessed on April 2, 2018.

⁵⁶ City of San José, 2017. San José-Santa Clara Regional Wastewater Facility web page, <https://www.sanjoseca.gov/Index.aspx?NID=1663> accessed on March 23, 2018.

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VII. GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Would the project generate greenhouse gas (GHG) emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict with an applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of GHGs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL SETTING

Global climate change may be amplified by adding large amounts of heat-trapping gases, known as greenhouse gases (GHGs), into the atmosphere. The primary source of these GHG emissions is fossil fuel use from human activities. The Intergovernmental Panel on Climate Change (IPCC) has identified four major GHGs—water vapor, carbon dioxide (CO₂), methane (CH₄), and O₃—that are the likely cause of an increase in global average temperatures observed within the 20th and 21st centuries. Other GHGs identified by the IPCC that contribute to global warming to a lesser extent include nitrous oxide (N₂O), sulfur hexafluoride (SF₆), hydro fluorocarbons, perfluorocarbons, and chlorofluorocarbons.^{57,58} Black carbon emissions are not included in the GHG analysis because CARB does not include this pollutant in the State's AB 32 inventory and treats this short-lived climate pollutant separately.^{59,60} The following is a summary of the relevant federal, State, and local regulations pertaining to GHG emissions.

Regulatory Framework

Federal

The United States Environmental Protection Agency (USEPA) announced on December 7, 2009, that GHG emissions threaten the public health and welfare of the American people and that GHG emissions from

⁵⁷ Water vapor (H₂O) is the strongest GHG and the most variable in its phases (vapor, cloud droplets, ice crystals). However, water vapor is not considered a pollutant, but part of the feedback loop rather than a primary cause of change.

⁵⁸ Black carbon contributes to climate change both directly, by absorbing sunlight, and indirectly, by depositing on snow (making it melt faster) and by interacting with clouds and affecting cloud formation. Black carbon is the most strongly light-absorbing component of PM emitted from burning fuels. Reducing black carbon emissions globally can have immediate economic, climate, and public health benefits. California has been an international leader in reducing emissions of black carbon, with close to 95 percent control expected by 2020 due to existing programs that target reducing PM from diesel engines and burning activities. However, State and national GHG inventories do not yet include black carbon due to ongoing work resolving the precise global warming potential of black carbon. Guidance for CEQA documents does not yet include black carbon.

⁵⁹ Particulate matter emissions, which include black carbon, are analyzed in Section 5.2, *Air Quality*. Black carbon emissions have sharply declined due to efforts to reduce on-road and off-road vehicle emissions, especially diesel particulate matter. The State's existing air quality policies will virtually eliminate black carbon emissions from on-road diesel engines within 10 years.

⁶⁰ California Air Resources Board (CARB), 2016. Proposed Short-Lived Climate Pollutant Reduction Strategy. <https://www.arb.ca.gov/cc/shortlived/meetings/04112016/proposedstrategy.pdf>, accessed on March 23, 2018.

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on-road vehicles contribute to that threat. The USEPA's final findings respond to the 2007 United States Supreme Court decision that GHG emissions fit within the Clean Air Act definition of air pollutants. The findings do not in and of themselves impose any emission reduction requirements, but allow the EPA to finalize the GHG standards proposed in 2009 for new light-duty vehicles as part of the joint rulemaking with the Department of Transportation.⁶¹ The USEPA's endangerment finding covers emissions of six key GHGs—CO₂, CH₄, N₂O, hydrofluorocarbons, perfluorocarbons, and SF₆—that have been the subject of scrutiny and intense analysis for decades by scientists in the United States and around the world. The first three are applicable to future development facilitated by the proposed project because they constitute the majority of GHG emissions from the on-site land uses, and per BAAQMD guidance are the GHG emissions that should be evaluated as part of a GHG emissions inventory.

State

Assembly Bill 32 and Executive Order S-03-05

Executive Order S-03-05, signed June 1, 2005, set the following GHG reduction targets for the State: 2000 levels by 2010, 1990 levels by 2020, 80 percent below 1990 levels by 2050. AB 32, also known as the Global Warming Solutions Act, was passed in 2006 and follows the 2020 tier of emissions reduction targets established in Executive Order S-03-05 (i.e., 1990 levels by 2020). CARB is the state agency in charge of coordinating the GHG emissions reduction effort and establishing targets along the way. The 2008 Scoping Plan was adopted by CARB on December 11, 2008.

Senate Bill 32 and Executive Order B-03-05

Executive Order B-30-15, signed April 29, 2015, sets a goal of reducing GHG emissions within the State to 40 percent of 1990 levels by year 2030. In September 2016, Governor Brown signed SB 32, making the Executive Order goal for year 2030 into a statewide mandated legislative target. Executive Order B-30-15 and SB 32 required CARB to prepare another update to the Scoping Plan to address the 2030 target for the state. The update to the *2008 Scoping Plan* is the *2017 Climate Change Scoping Plan* was approved on December 14, 2017. The *2017 Scoping Plan* establishes a new emissions limit of 260 million metric tons of carbon dioxide equivalent (MMTCO₂e) for the year 2030, which corresponds to a 40 percent decrease in 1990 levels by 2030. The *2017 Climate Change Scoping Plan Update* includes the potential regulations and programs to achieve the 2030 target.

Senate Bill 375

SB 375, the Sustainable Communities and Climate Protection Act, was adopted in 2005 to connect the Scoping Plan's GHG emissions reductions targets for the transportation sector to local land use decisions that affect travel behavior. Specifically, SB 375 required CARB to establish GHG emissions reduction targets for each of the 18 regions in California managed by a metropolitan planning organization (MPO). The Metropolitan Transportation Commission (MTC) is the MPO for the nine-county San Francisco Bay Area

⁶¹ United States Environmental Protection Agency (USEPA), 2009. EPA: Greenhouse Gases Threaten Public Health and the Environment, Science overwhelmingly shows greenhouse gas concentrations at unprecedented levels due to human activity, December, <http://yosemite.epa.gov/opa/admpress.nsf/0/08D11A451131BCA585257685005BF252>.

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region. MTC's targets are a 7 percent per capita reduction in GHG emissions from 2005 by 2020, and 15 percent per capita reduction from 2005 levels by 2035.

Plan Bay Area 2040 is the Bay Area's Regional Transportation Plan/Sustainable Community Strategy. *Plan Bay Area 2040* is a limited and focused update to the 2013 *Plan Bay Area*, with updated planning assumptions that incorporate key economic, demographic, and financial trends from the last several years. *Plan Bay Area 2040* was adopted jointly by the Association of Bay Area Governments (ABAG) and MTC on July 26, 2017. To achieve MTC/ABAG's sustainable vision for the Bay Area, *Plan Bay Area* concentrates the majority of new population and employment growth in the region in transit-oriented, infill development PDAs within existing communities. The project site is within the Downtown "Frame" PDA.⁶² *Plan Bay Area 2040* lays out a development scenario for the region, which, when integrated with the transportation network and other transportation measures and policies, would reduce GHG emissions from transportation (excluding goods movement) beyond the per capita reduction targets identified by the California Air Resources Board (CARB). *Plan Bay Area 2040* remains on track to meet a 16 percent per capita reduction of GHG emissions by 2035 and a 10 percent per capita reduction by 2020 from 2005 conditions.⁶³

California Green Building Standards Code

New buildings associated with future developments on the project site are required to comply with the current Building Energy Efficiency Standards and California Green Building Standards Code (CALGreen), at minimum, which include performance standards for energy efficiency and require installation of electric vehicle charging stations and secured bicycle parking. These standards are updated triennially, with the goal of requiring zero-net-energy residential buildings by 2020 and zero-net-energy non-residential buildings by 2030.⁶⁴

Regional

The 2017 Bay Area Clean Air Plan addresses air emissions in the San Francisco Bay Area Air Basin (SFBAAB). One of the key objectives in the 2017 Bay Area Clean Air Plan is climate protection, which includes emission control measures and performance objectives, consistent with the state's climate protection goals under AB 32 and SB 375, designed to reduce GHG emissions to 1990 levels by 2020 and 40 percent below 1990 levels by 2035, and to meet the State's 2030 GHG reduction target and 2050 GHG reduction goal.

⁶² Association of Bay Area Governments (ABAG). 2013. Priority Development Area (PDA) and Transit Priority Area (TPA) Map for CEQA Streamlining. <https://www.planbayarea.org/pda-tpa-map>, accessed March 15, 2018.

⁶³ Metropolitan Transportation Commission (MTC) and Association of Bay Area Governments (ABAG). 2017, March. *Plan Bay Area 2040*.

⁶⁴ Multi-family structures that are four stories or higher are regulated under the California Energy Commission's non-residential building standards.

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Local

General Plan

The Housing (H) and Land Use/Transportation (TR) sections of the General Plan include the following goals and policies specific to GHG emissions and applicable to future development facilitated by the proposed project:

- **Goal H-4 Environmental Sustainability** – Provide housing that minimizes the consumption of natural resources and advances our City’s fiscal, climate change, and environmental goals.
 - **Policy H-4.2:** Minimize housing’s contribution to greenhouse gas emissions, and locate housing, consistent with our City’s land use and transportation goals and policies, to reduce vehicle miles traveled and auto dependency.
 - **Policy H-4.3:** Encourage the development of higher residential densities in complete, mixed-use, walkable and bikeable communities to reduce energy use and greenhouse gas emissions.
- **Goal TR-9 Tier I Reduction of Vehicle Miles Traveled** – Reduce Vehicle Miles Traveled (VMT) by 10 percent, from 2009 levels, as an interim goal.
 - **Policy TR-9.1:** Enhance, expand and maintain facilities for walking and bicycling, particularly to connect with and ensure access to transit and to provide a safe and complete alternative transportation network that facilitates non-automobile trips.

Greenhouse Gas Reduction Strategy

The GHG Reduction Strategy was initially approved by the City Council in November 2011 in conjunction with the General Plan. Following litigation, the GHG Reduction Strategy was re-adopted after certification of a Final Supplemental Program EIR to the General Plan Final Program EIR (FPEIR) in December 2015 (State Clearing House [SCH] #2009072096). The Envision San José 2040 Final Program Environmental Impact Report identified significant unavoidable GHG emissions impacts for development and the built environment in the 2035 timeframe, and overriding considerations for those impacts were adopted by the City Council in 2015.

The GHG Reduction Strategy is designed to help the City sustain its natural resources, grow efficiently, and meet California legal requirements for GHG emissions reduction. Multiple policies and actions in the General Plan have GHG emission reduction implications including those targeting land use, housing, transportation, water usage, solid waste generation and recycling, and reuse of historic buildings. The policies also include a monitoring component that allows for adaptation and adjustment of City programs and initiatives related to sustainability and associated reductions in GHG emissions. The GHG Reduction Strategy is intended to meet the mandates as outlined in the CEQA Guidelines and the recent standards for “qualified plans” as set forth by BAAQMD.

The GHG Reduction Strategy identifies a target for the City to meet the plan efficiency threshold of 6.6 metric tons of CO₂ equivalent (MT CO₂e) per service population (SP) per year (MT CO₂e / SP / year) for the year 2020. To achieve the City’s GHG reduction target, the GHG Reduction Strategy outlines energy, transportation, land use, water, solid waste, and off-road equipment GHG reduction measures that would

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be implemented in the city. San José's GHG Reduction Strategy also quantifies GHG reduction measures to achieve the City's 2020 GHG reduction targets.

City of San José Private Sector Green Building Policy (6-32)

In October 2008, the City adopted the Private Sector Green Building Policy (6-32) that establishes baseline green building standards for private sector new construction and provides a framework for the implementation of these standards. This policy requires that applicable projects achieve minimum green building performance levels using the Council adopted standards. The proposed project would be subject to this policy. Any future development with residential units of 75 feet or greater height, it would be required to achieve LEED Silver certification, at minimum.

Existing Conditions

The current project site is developed with multiple uses including the Camden Community Day School located at 2223 Camden Avenue and the Campbell Union High School District (CUHSD) Administrative and Maintenance offices located at 3235 Union Avenue. The uses on this site are not considered energy intensive.

DISCUSSION

- a) *Would the project generate greenhouse gas (GHG) emissions, either directly or indirectly, that may have a significant impact on the environment?*

A project does not generate enough GHG emissions on its own to influence global climate change; therefore, implementation of the proposed change in land use that would facilitate future development on the site is appropriately evaluated based on its contribution to cumulative environmental impacts. Implementation of the proposed project would facilitate an infill mixed-use development, which would contribute in efforts to reduce vehicle trips, VMT, and mobile sources of GHG emissions. The potential future infill mixed-use project would represent a change from the current institutional uses on the site and could result in an increase in to/from vehicle trips and onsite energy use, water use, wastewater generation, and solid waste disposal.

Future development of the project site under the proposed land use designation in both scenarios would result in increases in GHGs associated with construction activities including operation of construction equipment and emissions from construction workers' personal vehicles traveling to and from the construction site. Construction-related GHG emissions vary depending on the level of activity, length of the construction period, specific construction operations, types of equipment, and number of personnel. Neither the City of San José nor BAAQMD has established a quantitative threshold or standard for determining whether a project's construction-related GHG emissions are significant. One-time, short-term emissions are converted to average annual emissions by amortizing them over the service life of a building. For buildings in general, it is reasonable to look at a 30-year timeframe, since this is a typical interval before a new building requires the first major renovation. As shown in Greenhouse Gas Memo (Appendix A to this Initial Study), when amortized over a 30-year project lifetime, average annual construction emissions from future development on the project site would represent a nominal source of

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GHG emissions and would not exceed BAAQMD's threshold of 1,100 metric tons of carbon dioxide equivalent per year (MTCO₂e/year).

Under Scenario 1, approximately 36 residences and 50,000 square feet of commercial type of uses could be developed on the 9-acre site. Under Scenario 2, approximately 185,000 square feet of commercial uses could be developed and spread out on the 9-acre site. According to the analysis in Appendix A to this Initial Study, development of the proposed project would result in a net increase of GHG emissions of 118 MTCO₂e/year under Scenario 1, and 927 MTCO₂e/year under Scenario 2. Accordingly, the proposed project would not exceed BAAQMD's bright-line threshold of 1,100 MTCO₂e/year.⁶⁵ In addition, the project-specific future proposal shall comply with the City's GHG Reduction Strategy, as amended.

As such, GHG emissions due to implementation of the proposed project would be **less than significant** under both scenarios.

b) Would the project conflict with an applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of GHGs?

The proposed project would result in changes at the policy level and does not include a specific development proposal. However, implementation of the proposed project would facilitate an infill mixed-use project, which would contribute in efforts to reduce vehicle trips, VMT, and mobile sources of GHG emissions overall due to its proximity to transit. Future development facilitated by the proposed project would be required to demonstrate consistency with City's GHG Reduction Strategy, as amended, to ensure impacts would be less than significant. A preliminary consistency analysis with these state, regional, and local plans is presented below.

City of San José GHG Reduction Strategy

The GHG Reduction Strategy identifies a series of GHG emissions reduction measures to be implemented by development projects that would allow the City to achieve its GHG reduction goals. The measures center around five strategies: energy, waste, water, transportation, and carbon sequestration. When the GHG Reduction Strategy was in effect, some measures were considered mandatory for all proposed development projects, while others were considered voluntary. Voluntary measures were incorporated as mitigation measures for proposed projects at the discretion of the City. While the proposed project involves a policy-level proposal to allow for a future infill mixed-use project, any future development proposed on the project site would be required to comply with all applicable mandatory criteria such as incorporation of green building measures, bicycle and pedestrian designs, compliance to the Land Use/Transportation Diagram, and more.

⁶⁵ Note, for projects that exceed this screening-level criterion, their efficiency metric (i.e., total project emissions divided by the project-related population plus jobs) must be quantified and compared to the efficiency metric standards. Projects that exceed the screening-level criterion, but not the efficiency metric standard are considered to have a less than significant GHG emissions impacts. Projects that exceed both the screening-level criterion and the efficiency metric standard are considered to have significant GHG emissions impacts.

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However, given the approval of SB 32 in 2011, the City of San José will need to update its qualified GHG Reduction Strategy by the end of 2020 (or sooner) to address whether projects completed after 2020 and through 2030 could be considered to make a less than significant contribution to cumulative GHG emissions impacts. The targets and emission reduction requirements in an updated GHG Reduction Strategy likely will be based in part on State of California projections and 2030 targets in the updated Climate Change Scoping Plan currently being prepared by CARB. In the event the City's GHG Reduction Strategy is updated with additional requirements subsequent to approval of the rezoning but prior to the issuance of planning permits (e.g., Planned Development Permits or Planned Development Permit Amendments), the project would be subject to requirements of the City's updated GHG Reduction Strategy at the time of application. Building permits also would be subject to the City's Green Building Ordinance and Building Code requirements at the time of application. Any additional requirements for building design and operations related to energy efficiency would be incorporated in future building plans prior to building permit approval. Thus, the project would not result in greater impacts that were previously identified within the General Plan FPEIR and considered **less than significant** under both scenarios.

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VIII. HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Would the project create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Would the project emit hazardous emissions or handle hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Would the project be located on a site which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard for people living or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, result in a safety hazard for people living or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Would the project expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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The following is a summary of the relevant federal, State, regional, and local regulations pertaining to hazards and hazardous materials that are relevant to the proposed project.

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Regulatory Framework

Federal

The storage, use, generation, transport, and disposal of hazardous materials and waste are highly regulated under federal and state laws. Key federal regulations and policies related to development include the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), commonly known as Superfund, and the Resource Conservation and Recovery Act (RCRA). Laws and regulations established by the USEPA are enforced in Santa Clara County by the California Environmental Protection Agency (discussed below).

State

California Environmental Protection Agency

The California Environmental Protection Agency was created in 1991 by Executive Order W-5-91. Several State regulatory boards, departments, and offices were placed under the Agency's umbrella to create a cabinet-level voice for the protection of human health and the environment and to assure the coordinated deployment of State resources. The California Environmental Protection Agency also oversees the unified hazardous waste and hazardous materials management regulatory program (Unified Program).

California Department of Toxic Substances Control

The California DTSC, which is a department of California Environmental Protection Agency, is authorized to carry out the federal hazardous waste program in California to protect people from exposure to hazardous wastes. The department regulates hazardous waste, cleans up existing contamination, and looks for ways to control and reduce the hazardous waste produced in California. Permitting, inspection, compliance, and corrective action programs ensure that people who manage hazardous waste follow federal and State requirements and other laws that affect hazardous waste specific to handling, storage, transportation, disposal, treatment, reduction, cleanup, and emergency planning.

California Building Code

The State of California provides minimum standards for building design and construction through Title 24 of the CCR. The California Building Code is located in Part 2 of Title 24 and is adopted by reference in Chapter 24.03 of the SMJC. The California Building Code is updated every three years. Commercial and residential buildings are plan-checked by City building officials for compliance with the typical fire safety requirements of the California Building Code.

California Fire Code

Part 2 of SJMC Chapter 17.12 adopts the California Fire Code. The California Fire Code adopts by reference the International Fire Code (IFC) with necessary State amendments. Updated every three years, the California Fire Code includes provisions and standards for emergency planning and preparedness, fire service features, fire protection systems, hazardous materials, fire flow requirements, and fire hydrant locations and distribution. Typical fire safety requirements include: installation of sprinklers in all high-rise

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buildings; the establishment of fire resistance standards for fire doors, building materials, and particular types of construction; and the clearance of debris and vegetation within a prescribed distance from occupied structures in wildlife hazard areas.

California Emergency Management Agency

The California Emergency Management Agency (CalEMA) was established as part of the Governor's Office on January 1, 2009—created by AB 38 (Nava), which merged the duties, powers, purposes, and responsibilities of the former Governor's Office of Emergency Services with those of the Governor's Office of Homeland Security. The California Emergency Management Agency is responsible for the coordination of overall State agency response to major disasters in support of local government. The agency is responsible for assuring the State's readiness to respond to and recover from all hazards—natural, human-made, emergencies, and disasters—and for assisting local governments in their emergency preparedness, response, recovery, and hazard mitigation efforts.

California Department of Forestry and Fire Protection

The CAL FIRE has mapped fire threat potential throughout California.⁶⁶ CAL FIRE ranks fire threat based on the availability of fuel and the likelihood of an area burning (based on topography, fire history, and climate). The rankings include no fire threat, moderate, high, and very high fire threat. Additionally, CAL FIRE produced the *2012 Strategic Fire Plan for California*, which contains goals, objectives, and policies to prepare for and mitigate for the effects of fire on California's natural and built environments.⁶⁷

Regional

San Francisco Bay Regional Water Quality Control Board

The Porter-Cologne established the State Water Resource Board (SWRCB) and the San Francisco Bay RWQCB, which regulates water quality in the project area. The San Francisco Bay RWQCB has the authority to require groundwater investigations when the quality of groundwater or surface waters of the State is threatened, and to require remediation actions, if necessary.

Bay Area Air Quality Management District

The BAAQMD has primary responsibility for control of air pollution from sources other than motor vehicles and consumer products, which are the responsibility of California Environmental Protection Agency and CARB. The BAAQMD is responsible for preparing attainment plans for non-attainment criteria pollutants, control of stationary air pollutant sources, and the issuance of permits for demolition and renovation activities affecting asbestos containing materials (District Regulation 11, Rule 2) and lead (District Regulation 11, Rule 1).

⁶⁶ California Department of Forestry and Fire Protection (CAL FIRE), Fire Hazard Severity Zone Development, http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland_zones_development.php, accessed on March 23, 2018.

⁶⁷ California Department of Forestry and Fire Protection (CAL FIRE), *2012 Strategic Fire Plan for California*, http://calfire.ca.gov/about/about_StrategicPlan.php, accessed on March 23, 2018.

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Airport Land Use Compatibility Plans

The Comprehensive Land Use Plan (CLUP) for the Norman Y. Mineta San José International Airport (also referred to as San José International Airport) is intended to safeguard the general welfare of the inhabitants within the vicinity of and the aircraft occupants. The CLUP is also intended to ensure that surrounding new land uses do not affect the Airport's continued operation. Specifically, the CLUP seeks to ensure that people and facilities are not concentrated in areas susceptible to aircraft accidents, and to ensure that no structures or activities adversely affect navigable airspace. The implementation of the CLUP is intended to prevent future incompatible development from encroaching on the airport and allow for its development in accordance with the current airport master plan. The project site is not located in the ALUC Airport Influence Area.

County of Santa Clara County Department of Environmental Health

The County of Santa Clara Department of Environmental Health (SCDEH) is the local Certified Unified Program Agency (CUPA). The SCDEH conducts inspections, surveillances, or monitoring, or other purposes to protect the present and future public health and safety and the environment as provided in Chapter 6.5 and 6.8 of the California Health and Safety Code and Chapter 4 of Division 7 of the Water Code.⁶⁸ Further, the Hazardous Materials Compliance Division (HMCD) was established in 1983 with the adoption of the local Hazardous Materials Storage Ordinance (HMSO), which regulates the storage of hazardous materials both above and below ground. In addition to the HMSO, HMCD enforces the County's Toxic Gas Ordinance and Non-Point Source (Urban Runoff) Ordinance.⁶⁹

Local

General Plan

The Environmental Considerations/Hazards (EC) and Parks, Open Space, and Recreation (PR) sections of the General Plan include goals and policies specific to hazards and hazardous materials and applicable the proposed project:

- **Goal EC-6 Hazardous Materials** – Protect the community from the risks inherent in the transport, distribution, use, storage, and disposal of hazardous materials.
 - **Policy EC-6.1:** Require all users and producers of hazardous materials and wastes to clearly identify and inventory the hazardous materials that they store, use or transport in conformance with local, State and federal laws, regulations and guidelines.
 - **Policy EC-6.2:** Require proper storage and use of hazardous materials and wastes to prevent leakage, potential explosions, fires, or the escape of harmful gases, and to prevent individually innocuous materials from combining to form hazardous substances, especially at the time of

⁶⁸ County of Santa Clara Department of Environmental Health Programs and Services, <https://www.sccgov.org/sites/deh/program/Pages/default.aspx>, accessed on March 23, 2018.

⁶⁹ County of Santa Clara Department of Environmental Health Hazardous Materials Compliance Division, <https://www.sccgov.org/sites/hazmat/Pages/hmp.aspx>, accessed on March 23, 2018.

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disposal by businesses and residences. Require proper disposal of hazardous materials and wastes at licensed facilities.

- **Policy EC-6.6:** Address through environmental review for all proposals for new residential, park and recreation, school, day care, hospital, church or other uses that would place a sensitive population in close proximity to sites on which hazardous materials are or are likely to be located, the likelihood of an accidental release, the risks posed to human health and for sensitive populations, and mitigation measures, if needed, to protect human health.
- **Policy EC-6.7:** Do not approve land uses and development that use hazardous materials that could impact existing residences, schools, day care facilities, community or recreation centers, senior residences, or other sensitive receptors if accidentally released without the incorporation of adequate mitigation or separation buffers between uses.
- **Policy EC-6.7:** The City will use information on file with the County of Santa Clara Department of Environmental Health under the California Accidental Release Prevention (CalARP) Program as part of accepted Risk Management Plans to determine whether new residential, recreational, school, day care, church, hospital, seniors or medical facility developments could be exposed to substantial hazards from accidental release of airborne toxic materials from CalARP facilities.
- **Goal EC-7 Environmental Contamination** – Protect the community and environment from exposure to hazardous soil, soil vapor, groundwater, and indoor air contamination and hazardous building materials in existing and proposed structures and developments and on public properties, such as parks and trails.
 - **Policy EC-7.1:** For development and redevelopment projects, require evaluation of the proposed site's historical and present uses to determine if any potential environmental conditions exist that could adversely impact the community or environment.
 - **Policy EC-7.2:** Identify existing soil, soil vapor, groundwater and indoor air contamination and mitigation for identified human health and environmental hazards to future users and provide as part of the environmental review process for all development and redevelopment projects. Mitigation measures for soil, soil vapor and groundwater contamination shall be designed to avoid adverse human health or environmental risk, in conformance with regional, State and federal laws, regulations, guidelines and standards.
 - **Policy EC-7.4:** On redevelopment sites, determine the presence of hazardous building materials during the environmental review process or prior to project approval. Mitigation and remediation of hazardous building materials, such as lead-paint and asbestos-containing materials, shall be implemented in accordance with state and federal laws and regulations.
 - **Policy EC-7.6:** The City will encourage use of green building practices to reduce exposure to volatile or other hazardous materials in new construction materials.
 - **Policy EC-7.9:** Ensure coordination with the County of Santa Clara Department of Environmental Health, Regional Water Quality Control Board, Department of Toxic Substances Control or other applicable regulatory agencies, as appropriate, on projects with contaminated soil and/or groundwater or where historical or active regulatory oversight exists.

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- **Policy EC-7.11:** Require sampling for residual agricultural chemicals, based on the history of land use, on sites to be used for any new development or redevelopment to account for worker and community safety during construction. Mitigation to meet appropriate end use such as residential or commercial/industrial shall be provided.
- **Goal PR-6 High Quality Facilities and Programs** – Provide park lands, trails, open space, recreation amenities, and programs, nationally recognized for their excellence, which enhance the livability of the urban and suburban environments; preserve significant natural, historic, scenic and other open space resources; and meet the parks and recreation services needs of San José’s residents, workers, and visitors.
 - **Policy PR-6.5:** Design and maintain park and recreation facilities to minimize water, energy and chemical (e.g., pesticides and fertilizer) use. Incorporate native and/or drought-resistant vegetation and ground cover where appropriate.

San José Emergency Operations Plan

An Emergency Operations Plan (EOP) is required for each local government in California. The guidelines for the plan come from the Federal Emergency Management Agency (FEMA), and are modified by the State Office of Emergency Services (OES) for California needs and issues. The purpose of the plan is to provide a legal framework for the management of emergencies and guidance for the conduct of business in the Emergency Operations Center (EOC). The *City of San José Emergency Operations Plan* was adopted by City Council on August 17, 2004 and was revised on May 15, 2016.

Existing Conditions

Hazardous Materials Sites

Cortese List

The term “hazardous material” is defined in different ways for different regulatory programs. The California Health and Safety Code Section 25501 definition of a hazardous material is: “any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment.” The DTSC divides hazardous material sites into three categories: clean-up sites, permitted sites, and other sites. Sites listed within these three categories can be at various stages of evaluation or clean up, from the beginning to the end of the process. California Government Code Section 65962.5 requires the California Environmental Protection Agency to compile, maintain, and update specified lists of hazardous material release sites. The CEQA Statute (PRC Section 21092.6) requires the Lead Agency to consult the lists compiled pursuant to Government Code Section 65962.5 to determine whether a proposed project and any alternatives are identified as contaminated sites.

The required lists of hazardous material release sites are commonly referred to as the “Cortese List” after the legislator who authored the legislation. Those requesting a copy of the Cortese List are referred directly to the appropriate information resources contained on internet websites hosted by the boards or departments referenced in the statute, including DTSC’s online EnviroStor database and the SWRCB’s

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online GeoTracker database. These two databases include hazardous material release sites, along with other categories of sites or facilities were reviewed to identify known or suspected sources of contamination. A search of DTSC's EnviroStor and SWRCBs GeoTracker database on April 10, 2018 revealed that there is a closed case for a Leaking Underground Storage Tank (LUST) site that was completed in 1995 on the 9-acre portion of the site where land use changes are proposed adjacent to the Camden Community Day School. This site has been deemed as 'case closed'. There is also permitted underground storage tanks (USTs) located to the northeast and northwest of the site the corner of Union Avenue and Foxworthy Avenue and corner of Camden Avenue and S. Bascom Avenue where existing gas stations and car service facilities are currently located.^{70, 71}

General Plan

Chrysotile and amphibole asbestos are minerals that occur naturally within mountainous areas or areas of shallow bedrock in the City of San José. Construction activities such as clearing, grading, and excavation, have the potential to generate asbestos-containing dust in areas where they are known to naturally occur. Exposure to asbestos dust can result in adverse health effects including lung cancer, mesothelioma, and asbestosis. Per Figure 3.6-2, Naturally-Occurring Asbestos, in the General Plan EIR, the project site is not within an area known to contain naturally-occurring asbestos.⁷²

Historic Use

Like much of San José, residential development began in the project area in the 1960s where much of the land had historically consisted of agricultural land with orchards and row crops. Dating to 1942 or earlier, pesticides could have been used in the orchards, based on widespread agricultural practices at that time. Accordingly it remains possible that pesticides were historically used or stored at the site and that pesticide residues such as organo-chlorine pesticides (OCPs) may be locally present in soil given the long agricultural history of the area. Areas where pesticides may have been stored, mixed, or disposed of on the project site could have resulted in localized OCP residues.

Schools

The Camden Community Day School is located onsite at located at 2223 Camden Avenue. The closest off-site school, Farnham Elementary School, is located about 0.5 miles to the southwest of the site.

Aircraft Hazards

The Norman Y. Mineta San José International Airport is located approximately 7 miles north of the project site and the Reid-Hillview airport is located approximately 8.5 miles northeast of project site. The nearest heliport, County Medical Center, is located approximately 4 miles north of the project site. The project site is not located within a designated Santa Clara County Airport Land Use Commission (ALUC) Airport

⁷⁰ State Water Resources Control Board, GeoTracker, <http://www.geotracker.waterboards.ca.gov>, accessed on April 10, 2018.

⁷¹ Department of Toxic Substances Control, EnviroStor, <http://www.envirostor.dtsc.ca.gov>, accessed on April 10, 2018.

⁷² City of San José, *Envision San José 2040 General Plan* Draft Program EIR, June 2011, Section 3 (Environmental Setting, Impacts, and Mitigation), page 501, Figure 3.6-2.

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Influence Area. Federal Aviation Regulations Part 77, “Objects Affecting Navigable Airspace” (referred to as FAR Part 77), applicable to this project site would require any proposed structure at a height of 200 feet or higher above ground to be submitted to the Federal Aviation Administration (FAA) for airspace safety review. Such a building height is not contemplated under the proposed General Plan Amendment.⁷³

Wildland Fires

The severity of the wildfire hazard is determined by the relationship between three factors: fuel classification, topography, and critical fire weather frequency. The project site is not located within an area of moderate, high, or very high Fire Hazard Severity for the Local Responsibility Area,⁷⁴ nor does it contain any areas of moderate, high, or very high Fire Hazard Severity for the State Responsibility Area.⁷⁵

DISCUSSION

- a) *Would the project create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?*

The proposed project constitutes an amendment to the land use designation on the project site and would not directly involve the routine transport or disposal of hazardous materials. However, future development facilitated by the proposed project could result in the use of small amounts of potentially hazardous materials associated with heavy mechanical equipment during construction or during routine maintenance, depending on the proposed future use. Due to the small scale of the potential future development, such uses would not be of a large enough quantity to create a hazard to the public or the environment. Under RN,PQP, and CIC, the type of uses allowed would not include uses that would encourage routine transport, use or disposal of hazardous materials such as a waste facility. As discussed in Chapter 3, Project Description, Scenario 1 could result in approximately 36 single-family homes and 50,000 square feet of non-residential development on the 6-acre and 3-acre portion of the site. Under Scenario 2, up to 185,000 square feet of non-residential development could be developed on the 9-acre portion of the site. Based on the surrounding neighborhood, the scale and type of development for non-residential uses in Scenario 1 and 2 would not likely to involve the routine transport or disposal of hazardous materials.

Standard precautions and best management practices to prevent spills would minimize exposure of hazardous materials to people and the environment. Future project operation may involve the use of small amounts of hazardous materials for cleaning and maintenance purposes, such as cleansers, degreasers, pesticides, and fertilizers. These potentially hazardous materials would not be of a type or be present in sufficient quantities to pose a significant hazard to public health and safety or the environment. Also, the proposed project would be required to comply with existing federal, State, and local regulations.

⁷⁴ California Department of Forestry and Fire Protection (CDFFP), 2008, http://frap.fire.ca.gov/webdata/maps/santa_clara/fhszl_map.43.pdf, accessed on March 23, 2018.

⁷⁵ California Department of Forestry and Fire Protection (CDFFP), 2007, http://frap.fire.ca.gov/webdata/maps/santa_clara/fhszs_map.43.pdf, accessed on March 23, 2018

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In addition, the project would be required to be consistent with General Plan Policy EC-6.2, which requires proper storage and use of hazardous materials. Therefore, the future development facilitated by the proposed project would not create a hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials and would not create a hazardous condition that would lead to the reasonably foreseeable upset that could release hazardous materials into the environment. Accordingly, the impact would be a *less than significant* under both scenarios.

b) *Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

As discussed under Criterion (d) below, the project site does not contain any known hazardous materials spills or storage. Although the project site is currently developed with urban uses, the project site has a potential history of being used for agricultural purposes, which during construction of future development facilitated by the land use change could release hazardous materials into the environment.

As described in Criterion (a), future development on the project site would involve the routine usage of small amounts of hazardous materials during future project construction and operation, but these materials would not be of a quantity or type to be susceptible to an accidental spill or release that would affect the environment or surrounding uses. Also, the proposed project would be required to comply with existing federal, State, and local regulations. In addition, future development would be required to adhere to General Plan Policy EC-6.2, which requires proper storage and use of hazardous materials; and Policy EC-7.11, which requires sampling for residual agricultural chemicals for sites to be used for new development to account for worker and community safety during construction. Mandatory compliance with General Plan policies and existing federal, State, and local regulations would ensure that implementation of the proposed project would have a *less-than-significant* impact with respect to the release of hazardous materials under both scenarios.

c) *Would the project emit hazardous emissions or handle hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?*

As discussed above, the Camden Community Day School is located onsite at located at 2223 Camden Avenue. The closest off-site school, Farnham Elementary School, is located about 0.5 miles to the southwest of the site. The proposed project would facilitate a General Plan Amendment to re-designate the site and would not result in specific development.

The RN designation would allow for residential development and that type of uses would not result in hazardous emissions or handle hazardous materials or substances. CIC allows for a variety of commercial and industrial uses while PQP could allow for uses such as hospital that may have medical waste. However, based on the size and characteristic of the surrounding neighborhood, the uses that would be compatible with CIC or PQP that would likely developed on this site are low intensity commercial (office, restaurants, or low retail centers) and industrial (storage, warehouse storages, etc.). Future development facilitated by the project site may involve the use of small amounts of hazardous materials for cleaning and maintenance purposes, such as cleansers, degreasers, pesticides, and fertilizers. These potentially hazardous materials would not be of a type or be present in sufficient quantities to pose a significant hazard to public health and safety or the environment. Also, the proposed project would be required to

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comply with existing federal, State, and local regulations. In addition, the project would be required to be consistent with General Plan Policy EC-6.2, which requires proper storage and use of hazardous materials. Therefore, the future development facilitated by the proposed project would not emit hazardous emissions or handle hazardous materials, substances or waste within one-quarter mile of an existing or proposed school. Therefore, *less-than-significant* would result under both scenarios.

- d) *Would the project be located on a site which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment?*

Based on information gathered from a review of the applicable regulatory databases, including EnviroStor and the GeoTracker, described above, to identify known or suspected sources of contamination, it was determined that the project site does not contain any known hazardous materials spills or storage sites. Additionally, as previously stated, the project site is not within an area known to contain naturally-occurring asbestos. However, as San Jose has a previous history of agricultural uses, there is a potential that past uses of hazardous materials on the subject properties have led to releases that have yet to be discovered. Per the General Policies, a Phase I Environmental Site Assessment following ASTM standards should be performed prior to development to determine if there is any potential contamination that should be investigation. Implementation of the proposed project, a change in land use designation, would not create a significant hazard to the public or the environment by virtue of its location in proximity to a known hazardous materials site. Therefore, potential impacts would be *less than significant* under both scenarios.

- e) *For a project within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard for people living or working in the project area?*

The proposed project is not located within an airport land use plan area and no development on the site at a height requiring airspace safety review pursuant to Federal Aviation Regulations is contemplated. Therefore, the proposed project would not create hazards related to air traffic and *no impact* would occur under both scenarios.

- f) *For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people living or working in the project area?*

Given the distance from any airports, implementation of the proposed project would not create any safety hazards related to private airstrips. Therefore, implementation of the proposed project would result in *no impact* under both scenarios.

- g) *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

The proposed project would not adversely impact access points for emergency vehicles and would not alter the existing roadway system that could potentially change or obstruct any routes identified in the *City of San José Emergency Operations Plan*. The SJC Chapter 17.12, Fire Code, adopts the California Fire Code. The California Fire Code regulates permit processes, emergency access, hazardous material

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handling, and fire protection systems. In addition, future development facilitated the proposed project would plan-checked by SJFD for mandatory compliance with the California Fire Code. Therefore, implementation of the proposed project would result in a *less-than-significant* impact under both scenario.

h) Would the project expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildland are adjacent to urbanized areas or where residences are intermixed with wildlands?

The project site is located in a highly urbanized area in San José and is not located within an area of moderate, high, or very high Fire Hazard Severity for the Local Responsibility Area, nor does it contain any areas of moderate, high, or very high Fire Hazard Severity for the State Responsibility Area. Accordingly, implementation of the proposed project would result in *no impact* related to wildfires under both scenario.

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IX. HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Would the project violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Would the project create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Would the project otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Would the project place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Would the project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
j) Would the project potentially be inundated by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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The following is a summary of the federal, State, and local regulations pertaining to hydrology and water quality that are relevant to the project.

Regulatory Framework

Federal

Clean Water Act

The Clean Water Act (CWA) of 1977, as administered by the USEPA, seeks to restore and maintain the chemical, physical, and biological integrity of the nation's waters. The CWA employs a variety of regulatory and non-regulatory tools to reduce direct pollutant discharges into waterways, finance municipal wastewater treatment facilities, and manage polluted runoff. The CWA authorizes the USEPA to implement water-quality regulations. The National Pollutant Discharge Elimination System (NPDES) permit program under Section 402(p) of the CWA controls water pollution by regulating stormwater discharges into the waters of the United States. California has an approved State NPDES program. The USEPA has delegated authority for water permitting to the SWRCB and the San Francisco Bay Regional Water Quality Control Board (RWQCB).

Section 303(d) of the CWA requires that each state identify water bodies or segments of water bodies that are "impaired" (i.e., not meeting one or more of the water-quality standards established by the state). These waters are identified in the Section 303(d) list as waters that are polluted and need further attention to support their beneficial uses. Once the water body or segment is listed, the state is required to establish Total Maximum Daily Load (TMDL) for the pollutant causing the conditions of impairment. TMDL is the maximum amount of a pollutant that a water body can receive and still meet water-quality standards. Typically, TMDL is the sum of the allowable loads of a single pollutant from all contributing point and non-point sources. The intent of the 303(d) list is to identify water bodies that require future development of a TMDL to maintain water quality. In accordance with Section 303(d), the RWQCB has identified impaired water bodies within its jurisdiction, and the pollutants or stressors responsible for impairing the water quality. Stormwater from the project site drains into the City's catch basins along Camden Avenue and Union Avenue, which connect to the City's storm drain, with eventual discharge into

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the Guadalupe River and South San Francisco Bay.⁷⁶ The Guadalupe River and South San Francisco Bay are listed on the SWRCB's 303(d) list.⁷⁷

National Pollutant Discharge Elimination System

The CWA-established NPDES permit program regulates municipal and industrial discharges to surface waters of the United States from their municipal separate storm sewer systems (MS4s). Under the NPDES program, all facilities that discharge pollutants into waters of the United States are required to obtain a NPDES permit. Requirements for stormwater discharges are also regulated under this program.

The proposed project is subject to the Waste Discharge Requirements (WDR) of the Municipal Regional Permit (MRP) Order Number R2-2015-0049 and NPDES Permit Number CAS612008, issued on November 19, 2015. The MRP is effective as of January 1, 2016 and expires on December 31, 2020. The City of San José, Santa Clara County, and the Santa Clara Valley Water District (SCVWD) are three of the Santa Clara permittees under the MS4 permit. The C.3 provisions for new development and redevelopment allow the permittees to use their planning authorities to include appropriate source control, site design, and stormwater treatment measures in new projects and redevelopment projects to address both soluble and insoluble stormwater runoff pollutant discharges and prevent increases in runoff flows from these projects.⁷⁸ The goal is accomplished primarily through the implementation of low impact development techniques. Low impact development techniques reduce water quality impacts by preserving and recreating natural landscape features, minimizing imperviousness, and then infiltrating, storing, detaining, evapotranspiring, and/or biotreating stormwater runoff.⁷⁹

National Flood Insurance Program

The National Flood Insurance Act of 1968 and the Flood Disaster Protection Act of 1973 mandate the Federal Emergency Management Agency (FEMA) to evaluate flood hazards. FEMA provides Flood Insurance Rate Maps (FIRMs) for local and regional planners to promote sound land use and floodplain development and identify potential flood areas based on current conditions. To delineate a FIRM, FEMA conducts engineering studies called Flood Insurance Studies (FISs). Using information gathered in these studies, FEMA engineers and cartographers delineate Special Flood Hazard Areas on FIRMs. The most recent FIRM that includes the project site is 06085C0234H dated May 17, 2009.

⁷⁶ City of San José. 2018. Interactive Maps; Stormwater, <https://csj.maps.arcgis.com>, accessed on April 9, 2018, .

⁷⁷ State Water Resources Control Board (SWRCB), 2012. Final 2012 Integrated Report (CWA Section 303(d) List / 305(b) Report), http://www.waterboards.ca.gov/water_issues/programs/tmdl/2012state_ir_reports/category5_report.shtml, accessed on March 23, 2018.

⁷⁸ Santa Clara Valley Water District (SCVWD), 2016. C.3 Stormwater Handbook, Santa Clara Valley Urban Runoff Pollution Prevention Program, June 2016.

⁷⁹ Santa Clara Valley Water District (SCVWD), 2016. C.3 Stormwater Handbook, Santa Clara Valley Urban Runoff Pollution Prevention Program, June 2016.

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State

Porter-Cologne Water Quality Act

The Porter-Cologne Water Quality Act is the basic water-quality control law for California and under this Act the SWRCB has ultimate control over State water rights and water-quality policy. In California, the California Environmental Protection Agency has delegated authority to issue NPDES permits to the SWRCB. The SWRCB, through its nine RWQCBs, carries out the regulation, protection, and administration of water quality in each region. Each regional board is required to adopt a Water Quality Control Plan, or Basin Plan, that recognizes and reflects the regional differences in existing water quality, the beneficial uses of the region's ground and surface water, and local water-quality conditions and problems. The City is within the Santa Clara Basin and is under the jurisdiction of the San Francisco Bay RWQCB (Region 2). The San Francisco RWQCB monitors surface water quality through implementation of the Water Quality Control Plan for the San Francisco Bay Basin (Basin Plan) and designates beneficial uses for surface water bodies and groundwater within the Santa Clara Valley. The Basin Plan for the San Francisco Bay Watershed was last updated in 2015 and will continue to be updated as deemed necessary to maintain pace with technological, hydrological, political, and physical changes in the region.⁸⁰ This Basin Plan describes the water quality that must be maintained to support the designated beneficial uses and provides programs, projects, and other actions necessary to achieve the standards established in the Basin Plan. The Basin Plan also contains water quality criteria for groundwater.

Statewide General Construction Permit

Construction projects of 1 acre or more are regulated under the General Construction Permit (GCP), Order No. 2012-0006-DWQ, issued by the SWRCB. Under the terms of the permit, applicants must file Permit Registration Documents (PRDs) with the SWRCB prior to the start of construction. The PRDs include a Notice of Intent (NOI), risk assessment, site map, Storm Water Pollution Prevention Plan (SWPPP), annual fee, and a signed certification statement. The PRDs are submitted electronically to the SWRCB via the Stormwater Multiple Application and Report Tracking System (SMARTS) website.

Applicants must also demonstrate conformance with applicable best management practices and prepare a SWPPP, containing a site map that shows the construction site perimeter, existing and proposed buildings, lots, roadways, stormwater collection and discharge points, general topography both before and after construction, and drainage patterns across the project locations. The SWPPP must list best management practices that would be implemented to prevent soil erosion and discharge of other construction-related pollutants that could contaminate nearby water resources. Additionally, the SWPPP must contain a visual monitoring program, a chemical monitoring program for nonvisible pollutants if there is a failure of the best management practices, and a sediment-monitoring plan if the site discharges directly to a water body listed on the 303(d) list for sediment. Some sites also require implementation of a Rain Event Action Plan. The GCP also requires applicants to comply with post-construction runoff reduction requirements. Since the project would disturb more than 1 acre, it would be subject to these requirements.

⁸⁰ California Regional Water Quality Control Board (RWQCB), 2015. San Francisco Bay Basin (Region 2), Water Quality Control Plan (Basin Plan), March.

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Regional

Santa Clara Valley Urban Runoff Pollution Prevention Program

The Santa Clara Valley Urban Runoff Pollution Prevention Program (SCVURPPP) is an association of 13 cities and towns in the Santa Clara Valley, together with the County of Santa Clara and the SCVWD. The RWQCB has conveyed responsibility for implementation of stormwater regulations to the member agencies of SCVURPPP. The SCVURPPP incorporates regulatory, monitoring, and outreach measures aimed at improving the water quality of South San Francisco Bay and the streams of the Santa Clara Valley to reduce pollution in urban runoff to the “maximum extent practicable.” The SCVURPPP maintains mandatory compliance with the MS4 Permit and promotes stormwater pollution prevention within that context. Participating agencies (including the City) must meet the provisions of the Santa Clara County permit by ensuring that new development and redevelopment mitigate water quality impacts to stormwater runoff both during the construction and operation of projects.⁸¹

The SCVURPPP has successively implemented a series of comprehensive stormwater management plans for urban runoff management meeting RWQCB standards. When the MRP was reissued in 2009, new design standards for runoff treatment control measures from new development and significant redevelopment were required, such as low impact development. The MRP also requires development of a Hydrograph Modification Management Plan (HMP) to manage increased peak runoff flows and volumes (hydromodification) and avoid erosion of stream channels and degradation of water quality caused by new and redevelopment projects in areas subject to hydromodification impacts. The MRP was issued to cover “surface runoff generated from various land uses in all the hydrologic sub basins in the basin which discharge into watercourses, which in turn flow into South San Francisco Bay.” The latest program activities conducted by the SCVURPPP are described in the *FY2015-2016 Annual Report*.

The City is a member of the SCVURPPP and follows the guidelines for stormwater runoff control and treatment specified in the C.3 Stormwater Handbook.⁸² In addition, the project must comply with the City’s Post-Construction Urban Runoff Management Policy (6-20) and the City’s Post-Construction Hydromodification Management Policy (8-14), as described below.

Santa Clara Valley Water District

The Santa Clara Valley Water District (SCVWD) is the flood control agency for the County. Their responsibilities include creek restoration, pollution prevention efforts, and groundwater recharge. The SCVWD requires permits for all well construction and destruction activities and projects occurring on any SCVWD property or easement. Permits are required under the SCVWD’s Water Resources Protection Ordinance and the District Well Ordinance. The SCVWD along with 15 cities (including San José), Santa Clara County, business, agriculture, streamside property owners, and environmental interests have established the Water Resources Protection Collaborative, which has prepared and adopted *Guidelines*

⁸¹ Santa Clara Valley Water District (SCVWD), 2016. Santa Clara Valley Urban Runoff Pollution Prevention Program, *FY 2015-2016 Annual Report*, September.

⁸² Santa Clara Valley Water District (SCVWD), 2016. C.3 Stormwater Handbook, Santa Clara Valley Urban Runoff Pollution Prevention Program, June.

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*and Standards for Land Use Near Streams: A Manual of Tools, Standards, and Procedures to Protect Streams and Streamside Resources in Santa Clara County.*⁸³

Local

Post-Construction Urban Runoff Management Policy

The City's Post-Construction Urban Runoff Management Policy 6-29 requires all new development and redevelopment projects to implement post-construction best management practices and treatment control measures (TCMs). The policy also established specific design standards for post-construction TCMs for projects that create, add, or replace 10,000 square feet or more of impervious surfaces. Policy 6-29 is updated as changes to the MRP are made. This policy also sets limitations on the use of infiltration treatment measures for the purpose of groundwater protection from contaminants. A Stormwater Control Plan (SCP) must be prepared for new development and redevelopment projects that create and/or replace 10,000 square feet or more of impervious surface. The SCP must be submitted and approved by the City prior to the issuance of grading permits. Because future development on the project site could create or replace more than 10,000 square feet of impervious surface, it is subject to this policy.

Post-Construction Hydromodification Policy

The City's Post-Construction Hydromodification Policy 8-14 requires all new development and redevelopment projects that create or replace 1 acre or more of impervious surface to manage development-related increases in peak runoff flow, volume, and duration, where such hydromodification is likely to cause increased erosion, silt pollutant generation, or other impacts to beneficial uses of local rivers, streams, and creeks. The policy requires these projects to be designed to control project-related hydromodification through preparation and submittal of a HMP. New development and redevelopment projects that create and/or replace 1 acre or more of impervious surface and are located in subwatersheds or catchment areas that are less than 65 percent impervious are subject to these requirements. Policy 8-14 is updated periodically to reflect the latest MRP requirements. According to the City's Hydromodification Map, the project site is within a catchment and subwatershed that is greater than or equal to 65 percent impervious and therefore the project would not be subject to hydromodification requirements.⁸⁴

Riparian Corridor Policy

The City has adopted a Riparian Corridor Policy that addresses how development of all types should be designed to protect and preserve riparian corridors. Riparian Corridor Policy Guidelines 6A, 6F, 6G, 7A, 7B, 7D, and 7D promote water quality and flood protection.

⁸³ Santa Clara Valley, Water Resources Protection Collaborative, 2007. Guidelines and Standards for Land Use Near Streams, <https://www.valleywater.org/contractors/doing-businesses-with-the-district/permits-for-working-on-district-land-or-easement/guidelines-and-standards-for-land-use-near-streams>, accessed on March 23, 2018.

⁸⁴ Santa Clara Valley Water District (SCVWD), 2011. Santa Clara Valley Urban Runoff Pollution Prevention Program, *Hydromodification Management Applicability Maps*, http://www.scvurppp-w2k.com/HMP_app_maps/San_Jose_HMP_Map.pdf, accessed on March 23, 2018.

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General Plan

The Measurable Environmental Sustainability (MS), Environmental Resources (ER), Environmental Considerations/Hazards (EC), and Infrastructure (IN) sections of the General Plan includes the following goals, policies, and implementation actions relevant to the water quality and applicable to future development facilitated by the proposed project:

- **Goal MS-3 Water Conservation and Quality** – Maximize the use of green building practices in new and existing development to minimize the use of potable water and to reduce water pollution.
 - **Policy MS-3.1:** Require water-efficient landscaping, which conforms to the State’s Model Water Efficient Landscape Ordinance, for all new commercial, institutional, industrial, and developer-installed residential development unless for recreational needs or other area functions.
 - **Policy MS-3.2:** Promote use of green building technology or techniques that can help reduce the depletion of the City’s potable water supply, as building codes permit. For example, promote the use of captured rainwater, graywater, or recycled water as the preferred source for non-potable water needs such as irrigation and building cooling, consistent with Building Codes or other regulations.
 - **Policy MS-3.3:** Promote the use of drought tolerant plants and landscaping materials for non-residential and residential uses.
 - **Policy MS-3.4:** Promote the use of green roofs (i.e., roofs with vegetated cover), landscape-based treatment measures, pervious materials for hardscape, and other stormwater management practices to reduce water pollution.
- **Goal MS-18 Water Conservation** – Continuously improve water conservation efforts in order to achieve best in class performance. Double the City’s annual water conservation savings by 2040 and achieve half of the Water District’s goal for Santa Clara County on an annual basis.
 - **Policy MS-18.12:** Encourage stormwater capture and encourage, when feasible and cost-effective, on-site rainwater catchment for new and existing development.
 - **Policy MS-18.13:** Encourage graywater use whenever appropriate and in areas that do not impact groundwater quality as determined through coordination with local agencies.
- **Goal MS-20 Water Quality** – Ensure that all water in San José is of the highest quality appropriate for its intended use.
 - **Policy MS-20.2:** Avoid locating new development or authorizing activities with the potential to negatively impact groundwater quality in areas that have been identified as having a high degree of aquifer vulnerability by the Santa Clara Valley Water District or other authoritative public agency.
 - **Policy MS-20.3:** Protect groundwater as a water supply source through flood protection measures and the use of stormwater infiltration practices that protect groundwater quality. In the event percolation facilities are modified for infrastructure projects, replacement percolation capacity will be provided.

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- **Goal ER-8 Stormwater** – Minimize the adverse effects on ground and surface water quality and protect property and natural resources from stormwater generated in the City of San José.
 - **Policy ER-8.1:** Manage stormwater runoff in compliance with the City’s Post-Construction Urban Runoff (6-29) and Hydromodification Management (8-14) Policies.
 - **Policy ER-8.5:** Ensure that all development projects in San José maximize opportunities to filter, infiltrate, store and reuse or evaporate stormwater runoff on-site.
 - **Policy ER-8.6:** Eliminate barriers to and enact policies in support of the reuse of stormwater runoff for beneficial uses in existing infrastructure and future development in San José.
 - **Policy ER-8.7:** Encourage stormwater reuse for beneficial uses in existing infrastructure and future development through the installation of rain barrels, cisterns, or other water storage and reuse facilities.
- **Goal ER-9 Water Resources** - Protect water resources because they are vital to the ecological and economic health of the region and its residents.
 - **Policy ER-9.2:** In consultation with the SCVWD restrict or carefully regulate public and private development in upland areas to prevent uncontrolled runoff that could impact the health and stability of streams.
 - **Policy ER-9.3:** Utilize water resources in a manner that does not deplete the supply of surface or groundwater or cause overdrafting of the underground water basin.
- **Goal EC-3 Seismic Hazards** – Minimize the risk of injury, loss of life, property damage, and community disruption from seismic shaking, fault rupture, ground failure (liquefaction and lateral spreading), earthquake-induced landslides, and other earthquake-induced ground deformation.
 - **Policy EC-3.6:** Restrict development in close proximity to water retention levees or dams unless it is demonstrated that such facilities will be stable and remain intact during and following an earthquake.
- **Goal EC-4 Geologic and Soil Hazards** – Minimize the risk of injury, loss of life, property damage from slope instability, including landslides, differential settlement, and accelerated erosion.
 - **Policy EC-4.1:** Design and build all new or remodeled habitable structures in accordance with the most recent California Building Code and Municipal Code requirements as amended and adopted by the City of San José, including provisions for expansive soil, and grading and storm water controls.
 - **Policy EC-4.5:** Ensure that any development activity that requires grading does not impact adjacent properties, local creeks and storm drainage systems by designing and building the site to drain properly and minimize erosion. An Erosion Control Plan is required for all private development projects that have a soil disturbance of 1 acre or more, are adjacent to a creek/river, and/or are located in hillside areas. Erosion Control Plans are also required for any grading occurring between October 15th and April 15th.
 - **Action EC-4.12:** Require review and approval of grading plans and erosion control plans (if applicable) prior to issuance of a grading permit by the Director of Public Works.

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- **Goal EC-5 Flooding Hazards** – Protect the community from flooding and inundation and preserve the natural attributes of local floodplains and floodways.
 - **Policy EC-5.1:** The City shall require evaluation of flood hazards prior to approval of development projects within a Federal Emergency Management Agency (FEMA) designated floodplain. Review new development and substantial improvements to existing structures to ensure it is designed to provide protection from flooding with a 1 percent annual chance of occurrence, commonly referred to as the “100-year” flood or whatever designated benchmark FEMA may adopt in the future. New development should also provide protection for less frequent flood events when required by the State.
 - **Policy EC-5.2:** Allow development only when adequate mitigation measures are incorporated into the project design to prevent or minimize siltation of streams, flood protection ponds, and reservoirs.
 - **Policy EC-5.3:** Preserve designated floodway areas for non-urban uses.
 - **Policy EC-5.4:** Develop flood control facilities in cooperation with the Santa Clara Valley Water District to protect areas from the occurrence of the “1%” or “100-year” flood or less frequent flood events when required by the State.
 - **Policy EC-5.5:** Prepare and periodically update appropriate emergency plans for the safe evacuation of occupants of areas subject to possible inundation from dam and levee failure and natural flooding. Include maps with pre-established evacuation routes in dam failure plans.
 - **Policy EC-5.7:** Allow new urban development only when mitigation measures are incorporated into the project design to ensure that new urban runoff does not increase flood risks elsewhere.
 - **Policy EC-5.8:** Cooperate with the Santa Clara Valley Water District to develop and maintain additional flood protection retention facilities in areas where they are needed or where the design capacity of existing retention facilities cannot be restored.
 - **Policy EC-5.9:** Work with local, regional, state, and federal agencies to ensure new and existing levees provide adequate flood protection and actively partner with the Santa Clara Valley Water District and other levee owners with respect to National Flood Insurance Program (NFIP) levee recertification.
 - **Policy EC-5.10:** Encourage the preservation and restoration of urban creeks and rivers to maintain existing floodplain storage. When in-channel work is proposed, engineering techniques which include the use of plant materials (bio-engineering) are encouraged.
 - **Policy EC-5.11:** Where possible, reduce the amount of impervious surfaces as a part of redevelopment or roadway improvements through the selection of materials, site planning, and street design.
 - **Action EC-5.14:** Implement the requirements of FEMA relating to construction in Special Flood Hazard Areas as illustrated on Flood Insurance Rate Maps. Periodically update the City’s Flood Hazard Regulations to implement FEMA requirements.
 - **Action EC-5.15:** San José will participate in the NFIP CRS. The CRS is a voluntary incentive program that recognizes and encourages community floodplain management activities that

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exceed minimum NFIP requirements. Flood insurance premium rates for property owners within the City may be discounted to reflect the reduced flood risk resulting from community actions meeting the three goals of the CRS, which are to reduce flood damage to insurable property; strengthen and support the insurance aspects of the NFIP; and encourage a comprehensive approach to floodplain management.

- **Action EC-5.16:** Implement the Post-Construction Urban Runoff Management requirements of the City's Municipal NPDES Permit to manage runoff flow and volume from project sites.
- **Action EC-5.17:** Implement the Hydromodification Management requirements of the City's Municipal NPDES Permit to manage runoff flow and volume from project sites.
- **Action EC-5.18:** Maintain City storm drain infrastructure in a manner that reduces flood hazards. As the storm drainage system is extended or modified, provide capacity to adequately convey the 10-year storm event.
- **Action EC-5.19:** Develop and maintain a Storm Drainage Master plan and work with other agencies to develop broader Watershed Management Plans to model the City's hydrology.
- **Goal EC-3 Water Supply, Sanitary Sewer, and Storm Drainage –** Provide water supply, sanitary sewer, and storm drainage infrastructure facilities to meet future growth planned within the City, to assure high-quality service to existing and future residents, and to fulfill all applicable local, State and Federal regulatory requirements.
 - **Policy IN-3.1:** Achieve minimal level of services: for storm drainage, to minimize flooding on public streets and to minimize the potential for property damage from stormwater, implement a 10-year return storm design standard throughout the City and in compliance with all local, State, and Federal regulatory requirements.
 - **Policy IN-3.7:** Design new projects to minimize potential damage due to storm waters and flooding to the site and other properties.
 - **Policy IN-3.9:** Require developers to prepare drainage plans that define needed drainage improvements for proposed developments per City standards.
 - **Policy IN-3.10:** Incorporate appropriate stormwater treatment measures in development projects to achieve stormwater quality and quantity standards and objectives in compliance with the City's NPDES permit.
 - **Policy IN-3.12:** Coordinate efforts with other agencies in the development of regional stormwater facilities.
 - **Policy IN-3.13:** Encourage the use of flood protection guidelines in development, such as those recommended by the SCVWD, FEMA, and DWR.
 - **Action IN-3.16:** Develop a Storm Drainage Infrastructure Master Plan to:
 - Identify facilities needed to prevent "10-year" event street flooding and "100-year" event structure flooding.
 - Ensure that public facilities and infrastructure are designed pursuant to approved State, regional and local regulatory requirements.

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- Ensure that adequate land area and any other elements are provided for facilities subject to incremental sizing (e.g., detention basins and pump stations).
- Identify opportunities to meet water quality protection needs in a cost-effective manner.

Municipal Code

Chapter 15.11, Water Efficient Landscape Standards for New and Rehabilitated Landscaping

This chapter promotes the conservation and efficient use of water by regulating landscape design, installation, and maintenance in accordance with the Water Conservation in Landscaping Act. The chapter requires new construction projects with a total landscape area of 500 square feet or more that require a building permit or rehabilitated landscape projects with a total landscape area of 2,500 square feet or more that require a building permit to demonstrate that the project meets the water efficiency criteria required by this chapter, including restrictions on turf area, irrigation sensors that use evapotranspiration or soil moisture sensor data, water budget calculations and recycled water options. A landscape documentation package must be submitted to the City as part of the development permit application that includes project information, water efficient landscape worksheet, soil management report, landscape design plan, irrigation design plan, and grading design plan.

Chapter 15.16, Sewer Connection and Storm Drainage

This chapter requires the payment by project developers of storm drainage fees to the City to construct, reconstruct, and maintain the City's storm drainage system. In addition, storm drainage service charges are collected from each property owner to derive adequate revenue for the acquisition, repair, rehabilitation, construction, and maintenance of the City's storm drainage system.

Chapter 17.08, Special Flood Hazard Area Regulations

This chapter, also known as the Floodplain Ordinance, establishes flood damage prevention measures, which apply to all areas of special flood hazard (i.e., the 100-year floodplain). It is designed to minimize loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary expenditures for flood protection and relief, and impairment of the tax base. It requires that buildings and development projects that are vulnerable to floods be protected against flood damage at the time of construction by implementing construction standards that must be applied within the 100-year floodplain.

Chapter 20.95, Storm Water Management

The purpose of this chapter is to promote adequate storm water management and promote the proper siting of stormwater runoff treatment to mitigate potential adverse impacts on adjacent land uses. It also encourages the use of alternative modes of stormwater runoff treatment. The provisions in this chapter are in accordance with the requirements of the NPDES permit and are consistent with the City Council Policy 6-29, Post-Construction Urban Runoff Management. It applies to new development or redevelopment projects that create and/or replace 10,000 square feet of impervious surfaces, or special

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land use category projects, such as restaurants, auto service facilities, gas stations, or uncovered parking lots, that create and/or replace 5,000 square feet of impervious surfaces. These projects are required to implement stormwater treatment measures and must also maintain these measures for perpetuity.

Existing Conditions

The project site lies within the Guadalupe River Watershed, which encompasses a large portion of south and western San José. The watershed consists of natural creek channels, engineered channels or conduits, water transfer canals, artificial bodies of water, mudflats, Baylands, and tidal marshes.⁸⁵

The City of San José Public Works Department is responsible for the design, construction, and maintenance of the City-owned storm drain system, which includes a network of 1,150 miles of storm drains and drainage channels, and 29 stormwater pump stations. Stormwater runoff is collected from City streets and properties via catch basins and storm drain pipes and is then discharged into local creeks that eventually flow into San Francisco Bay. The SCVWD and U.S. Army Corps of Engineers (USACE) are responsible for the design and construction of flood control facilities and the maintenance of stream channels within the city and Santa Clara County.

The City is in the process of developing a Storm Drain Master Plan that would identify areas with storm drain deficiencies. However, most of the existing storm drain system is designed to accommodate a three-year storm event. As a result, areas of the City may be subject to ponding or flooding issues. The proposed project would connect to the existing storm drain system, and as per City requirements, the storm drain connections must be designed and constructed to meet the City's ten-year storm event design standard. In addition, project developers are required to pay storm drain connection fees and storm drain service charges to assist in funding capital improvements to the system.

The project site is within the Santa Clara Subbasin of the Santa Clara Valley Groundwater Basin. The San José Water Company (SJWC) is the water purveyor for the project site. San José Water Company obtains its water from three major sources: 1) groundwater from local wells, 2) imported surface water provided by Santa Clara Valley Water District (SCVWD) and 3) local mountain surface water collected from the Santa Cruz Mountains.⁸⁶ The project site is located in South San José and water in this area is supplied by the SCVWD and comes from surface water sources. Additional details on water usage and water supply are provided in Section XIV, Utilities and Service Systems. Groundwater quality in the Santa Clara Subbasin is generally considered to be good and water quality objectives are met in at least 95 percent of the County water supply wells without the use of treatment methods.⁸⁷

⁸⁵ Guide to San Francisco Bay Area Creeks, Guadalupe River Watershed, <http://explore.museumca.org/creeks/1400-OBGuadalupeBig.html>, accessed on March 28, 2018.

⁸⁶ San Jose Water Company Water Supply, https://www.sjwater.com/for_your_information/education_safety/water_supply, accessed March 18, 2018.

⁸⁷ Santa Clara Valley Water District, 2016. Santa Clara Valley Water District, *2016 Groundwater Management Plan*, November 2016.

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According to the FIRM, the project site is located in Flood Zone D, which is an area with undetermined flood hazards, but flooding is possible.⁸⁸ The project site is not located Special Flood Hazard Area and therefore, would not be subject to the FEMA regulations and San José regulations (SJMC Chapter 17.08, Special Flood Hazard Area Regulations).

The project site is located within the Leroy Anderson Dam flood inundation zone.⁸⁹ This Anderson Dam Seismic Retrofit project that is currently underway as of December 2016, covers earthquake retrofitting of Anderson Dam to improve reliability and safety, and returns the reservoir to its original storage capacity.⁹⁰ The Anderson Reservoir is located approximately 20 miles southwest of the project site. The project site is not within an area of possible flooding as a result of failure of dikes in the area.⁹¹

The project site is approximately 15 miles from San Francisco Bay and 25 miles from the Pacific Ocean and is not within a tsunami inundation zone, as indicated on the California Emergency Management Agency tsunami inundation maps.⁹² Seiches are standing waves oscillating in an enclosed or semi-enclosed body of water, similar to water sloshing in a bathtub. The site is not located proximate to aboveground water tanks or reservoirs and therefore would not be subject to a seiche in the event of a large magnitude earthquake. The project site and the surrounding area is relatively flat and is not in an area subject to debris flows, landslides, or mud flows, as per ABAG landslide maps.⁹³

DISCUSSION

a) *Would the project violate any water quality standards or waste discharge requirements?*

Increasing the total area of impervious surfaces can result in a greater potential to introduce pollutants to receiving waters. Urban runoff can carry a variety of pollutants, such as oil and grease, metals, sediments, and pesticide residues from roadways, parking lots, rooftops, and landscaped areas, and deposit them into an adjacent waterway via the storm drain system. The proposed project is a request to amend the land use designation on the project site. As such, the proposed project would not directly increase the area of impervious surface on the project site.

Future development facilitated by the proposed project could result in clearing, grading, excavation, and construction activities that have the potential to impact water quality through soil erosion and increased silt and debris discharged into runoff. In addition, the use of construction materials such as fuels, solvents,

⁸⁸ Federal Emergency Management Agency. *Flood Insurance Rate Maps, No. 06085C0234H*.

May 18, 2009. <https://msc.fema.gov/portal>, accessed on March 23, 2018.

⁸⁹ Santa Clara County, Leroy Anderson Dam Flood Inundation Maps, <https://www.valleywater.org/sites/default/files/Anderson%20Dam%20Inundation%20Maps%202016.pdf>, accessed on March 23, 2018.

⁹⁰ Santa Clara Valley Water District, Anderson Dam Seismic Retrofit project, <https://www.valleywater.org/project-updates/dam-reservoir-projects/anderson-dam-seismic-retrofit>, accessed March 23, 2018.

⁹¹ Santa Clara County, 2016. Dike Failure Flooding Hazard Zones: Santa Clara County, California.

⁹² California Emergency Management Agency (CEMA), 2009. Tsunami Inundation Map for Emergency Planning, http://www.conservation.ca.gov/cgs/geologic_hazards/Tsunami/Inundation_Maps/SantaClara, accessed on March 23, 2018.

⁹³ Association of Bay Area Governments (ABAG), 2017. Rainfall Induced Landslide Areas, Existing Landslide Distribution, and Earthquake Induced Landslide Study Zones, <http://resilience.abag.ca.gov/landslides/>, accessed on March 23, 2018.

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and paints may present a risk to surface water quality. The refueling and parking of construction vehicles and other equipment on site during construction may result in oil, grease, or related pollutant leaks and spills that may discharge into the storm drain system. Future development would be required to comply with the NPDES General Construction Permit, given the potential to disturb more than 1 acre of soil on the project site.

The GCP requires the submittal of Permit Registration Documents (PRDs) to the State Water Resource Board (SWRCB) prior to the start of construction. The PRDs include a Notice of Intent (NOI), risk assessment, site map, annual fee, signed certification statement, SWPPP, and post-construction water balance calculations. The SWPPP describes the incorporation of best management practices to control sedimentation, erosion, and the potential for hazardous materials contamination of runoff during construction. New requirements by the SWRCB also require the SWPPP to include post-construction treatment measures aimed at minimizing stormwater runoff.

All development projects in San José must also comply with the City's Grading Ordinance, specified in Chapter 17.40, Part 6 – Excavation and Grading. The City Grading Ordinance requires the use of erosion and sediment controls to protect water quality while a site is under construction. Prior to issuance of a permit for grading activity occurring during the rainy season (October 15 to April 15), the applicant is required to submit an Erosion Control Plan to the Director of Public Works for review and approval. Future development must detail the best management practices that would be implemented to minimize the potential for stormwater pollutants.

In addition to the aforementioned requirements, future development on the project site would be required to implement RWQCB best management practices and required of all construction projects in San José, to prevent stormwater pollution and minimize potential sedimentation during construction. The following best management practices, which include, but are not limited to the following, would be required to be implemented prior to and during earthmoving and demolition activities, and continue until any future construction is complete:

- Restrict grading to the dry season (April 15 to October 15) or meet City requirements for grading during the rainy season.
- Earthmoving or other dust-producing activities shall be suspended during periods of high winds.
- All exposed or disturbed soil surfaces shall be watered at least twice daily to control dust as necessary.
- Utilize on-site sediment control best management practices to retain sediment on the project site.
- Utilize stabilized construction entrances and/or wash racks.
- Sweep or vacuum any street tracking immediately and secure sediment sources to prevent further tracking.
- All trucks hauling soil, sand, and other loose materials shall be required to cover all trucks or maintain at least 2 feet of freeboard.
- Provide temporary cover of disturbed surfaces to help control erosion during construction.
- Provide permanent cover to stabilize the disturbed surfaces after construction has been completed.

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- Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses, and streams by installing appropriate best management practices (i.e., silt fences, gravel bags, fiber rolls, temporary swales, etc.).

Water quality in stormwater runoff is regulated locally by the SCVURPPP, which includes the C.3 provisions of the MRP adopted by the San Francisco Bay RWQCB. Under the C.3 provisions, all new and redevelopment projects that create or replace 10,000 square feet or more of impervious surface must incorporate site design, source control, and treatment measures to the maximum extent practicable. Therefore, future development facilitated by the proposed project would be required to comply with the stormwater management C.3 provisions of the MRP. Details of site design, source control, and stormwater treatment control measures demonstrating compliance with C.3 provisions of the MRP, shall be included in the future project design to the satisfaction of the Director of Planning, Building, and Code Enforcement. In addition, the future development would be required to comply with the City's Post-Construction Urban Runoff Management Policy 6-20. All treatment measures would be required to be designed in accordance with Provision C.3.d of the MRP and the feasibility of low impact development features will be determined in accordance with the procedures set forth in the SCVURPPP C.3 Stormwater Handbook. Prior to the issuance of grading permits, a Stormwater Control Plan (SCP) would be required to be prepared and submitted to the City for review and approval. Mandatory compliance with the NPDES permit and C.3 provisions of the MRP and the City's Post-Construction Urban Runoff Management Policy would render any potential construction and operational water quality impacts from future development facilitated by the proposed project to a *less-than-significant* level under both scenarios.

- b) *Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?*

Implementation of future development on the site from implementation of the proposed project could result in a reduction in groundwater recharge if there is an increase in impervious surfaces and/or construction dewatering. According to the Department of Conservation/California Geological Survey's map of depth to historically highest groundwater, groundwater in the vicinity of the site is approximately 20 feet below ground surface (bgs).⁹⁴ Therefore, construction dewatering would most likely not be necessary unless subterranean parking is proposed. If dewatering is necessary, future development facilitated by the proposed project shall meet the following C.15 provision of the MRP which include regulations for discharges of uncontaminated groundwater with flows of less than 10,000 gallons per day:

- Discharge to a landscaped area or bioretention unit that is properly-designed to accommodate the volume of pumped ground water; or
- Discharge to the sanitary sewer. Discharges to the sanitary sewer system shall be subject to all wastewater permitting requirements and fees; or

⁹⁴ California Department of Conservation (CDC), California Geological Survey (CGS), 2002. Seismic Hazard Zone Report for the San Jose West 7.5 Minute Quadrangle, Santa Clara County, California.

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- If the two discharge options described above are not feasible, as determined by the authority having jurisdiction, and these discharges must enter the storm drain system, pre-discharge sampling shall be done in accordance with Provision C.15.b.i.(2)(c) through (e) of the MRP to verify that the discharge is not contaminated. The project shall provide to the City a record of the pre-discharge sampling data collected for verification that the pumped groundwater is not contaminated.

Any proposed new discharges of uncontaminated groundwater with flows equal to or more than 10,000 gallons per day, and all new discharges of potentially contaminated groundwater, shall obtain a permit from the San Francisco Bay RWQCB. Future projects designed to address or triggering the discharge threshold shall provide a copy of the approved permit from the San Francisco Bay RWQCB to with its Building Permit application submittal.

In addition, each new development site in San José must be evaluated in terms of the City's Policy 6-29 that sets limitations on the use of infiltration treatment measures for the purpose of groundwater protection from contaminants. Mandatory compliance with the General Plan Policy 6-29 and C.15 provisions of the MRP would ensure that impacts from future development on the site would be *less than significant* under both scenarios.

- c) *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?*

The project site does not contain any waterways and therefore, implementation of the proposed project would not alter the course of a stream or river. Future development facilitated by the proposed project would require grading or soil exposure during construction. If not controlled, the transport of these materials into local waterways could temporarily increase suspended sediment concentrations. To minimize this impact, future development would be required to comply with all of the requirements of the State GCP, including preparation of PRDs and submittal of a SWPPP to the SWRCB prior to the start of construction activities.

In addition, the City's Grading Ordinance requires the use of erosion and sediment controls to protect water quality while a site is under construction. Future development would be required to prepare an Erosion Control Plan that details the best management practices that would be implemented to minimize the potential for erosion and/or siltation during construction. The applicant for any future development would be required to submit an Erosion Control Plan to the Director of Public Works for review and approval prior to the issuance of any grading permits. Mandatory compliance with State and City regulations would ensure that impacts from erosion and siltation during construction would be *less than significant* under both scenarios.

The currently existing project site is mostly paved. Given the nature of the proposed land use change and the location of the project site (i.e., infill mixed-use on a primarily paved site), the future project may be required to add landscaping that could improve the site and reduce the percentage of impervious surface on site. In addition, the C.3 requirements of the MRP include source control measures and site design measures that address stormwater runoff and would reduce the potential for erosion or siltation. Furthermore, Provision C.3 of the MRP will require the future development on the site to implement

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stormwater treatment measures to contain site runoff, using specific numeric sizing criteria based on volume and flow rate.

Pursuant to the SCVURPPP and MRP, future development on the site would be required to implement construction phase best management practices, post-construction design measures that encourage infiltration in pervious areas, and post-construction source control measures to help keep pollutants out of stormwater. In addition, post-construction stormwater treatment measures are required for projects that create or replace 10,000 square feet or more of impervious surface. With implementation of these erosion and sediment control measures and regulatory provisions to limit runoff, the implementation of the proposed project would not result in significant increases in erosion and sedimentation and impacts would be *less than significant* under both scenarios.

- d) *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?*

As described under Criterion (c) above, implementation of the proposed project would not alter the course of a stream or river. Because the majority of the project site is already developed with urban uses, existing conditions currently include a very large percentage of impervious surfaces. In mandatory compliance with C.3 provisions of the MRP, future development facilitated by the proposed project would be required to implement site design, source control, and stormwater treatment measures (as needed) to control the amount of stormwater runoff and therefore minimize the potential for on- or off-site flooding.

Future development facilitated by the proposed project would also be required to comply with the City's Post-Construction Urban Runoff Management Policy 6-20. Prior to the issuance of grading permits, applicant future developer would be required to prepare an SCP that describes the best management practices and low impact development treatment measures that would reduce the amount of stormwater runoff from the site. The City would review the future project's connection to the existing storm drain system and determine its acceptability. Review and approval of the SCP, implementation of stormwater treatment measures, and mandatory compliance with City and County regulatory requirements would ensure that stormwater runoff from future development on the site would not result in on- or off-site flooding and impacts would be *less than significant* under both scenarios.

- e) *Would the project create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?*

Given that the majority of the site is currently developed with urban uses, future development facilitated by the proposed project does not anticipate to significantly increase the amount of impervious surfaces. Future development of the site may be required to incorporate landscaping that could reduce the percentage of impervious surface currently on the site. Future development would also be required to implement stormwater treatment control measures in accordance with the MRP and SCVURPPP guidelines, in order to control the amount of stormwater runoff from the site. In addition, mandatory compliance with the San José Hydromodification Management Policy (8-14) (listed above) would require stormwater runoff from the site to match pre-project conditions.

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Operational best management practices would be required to meet the C.3 provisions of the MRP and any future project would be required to implement site design, source control, and stormwater treatment measures that would reduce the amount of stormwater runoff.

Any future project resulting from implementation of the proposed project would be required to comply with the hydromodification requirements that would ensure that stormwater flow rates and volumes do not exceed existing conditions, and therefore, the impacts on the capacity of existing or planned storm drain systems would be less than significant.

Furthermore, as previously discussed in Criterion (a) above, future development on the site would be required to implement best management practices and low impact development features during construction and operation that would control and reduce the potential for sediment, debris, and other pollutants to be discharged into the storm drain system. With implementation of these measures, implementation of the proposed project would not result in substantial additional sources of polluted runoff and impacts would be *less than significant* under both scenarios.

f) Would the project otherwise substantially degrade water quality?

As discussed under Criterion (a) above, future development facilitated by the proposed project would be required to implement best management practices and low impact development measures. These measures would be required to control and prevent the release of sediment, debris, and other pollutants into the storm drain system. Implementation of best management practices during future construction activities, in accordance with the provisions of the SWPPP, would minimize the release of sediment, soil, and other pollutants. In addition, operational best management practices would be required to meet the C.3 provisions of the MRP. These requirements include the incorporation of site design, source control, and treatment control measures to treat and control runoff before it enters the storm drain system. With implementation of these best management practices and low impact development measures in accordance with City and MRP requirements, the potential impact on water quality resulting from future development on the site as a result of project implementation would be *less than significant* under both scenarios.

g) Would the project place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

The most recent FIRM shows that the project site is not within of the 100-year floodplain. Therefore, future development on the project site would not be subject to the FEMA regulations and the SJMC Chapter 17.08, Special Flood Hazard Area Regulations. Accordingly impacts would be *less than significant* under both scenarios.

h) Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows?

The project site is located with FEMA flood zone D, which is not a special flood hazard area. Therefore, there is no potential for future structures on the project site to impede or redirect flood flows and the impact is *less than significant* under both scenarios.

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- i) *Would the project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?*

As discussed in Section 4.1, Introduction, the California Supreme Court in a December 2015 opinion (*CBIA v. BAAQMD*) confirmed that CEQA, with several specific exceptions, is concerned with the impacts of a project on the environment, and not the effects the existing environment may have on a project. Therefore, the introduction of people or structures to existing flooding hazards associated with dam failure would not be considered an impact under CEQA. Therefore, the discussion below is for informational purposes.

The project site is not within an area of possible flooding as a result of failure of dikes in the area. According to maps compiled by the SCVWD, the project site is located within the Anderson Reservoir dam inundation zone. Dam inundation zones are based on the highly unlikely scenario of a catastrophic dam failure occurring in a very short period of time. Dam failure could result in the release of water held behind the dams and result in flooding in parts of the city, including the project site. A major seismic event, if sufficiently intense, would be the most likely cause of dam failure. The Anderson Dam is owned and operated by the SCVWD. The dam inundation zone for Anderson Reservoir is based on the reservoir being completely full (i.e., at 100 percent storage capacity). Anderson Dam is currently under storage restrictions while seismic upgrades and fault studies are being completed. Therefore, Anderson Reservoir is restricted to 68 percent capacity. As a result, the mapped dam inundation zone would be much smaller than the mapped area. Also, the arrival time of a flood wave at the project site would be approximately 1.5 to 2 hours with peak arrival times of 4 to 4.5 hours for Anderson Reservoir, which would be sufficient time for the City to coordinate evacuation procedures.

The probability of dam failure is extremely low and there is no historic record of dam failure in Santa Clara County or San José.⁹⁵ Dams in California are continually monitored by various governmental agencies, including the California Division of Safety of Dams (DSOD), which conducts inspections twice a year and reviews all aspects of dam safety. The SCVWD also maintains Emergency Action Plans (EAPs) that include procedures for damage assessment and emergency warnings. In addition, the City, in conjunction with Santa Clara County, addresses the possibility of dam failure in the Local Hazard Mitigation Plan (LHMP), which also provides emergency response actions. Accordingly, implementation of the proposed project would not expose people or structures to a significant risk of loss, injury, or death in the case of dam failure and the impacts would be *less than significant* under both scenarios.

- j) *Would the project potentially be inundated by seiche, tsunami, or mudflow?*

As discussed in Section 4.1, Introduction, the California Supreme Court in a December 2015 opinion (*CBIA v. BAAQMD*) confirmed that CEQA, with several specific exceptions, is concerned with the impacts of a project on the environment, and not the effects the existing environment may have on a project. Therefore, the introduction of people or structures to existing flooding hazards associated with seiches, tsunamis, or mudflows would not be considered an impact under CEQA. Therefore the discussion below is for informational purposes.

⁹⁵ Santa Clara County, 2011, Santa Clara County Hazard Mitigation Plan.

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The project site is more than 25 miles from San Francisco Bay and the Pacific Ocean and is not within a tsunami inundation zone. According to the ABAG interactive debris flow and landslide maps, the project site is not within an area susceptible to mudflows. A seiche is a surface wave generated in a closed or partially enclosed body of water, similar to the sloshing back-and-forth in a bathtub and can occur on lakes, reservoirs, swimming pools, bays, harbors, and seas. Seiches typically are created by winds, earthquakes, or tsunamis. The site is not located in close proximity to a body of water or aboveground storage tanks and would not be subject to a seiche in the event of a large magnitude earthquake. Therefore, the proposed project would not be subject to seiches, tsunamis, or mudflows and there would be *no impact* under both scenarios.

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X. LAND USE

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Would the project physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL SETTING

The following is a summary of the relevant regional and local regulations pertaining to Land Use. There are no federal or State regulations governing this topic relevant to the project.

Regulatory Framework

Regional

Santa Clara Valley Habitat Conservation Plan/Natural Community Conservation Plan

As discussed in Section II, Biological Resources, of this Initial Study, the Habitat Plan adopted by the City on January 29, 2013, provides a framework for promoting the protection and recovery of natural resources, including endangered species, while streamlining the permitting process for planned development, infrastructure, and maintenance activities.⁹⁶ The Habitat Plan allows the Local Partners to receive endangered-species permits for activities and projects they conduct and those under their jurisdiction, and comprehensively evaluates natural-resource impacts and mitigation.

⁹⁶ Santa Clara Valley Habitat Agency, Santa Clara Valley Habitat Plan (Habitat Plan), <http://scv-habitatagency.org/178/Santa-Clara-Valley-Habitat-Plan>, accessed on March 27, 2018.

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Local

General Plan

The Community Design (CD), Measurable Environmental Sustainability (MS), Land Use/Transportation (LU)/(TR) sections of the General Plan include the following goals and policies specific to land use factors and applicable to future development facilitated by the proposed project.

- **Goal CD-1 Attractive City** – Create a well-designed, unique, and vibrant public realm with appropriate uses and facilities to maximize pedestrian activity; support community interaction; and attract residents, business, and visitors to San José.
 - **Policy CD-1.1:** Require the highest standards of architectural and site design, and apply strong design controls for all development projects, both public and private, for the enhancement and development of community character and for the proper transition between areas with different types of land uses.
 - **Policy CD-1.24:** Within new development projects, include preservation of ordinance-sized and other significant trees, particularly natives. Avoid any adverse effect on the health and longevity of such trees through design measures, construction, and best maintenance practices. When tree preservation is not feasible, include replacements or alternative mitigation measures in the project to maintain and enhance our Community Forest.
- **Goal CD-2 Function** – Create integrated public and private areas and uses that work together to support businesses and to promote pedestrian activity and multi-modal transportation.
 - **Policy CD-2.5:** Integrate Green Building Goals and Policies into site design to create healthful environments. Consider factors such as shaded parking areas, pedestrian connections, minimization of impervious surfaces, incorporation of stormwater treatment measures, appropriate building orientations, etc.
- **Goal CD-3 Connections** – Maintain a network of publicly accessible streets and pathways that are safe and convenient for walking and bicycling and minimize automobile use; that encourage social interaction; and that increase pedestrian activity, multi-modal transit use, environmental sustainability, economic growth, and public health.
 - **Policy CD-3.11:** Encourage new development to connect with the surrounding community and continue the existing street grid to integrate with the neighborhood.
- **Goal CD-5 Community Health, Safety, and Wellness** – Create great public places where the built environment creates attractive and vibrant spaces, provides a safe and healthful setting, fosters interaction among community members, and improves quality of life.
 - **Policy CD-5.1:** Design areas to promote pedestrian and bicycle movements, to facilitate interaction between community members, and to strengthen the sense of community.
 - **Policy CD-5.3:** Promote crime prevention through site and building designs that facilitate surveillance of communities by putting “eyes on the street.” Design sites and buildings to promote visual and physical access to parks and open space areas. Support safe, accessible, and well-used public open spaces by orienting active use areas and building facades towards them.

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- **Goal CD-8 Building Height** – Regulate the height of new development to avoid adverse land use incompatibility while providing maximum opportunity for the achievement of the General Plan goals for economic development and the provision of new housing within the identified Growth Areas.
 - **Policy CD-8.1:** Ensure new development is consistent with specific height limits established within the City’s Zoning Ordinance and applied through the zoning designation for properties throughout the City. Land use designations in the Land Use/Transportation Diagram provide an indication of the typical number of stories expected for new development, however specific height limitations for buildings and structures in San José are not identified in the *Envision General Plan*.
- **Goal MS-1 Green Building Policy Leadership** – Demonstrate San José’s commitment to local and global Environmental Leadership through progressive use of green building policies, practices, and technologies to achieve 100 million square feet of new or retrofitted green buildings by 2040.
 - **Policy MS-1.3:** Continually update and strengthen the City’s Green Building policies and ordinances for new construction and rehabilitation of existing buildings to provide flexibility for application of new technologies and innovative techniques that may develop in the green building field.
- **Goal LU-2 Growth Areas** – Focus new growth into identified Growth Areas to protect the quality of existing neighborhoods, while establishing new mixed-use neighborhoods with a compact and dense form that is attractive to the City’s projected demographics i.e., a young and senior population, and that supports walking, provides opportunities to incorporate retail and other services in a mixed-use format, and facilitates transit use.
 - **Policy LU -2.2:** Include within the General Plan Land Use/Transportation Diagram significant job and housing growth capacity within the following identified Growth Areas:
 - **Urban Villages: Transit Commercial Corridors.** A large and balanced amount of job and housing growth capacity is planned for the Transit /Commercial Corridor Urban Villages with the goal to maximize the opportunity for creating new mixed-use Urban Villages in these areas. While the BART area job capacity is planned primarily for mid-rise and high-rise offices, the Light Rail Urban Villages provide more opportunity for retail and service.
 - **Jobs that benefit from close proximity to residential use.** Although the BART system serves as a regional transit line that brings workers from throughout the region to employment centers within San José, the light rail system is more appropriate for shorter commute trips and is also less likely to generate land use compatibility concerns. Accordingly, it is appropriate to include more residential and retail growth capacity along the light rail system.
- **Goal LU-9 High Quality Living Environments** – Provide high quality living environments for San José’s residents.
 - **Policy LU-9.3:** Integrate housing development with our City’s transportation system, including transit, roads, and bicycle and pedestrian facilities.
- **Goal LU-10 Efficient Use of Residential and Mixed-Use Lands** – Meet the housing needs of existing and future residents by fully and efficiently utilizing lands planned for residential and mixed-use and by maximizing housing opportunities in locations within a half mile of transit, with good access to employment areas, neighborhood services, and public facilities.

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- **Policy LU-10.3:** Develop residentially- and mixed-use-designated lands adjacent to major transit facilities at high densities to reduce motor vehicle travel by encouraging the use of public transit.
- **Goal TR-1 Balanced Transportation System** – San José desires to provide a safe, efficient, fiscally, economically, and environmentally-sensitive transportation system that balances the needs of bicyclists, pedestrians, and public transit riders with those of automobiles and trucks.
- **Policy TR-3.3:** As part of the development review process, require that new development along existing and planned transit facilities consist of land use and development types and intensities that contribute toward transit ridership. In addition, require that new development is designed to accommodate and to provide direct access to transit facilities.

Municipal Code

Chapter 20.10, General Provisions

The San José Zoning Ordinance implements the land use designations by establishing comprehensive zoning rules for the city. Chapter 20.10, General Provisions, states that the purpose of the Zoning Ordinance is to guide, control, and regulate future growth and development in the city in a sound and orderly manner, and to promote achievement of the goals and purposes of the General Plan; protect the character and economic and social stability of agricultural, residential, commercial, industrial, and other areas in the city; provide light, air, and privacy to property; preserve and provide open space and prevent overcrowding of the land; appropriately regulate the concentration of population; provide access to property and prevent undue interference with and hazards to traffic on public rights-of-way; and prevent unwarranted deterioration of the environment and to promote a balanced ecology.

Existing Conditions

The project site is currently developed with urban land uses. The project site has a General Plan land use designation of Public/Quasi-Public (PQP), which includes land uses that are institutional in nature. The project site is zoned R-1-8 Zoning District, which allows for 8 du/ac and a wide variety of residentially compatible uses, including, but not limited to, residential care facilities, service facilities, and child care.

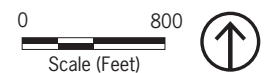
As shown in Figure 3-2, the project site is a rectangular-shaped site bounded by single-family homes off Casa Mia Drive and Trinity Place, and a church (Trinity Presbyterian) off of Union Avenue to the north, CUHSD Administrative and Maintenance offices off of Union Avenue and the California Sports Center across Union Avenue to the east, Camden Community Center off of Union Avenue and single-family homes off of Paseo Del Oro to the south, and Camden Avenue and single-family homes off of Camden Avenue to the west.

The surrounding parcels consist of General Plan Designation of Residential Neighborhood (RN) and Open Space, Parklands and Habitat (OSPH). The surrounding parcels consist of zoning designations of mostly R-1-8, R-2, and one parcel (Camden Community Center) is zoned as A(PD). See Figures 4-4 and 4-5, respectively.

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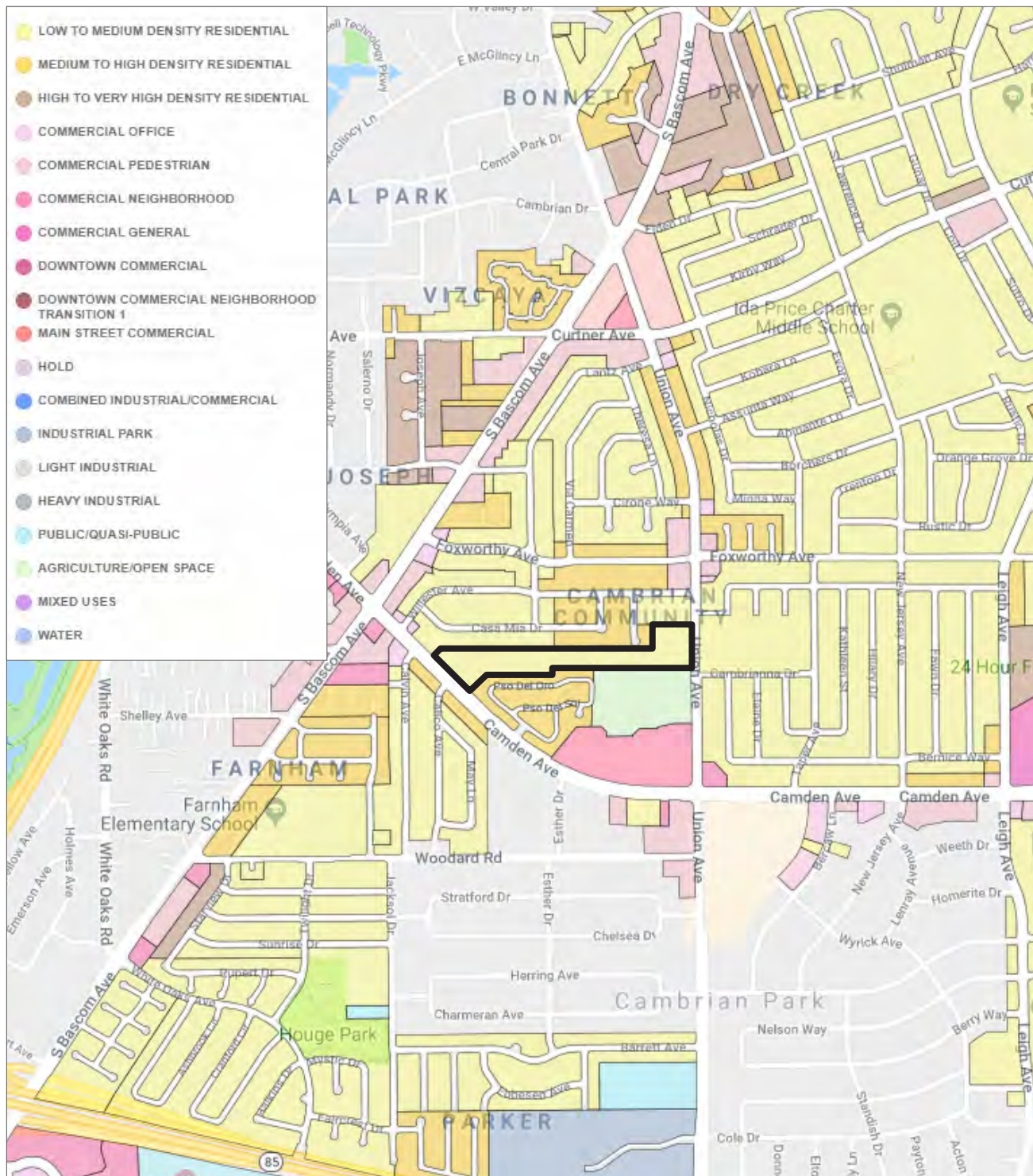
Source: <http://csj-generalplan.appspot.com/index.html#>; PlaceWorks, 2018.



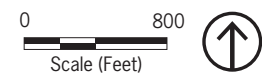
 Project Site

Figure 4-4
Existing General Plan Land Use Map

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Source: <http://csj-landzoning.appspot.com/index.html>; PlaceWorks, 2018.



 Project Site

Figure 4-5
Existing Zoning Map

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DISCUSSION

a) Would the project physically divide an established community?

Examples of projects that have the potential to physical divide and established community include new freeways and highways, major arterial streets, and railroad lines. The current proposed project would only change the General Plan designation of this project site and would not change the physical environment. As discussed in Section 3.3.2, based on the re-designation of the General Plan land use, under Scenario 1, the re-designation of PQP to the proposed RN on 6 acres in the middle could introduce potentially 36 new single-family homes that is similar to the surrounded by existing residential development. Implementation of the proposed project would facilitate infill mixed-use development and would retain relatively the same existing roadway patterns. However, as there is no public roadways within the project site currently, under scenario 1, the future development could extend an existing street into the site for access to the new residential neighborhood. However, the introduction of a new public road for access to future residents is unlikely to physically divided the existing community.

Under both Scenario 1 and 2, either 3 or 9 acres of the site would redeveloped with potentially office, light industrial uses such as storage, or small retail center. The 3 acres to the east of the project site, fronting Union Avenue, is proposed to remain as PQP designation and continue to operate as CUHSD Administrative and Maintenance offices. These type of uses and development to the area would not divide the existing community, but rather, could add into the existing amenities of this area.

Accordingly, implementation of the proposed project would not facilitate a future project that would physically divide an established community and the impact would be *less than significant* under both scenarios.

b) Would the project conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Under Scenario 1, implementation of the proposed project would change the project site's current General Plan land use designation from PQP to RN on approximately 6 acres in the center of the site and CIC on approximately 3 acres fronting Camden Avenue; the remaining approximately 3 acres fronting Union Avenue would remain PQP. Under Scenario 2, 9 acres of the site would be re-designated to CIC and the 3 acres fronting Union Avenue would remain as PQP. The RN land use designation is applied broadly throughout the City to encompass most of the established, single-family residential neighborhoods, including both the suburban and traditional residential neighborhood areas which comprise the majority of its developed land. The allowable residential density is typically 8 dwelling units per acre (du/ac) and should match the existing neighborhood character. The allowable density/intensity would be determined using a FAR range of 0.7, which generally ranges from one to one and a half stories. The CIC land use designation allows a significant amount of flexibility for the development of a varied mixture of compatible commercial and industrial uses, including hospitals and private community gathering facilities. Properties with this designation are intended for commercial, office, or industrial developments or a compatible mix of these uses. 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

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and industrial uses. Development intensity can vary significantly in this designation based on the nature of specific uses likely to occur in a particular area. In order to maintain an industrial character, small, suburban strip centers are discouraged in this designation, although larger big-box type developments may be allowed because they mix elements of retail commercial and warehouse forms and uses.

Future development of the site would most likely be infill mixed use. If the proposed General Plan amendment is approved, future development would be required to comply with all applicable land use plan, policy, and zoning regulations for the purpose of avoiding or mitigating an environmental effect. Future development would be required to comply with all applicable policy, standards, and code requirements such as setbacks, parking, height, and floor area ratio. Future development would also need to comply with surrounding land use character, which could be achieved with the proposed land use amendments. Therefore, a *less-than-significant* impact would occur as a result of implementing the proposed project under both scenarios.

c) *Conflict with any applicable habitat conservation plan or natural community conservation plan?*

The project site is subject to the Habitat Plan. The project site is characterized as Urban Development in the Habitat Plan, which includes residential, industrial, commercial, institutional, public facilities, public/quasi-public, and major educational facilities land use designations.⁹⁷ No sensitive species or habitat types are present on the project site and implementation of the proposed project would not have any direct impacts to any of the covered species in the Habitat Plan. Accordingly, future development facilitated by the proposed project would be required to comply with all applicable provisions of the Habitat Plan to ensure that no substantial conflicts occur and impacts would be *less than significant* under both scenarios.

⁹⁷ Santa Clara Valley Habitat Plan, August 2012, Chapter 2 Land Use and Covered Activities, page 2-22.

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XI. MINERAL RESOURCES

Would implementation of the proposed Plan:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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Regulatory Framework

State

Surface Mining and Reclamation Act of 1974

The California Department of Conservation, Geological Survey (CGS) classifies lands into Aggregate and Mineral Resource Zones (MRZs) based on guidelines adopted by the California State Mining and Geology Board, as mandated by the Surface Mining and Reclamation Act of 1974. These MRZs identify whether known or inferred significant mineral resources are present in areas. Lead agencies are required to incorporate identified MRZs resource areas delineated by the State into their General Plans.⁹⁸

Local

General Plan

The Environmental Leadership (ER) section of the General Plan includes the following goals and policies specific to mineral resources and applicable to future development facilitated by the proposed project.

- **Goal ER-11 Extractive Resources** – Conserve and make prudent use of commercially usable extractive resources.
 - **Policy ER-11.2:** Encourage the conservation and development of SMARA-designated mineral deposits wherever economically feasible.

Existing Conditions

Pursuant to the mandate of the Surface Mining and Reclamation Act of 1975 (SMARA), the State Mining and Geology Board has designated the Communications Hill Area, bounded generally by the Southern

⁹⁸ Public Resources Code Section 2762(a)(1).

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Pacific Railroad, Curtner Avenue, SR 87, and Hillsdale Avenue, as containing mineral deposits which are of regional significance as a source of construction aggregate materials. Neither the State Geologist nor the State Mining and Geology Board has classified any other areas in San José as containing mineral deposits that are either of statewide significance or the significance of which requires further evaluation. The project site is approximately 5 miles northeast from the Communications Hill area; therefore, the project site is not located within a Mineral Resource Zone (MRZ). In addition, the City has no General Plan land use designation for mineral resources.

DISCUSSION

- a) *Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*

Lead agencies are required to incorporate identified MRZs resource areas delineated by the State into their General Plans. The General Plan identified the Communications Hill Area as containing mineral deposits of regional significance. The project site is not identified as containing any mineral deposits and is located approximately 5 miles northeast of the Communications Hill area. Accordingly, the proposed project would result in ***no impact*** under both scenarios.

- b) *Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?*

As described under Criterion (a) above, the project site is not identified as containing any mineral deposits. Accordingly, the proposed project would result in ***no impact*** under both scenarios.

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XII. NOISE

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Would the project expose people to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or other applicable standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the project expose people to or generate excessive groundborne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Would the project create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Would the project create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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Noise is defined as unwanted sound, and is known to have several adverse effects on people, including hearing loss, speech and sleep interference, physiological responses, and annoyance. Based on these known adverse effects of noise the federal government, State of California, and the City have established criteria to protect public health and safety and to prevent disruption of certain human activities. Noise is most often defined as unwanted sound. Although sound can be easily measured, the perception of noise and the physical response to sound complicate the analysis of its impact on people. People judge the relative magnitude of sound sensation in subjective terms such as “noisiness” or “loudness.”

The following are brief definitions of terminology used in this section:

- **Sound.** A disturbance created by a vibrating object, which, when transmitted by pressure waves through a medium such as air, is capable of being detected by a receiving mechanism, such as the human ear or a microphone.
- **Noise.** Sound that is loud, unpleasant, unexpected, or otherwise undesirable.
- **Decibel (dB).** A unit-less measure of sound on a logarithmic scale.

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- **Vibration Decibel (VdB).** A unit-less measure of vibration, expressed on a logarithmic scale and with respect to a defined reference vibration velocity. In the U.S., the standard reference velocity is 1 micro-inch per second (1×10^{-6} in/sec).
- **A-Weighted Decibel (dBA).** An overall frequency-weighted sound level in decibels that approximates the frequency response of the human ear.
- **Equivalent Continuous Noise Level (L_{eq}); also called the Energy-Equivalent Noise Level.** The value of an equivalent, steady sound level which, in a stated time period (often over an hour) and at a stated location, has the same A-weighted sound energy as the time-varying sound. Thus, the L_{eq} metric is a single numerical value that represents the equivalent amount of variable sound energy received by a receptor over the specified duration.
- **Statistical Sound Level (L_n).** The sound level that is exceeded “n” percent of time during a given sample period. For example, the L_{50} level is the statistical indicator of the time-varying noise signal that is exceeded 50 percent of the time (during each sampling period); that is, half of the sampling time, the changing noise levels are above this value and half of the time they are below it. This is called the “median sound level.” The L_{10} level, likewise, is the value that is exceeded 10 percent of the time (i.e., near the maximum) and this is often known as the “intrusive sound level.” The L_{90} is the sound level exceeded 90 percent of the time and is often considered the “effective background level” or “residual noise level.”
- **Day-Night Level (L_{dn} or DNL).** The energy average of the A-weighted sound levels occurring during a 24-hour period, with 10 dB added to the A-weighted sound levels occurring during the period from 10:00 p.m. to 7:00 a.m. This is a measure of the cumulative noise exposure in a community.
- **Community Noise Equivalent Level (CNEL).** The energy average of the A-weighted sound levels occurring during a 24-hour period, with 5 dB added to the A-weighted sound levels occurring during the period from 7:00 a.m. to 10:00 p.m. and 10 dB added to the A-weighted sound levels occurring during the period from 10:00 p.m. to 7:00 a.m. For general community/environmental noise, CNEL and L_{dn} values rarely differ by more than 1 dB. As a matter of practice, L_{dn} and CNEL values are interchangeable and are treated as being equivalent in this assessment.
- **Sensitive Receptor.** Noise- and vibration-sensitive receptors include land uses where quiet environments are necessary for enjoyment and public health and safety. Residences, schools, motels and hotels, libraries, religious institutions, hospitals, and nursing homes are examples.

The following is a summary of the relevant local regulations pertaining to noise. There are no federal or State regulations governing this topic relevant to future development facilitated by the proposed project.

Regulatory Framework

Regional

Airport Land Use Compatibility Plans

The Comprehensive Land Use Plan (CLUP) for the Norman Y. Mineta San José International Airport (also referred to as San José International Airport) is intended to safeguard the general welfare of the

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inhabitants within the vicinity of and the aircraft occupants. The CLUP includes noise restriction areas and noise compatibility policies. Specifically, the CLUP seeks to protect the public from the adverse effects of aircraft noise. The project is not located within the ALUC Airport Influence Area.

Local

General Plan

The Environmental Considerations/Hazards (EC) section of the General Plan includes the following goals and policies relevant to the noise and vibration and applicable to future development facilitated by the proposed project:

- **Goal EC-1 Community Noise Levels and Land Use Compatibility** – Minimize the impact of noise on people through noise reduction and suppression techniques, and through appropriate land use policies.
 - **Policy EC-1.1:** Locate new development in areas where noise levels are appropriate for the proposed uses. Consider federal, state and City noise standards and guidelines as a part of new development review. Applicable standards and guidelines for land uses in San José include:
 - Interior Noise Levels: The City’s standard for interior noise levels in residences, hotels, motels, residential care facilities, and hospitals is 45 dBA DNL. Include appropriate site and building design, building construction and noise attenuation techniques in new development to meet this standard. For sites with exterior noise levels of 60 dBA DNL or more, an acoustical analysis following protocols in the City-adopted California Building Code is required to demonstrate that development projects can meet this standard. The acoustical analysis shall base required noise attenuation techniques on expected Envision General Plan traffic volumes to ensure land use compatibility and General Plan consistency over the life of this plan.
 - Exterior Noise Levels: The City’s acceptable exterior noise level objective is 60 dBA DNL or less for residential and most institutional land uses.
 - **Policy EC-1.2:** Minimize the noise impacts of new development on land uses sensitive to increased noise levels (Categories 1, 2, 3 and 6) by limiting noise generation and by requiring use of noise attenuation measures such as acoustical enclosures and sound barriers, where feasible. The City considers significant noise impacts to occur if a project would:
 - Cause the DNL at noise sensitive receptors to increase by 5 dBA DNL or more where the noise levels would remain “Normally Acceptable;” or
 - Cause the DNL at noise sensitive receptors to increase by 3 dBA DNL or more where noise levels would equal or exceed the “Normally Acceptable” level
 - **Policy EC-1.3:** Mitigate noise generation of new nonresidential land uses to 55 dBA DNL at the property line when located adjacent to existing or planned noise sensitive residential and public/quasi-public land uses.
 - **Policy EC-1.6:** Regulate the effects of operational noise from existing and new industrial and commercial development on adjacent uses through noise standards in the City’s Municipal Code.

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- **Policy EC-1.7:** Require construction operations within San José to use best available noise suppression devices and techniques and limit construction hours near residential uses per the City's Municipal Code. The City considers significant construction noise impacts to occur if a project located within 500 feet of residential uses or 200 feet of commercial or office uses would:

- Involve substantial noise generating activities (such as building demolition, grading, excavation, pile driving, use of impact equipment, or building framing) continuing for more than 12 months.

For such large or complex projects, a construction noise logistics plan that specifies hours of construction, noise and vibration minimization measures, posting or notification of construction schedules, and designation of a noise disturbance coordinator who would respond to neighborhood complaints will be required to be in place prior to the start of construction and implemented during construction to reduce noise impacts on neighboring residents and other uses.

- **Policy EC-1.9:** Require noise studies for land use proposals where known or suspected loud intermittent noise sources occur which may impact adjacent existing or planned land uses. For new residential development affected by noise from heavy rail, light rail, BART or other single-event noise sources, implement mitigation so that recurring maximum instantaneous noise levels do not exceed 50 dBA L_{max} in bedrooms and 55 dBA L_{max} in other rooms.
- **Goal EC-2 Vibration** – Minimize vibration impacts on people, residences, and business operations.
 - **Policy EC-2.1:** Near light and heavy rail lines or other sources of ground-borne vibration, minimize vibration impacts on people, residences, and businesses through the use of setbacks and/or structural design features that reduce vibration to levels at or below the guidelines of the Federal Transit Administration. Require new development within 100 feet of rail lines to demonstrate prior to project approval that vibration experienced by residents and vibration sensitive uses would not exceed these guidelines.
 - **Policy EC-2.3:** Require new development to minimize vibration impacts to adjacent uses during demolition and construction. For sensitive historic structures, a vibration limit of 0.08 in/sec PPV (peak particle velocity) will be used to minimize the potential for cosmetic damage to a building. A vibration limit of 0.20 in/sec PPV will be used to minimize the potential for cosmetic damage at buildings of normal conventional construction.

Municipal Code

The SJMC Section 20.100.450, Hours of Construction within 500 Feet of a Residential Unit, prohibits construction activities within 500 feet of residences, unless they take place between the hours of 7:00 a.m. and 7:00 p.m. on Monday through Friday.

Vibration

Vibration-Related Architectural Damage

The City does not define any quantitative vibration limits in the SJMC. The thresholds used to determine vibration annoyance for this project are those provided by the United States Department of

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Transportation (USDOT) Federal Transit Administration (FTA). General Plan Policy EC-2.2 sets a vibration limit of 0.200 inches per second (in/sec) peak particle velocity (PPV) for cosmetic architectural damage, which is the same as the threshold set by the FTA pertaining to non-engineered timber and masonry buildings (which is taken to include the vast majority of single-family and multi-family residences with lumber framing). Beyond the City's damage threshold, the FTA also provides guidelines for other classifications of structures, as shown in Table 4-3.

TABLE 4-3 GROUNDBORNE VIBRATION CRITERIA: ARCHITECTURAL DAMAGE

Building Category	PPV (in/sec)	Lv (VdB)
I. Reinforced concrete, steel, or timber (no plaster)	0.5	102
II. Engineered concrete and masonry (no plaster)	0.3	98
III. Non-engineered timber and masonry buildings	0.2	94
IV. Buildings extremely susceptible to vibration damage	0.12	90

Note: Lv (VdB): Lv is the velocity level in decibels, as measured in 1/3-octave bands of frequency over the frequency ranges of 8 to 80 Hz.
Source: Federal Transit Administration (FTA). 2006. *Transit Noise and Vibration Impact Assessment*. United States Department of Transportation (USDOT). FTA-VA-90-1003-06. May.

Vibration-Related Human Annoyance

While the General Plan provides a threshold for architectural damage, there is no similar standard for vibration annoyance. Further, the City does not define any quantitative vibration limits in the SJMC. In lieu of such local standards for vibration annoyance, the thresholds provided by USDOT Federal Transit Administration (FTA) will be used for this assessment.

The human reaction to various levels of vibration is highly subjective and varies from person to person. Table 4-4 shows the FTA's vibration criteria to evaluate vibration-related annoyance due to resonances of the structural components of a building. These criteria are based on extensive research that suggests humans are sensitive to vibration velocities in the range of 8 to 80 Hz.

TABLE 4-4 FTA GROUNDBORNE VIBRATION CRITERIA: HUMAN ANNOYANCE

Land Use Category	Max Lv (VdB)	Description
Workshop	90	Distinctly felt vibration. Appropriate to workshops and non-sensitive areas
Office	84	Felt vibration. Appropriate to offices and non-sensitive areas.
Residential – Daytime	78	Barely felt vibration. Adequate for computer equipment.
Residential – Nighttime	72	Vibration not felt, but groundborne noise may be audible inside quiet rooms.

Note: Max Lv (VdB): Lv is the velocity level in decibels, as measured in 1/3-octave bands of frequency over the frequency ranges of 8 to 80 Hz.
Source: Federal Transit Administration (FTA), 2006. *Transit Noise and Vibration Impact Assessment*. United States Department of Transportation (USDOT). FTA-VA-90-1003-06, May.

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The project site is currently developed with multiple urban uses including the Camden Community Day School and the Campbell Union High School District (CUHSD) Administrative and Maintenance offices, which contribute to the ambient noise in the surrounding area. The nearest sensitive receptors are the residents of the single-family homes that share a border with the project site to the north and the south. Existing noise sources in the area include roadway noise from Camden Avenue and Union Avenue. Given these dominant transportation-related noise sources, noise resulting from the residential uses to the north and south (i.e., people talking, HVAC noise, property maintenance, occasional truck movements) is not expected to contribute noticeably to the overall noise environment experienced at the project site.

The Norman Y. Mineta San José International Airport is located approximately 7 miles north of the project site and the Reid-Hillview airport is located approximately 8.5 miles northeast of project site. The nearest heliport, County Medical Center, is located approximately 4 miles north of the project site. The project site is not located within the airport land use compatibility zones established by the Norman Y. Mineta San José International Airport CLUP.⁹⁹

DISCUSSION

- a) *Would the project expose people to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or other applicable standards?*

Exterior Noise on Future Project

As previously discussed in Section 4.1, the Supreme Court decision in “CBIA vs. BAAQMD” determined that CEQA is primarily concerned with the impacts of a project on the environment and not the reverse unless the project risks exacerbating those environmental hazards or risks that already exist. In light of this ruling, the effect of existing ambient noise on future users or residents of the project would not be considered an impact under CEQA. However, General Plan polices under Goal EC-1(EC-1.1-1.7) (listed above) require that existing ambient noise levels be analyzed for the proposed type of uses and that noise attenuation be incorporated into the project in order to meet the interior and exterior acceptable noise levels. The analysis of noise exposure for future project residents discloses information on the project’s compliance with General Plan polices (listed above).

The project would only change the General Plan land use designation and would not result in physical changes to the environment. However, based on the General Plan re-designation proposed, future development of the project could be approximately 36 new single-family homes and 50,000 square footage of non-residential uses under Scenario 1 and approximately 185,000 square footage of non-residential uses under Scenario 2. Implementation of the proposed project would facilitate future infill mixed-use development that would primarily be affected by traffic noise on Camden Avenue, which borders the project site to the west. The entire project site would be within the 60 dBA DNL contour due

⁹⁹ Santa Clara County Airport Land Use Commission, 2016, *San José International Airport Comprehensive Land Use Plan*, Figure 8, Airport Influence Area, https://www.sccgov.org/sites/dpd/DocsForms/Documents/ALUC_SJC_CLUP_maps_082010.pdf, accessed on March 23, 2018.

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to traffic on Camden Avenue and Union Avenue. Therefore, the site would fall within the 'conditionally acceptable' range for noise compatibility for residential uses, which would mandate the need for a detailed acoustical analysis as well as the inclusion of adequate acoustical treatments aimed at acceptable exterior-to-interior noise reduction performance. Future acoustical analysis and overall detailed architectural design would also need to account for proper ventilation features so as to allow adequate air exchanges with these façade-related windows being closed. The detailed acoustical analysis would need to encompass the entire residential uses to define which units would need acoustical treatments and the extent of those noise reduction measures. Specifically, General Plan Policy EC-1.1 requires the preparation of an acoustical analysis to determine appropriate noise attenuation measures to ensure interior noise levels of 45 dBA DNL for residential uses. Implementation of General Plan policies at the planning permit and building permit phases will ensure future residents on the project site would not be exposed to excessive interior noise levels.

As previously mentioned, the project would only change the General Plan land use designation and would not result in physical changes to the environment. Depending on the type of uses, noise during construction and operation could potentially increase the ambient noise of the existing environment (refer to discussion in "b)" below).

Under Scenario 1, residential development could potentially increase the community noise environment around the area due to stationary sources such as heating, ventilation, and air conditioning (HVAC) equipment on top of the proposed buildings. Future development would likely be comparable to similar, existing equipment being used at buildings currently on and residential housing surrounding the project site, and through mandatory compliance with the City's building regulations, would likewise be expected to be placed within appropriate sound enclosures or behind parapets such that the operations would not exceed the City's exterior noise standards at adjacent or nearby receptor locations.

Under both Scenario 1 and 2, depending on the type of uses proposed in the CIC portion (3 acres or 9 acres), the uses could result in an increase number of residents and workers in the area. Such an increase in potential number of residents (a stationary noise source) and vehicle trips may result in increased, but localized, noise generation from people talking and other such activities on the project site. However, such localized noise sources would be inconsequential in relation to the existing (and future) overall noise environments that are (and would be) dominated by existing freeway, railway, and roadway flows. Under Scenario 1, the project could result in 55 AM and 73 PM peak-hour trips when compared to the current Public/Quasi-Public General Plan land use designation. Under Scenario 2, an additional 289 AM and 449 PM peak-hour trips when compared to the current GP land use designation. However, future development of the site would be required to comply with the General Plan noise Policies EC-1.1, EC-1.2, EC-1.3, EC-1.9, and EC-1.14 (listed above). Mandatory compliance with local applicable standards are aimed at controlling stationary and mobile noise sources and at managing traffic-related noise emissions would ensure that impacts would be *less than significant* under both scenarios.

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b) *Would the project expose people to or generate excessive groundborne vibration or ground borne noise levels?*

Operational

Potential vibration impacts associated with development projects are usually related to the use of heavy construction equipment during demolition, grading, and building phases of construction (including the operation of large trucks over uneven surfaces) and/or project operations that would involve large sources of vibration such as heavy, out-of-balance rotating machinery, metal-forming presses/punches/shears, and impact devices. Most of these types of vibration sources are almost always associated with heavy industrial land uses.

As previously mentioned, Scenario 1 could allow for future development of approximately 36 residential units and 50,000 square feet of non-residential uses while Scenario 2 would allow for a potential development of approximately 185,000 square feet of non-residential uses. Properties with RN designation would facilitate residential development and the operations of residential would not allow for heavy machinery or devices that would create substantial noise or vibration. Properties with CIC designation are intended for commercial, office, or industrial developments or a compatible mix of these uses that would be compatible with the existing neighborhood. However, future development, residential and non-residential, would further be limited to the zoning districts of the parcels. Conforming Zoning Districts to the CIC General Plan Land Use Designation could potentially be CN Commercial Neighborhood, CP Commercial Pedestrian, or CG Commercial General. Conforming Zoning Districts to the CIC General Plan Land Use Designation could potentially be CN Commercial Neighborhood, CP Commercial Pedestrian, or CG Commercial General. Pursuant with the Municipal Code Chapter 20.40, CN and CG allows for general retails, different types of educational and training facilities, restaurants, medical offices, general office uses, hotels/motels, and similar uses. Therefore, future non-residential development could potential result in operations that involves truck deliveries and customer's vehicle trips, but high intensity type of industrial uses would unlikely to be present.

Furthermore, the project would only change the General Plan land use designation and would not directly result in physical changes to the environment. Mandatory compliance with the City's regulations to reduce construction noise and vibration levels to an acceptable level would ensure impacts from future development facilitated by the proposed project would be *less than significant* under both scenarios.

Construction

Construction activities can generate groundborne vibration that varies depending on the construction procedures, equipment used, and proximity to vibration-sensitive uses. Such vibrations may have two types of potential impacts: (a) architectural damage to nearby buildings and (b) annoyance to vibration-sensitive receptors. The most intense vibration from future construction activities would be generated by blasting and pile driving. The threshold at which there is a risk of architectural damage to normal houses with plastered walls and ceilings is 0.200 in/sec, as set by both the FTA and Policy EC-2.3 of the General Plan. Under normal construction activities, at a distance of 90 feet, which is significantly less than the nearest receptors, the vibration level generated by a vibratory roller is 0.031 PPV, and the level generated by a large bulldozer is 0.013 PPV. These vibration levels are well below the architectural damage threshold

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of 0.200 PPV at a distance of 90 feet, and smaller equipment or more distant activity would result in still-lower construction-generated vibration levels.

Annoyance vibration can range from no perceptible effects at the lowest levels, to low rumbling sounds and perceptible vibrations at moderate levels, to slight damage at the highest levels. Vibration is typically noticed – and can be deemed as annoying – when objects in a building generate noise from rattling windows or picture frames. It is typically not perceptible outdoors, and therefore impacts are based on the distance to the nearest building. The effect on buildings near a construction site depends on soil type, ground strata, and receptor building construction. Human annoyance occurs when construction vibration rises significantly above the threshold of human perception for extended periods of time. As such, vibration annoyance is typically assessed via a spatial-averaging methodology (i.e., as heavy construction equipment moves around the project site, average vibration levels at the nearest structures would diminish with increasing distance between structures and the equipment). This methodology is implemented by using the distance from the center of the construction zone to the nearest sensitive receptors.

The nearest sensitive uses to the site are the Camden Community Day School and residential housing that share a common border with the project site to the north and the south (i.e., less than 25 feet from the project site). The daytime-residential threshold of 78 VdB is used in this discussion. At a distance of 25 feet, the average vibration level generated by a vibratory roller is 94 VdB, and the level generated by a large bulldozer is 87 VdB. Due to the close proximity of the adjacent residential housing, the average vibration levels would likely exceed the vibration annoyance threshold of 78 VdB and annoyance vibration impacts would occur.

In addition, the City's Municipal Code limits construction hours near residential land uses, and Policy EC-1.7 in the Envision San José 2040 General Plan addresses the types of construction equipment that are sources of significant noise. Future redevelopment under the proposed land use would implement the following measures to reduce construction noise and vibration levels, consistent with City policies:

- Construction hours within 500 feet of residential uses shall be limited to between the hours of 7:00 a.m. and 7:00 p.m. on weekdays, with no construction on weekends or holidays.
- Utilize 'quiet' models of air compressors and other stationary noise sources, where such technology exists.
- Equip all internal combustion engine-driven equipment with mufflers that are in good condition and appropriate for the equipment.
- Locate all stationary noise-generating equipment, such as air compressors and portable power generators, as far away as possible from adjacent land uses.
- Locate staging areas and construction material areas as far away as possible from adjacent land uses.
- Prohibit all unnecessary idling of internal combustion engines.
- The contractor shall identify a noise control 'disturbance coordinator' and procedure for coordination with the adjacent noise-sensitive uses so that construction activities can be scheduled to minimize noise disturbance. This plan shall be made publicly available for interested community members.

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- The disturbance coordinator shall be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and shall require that reasonable measures to correct the problem be implemented. The telephone number for the disturbance coordinator shall be posted at the construction site and included in the notice sent to neighbors regarding the construction schedule.

In addition, future development would be required to comply with Policy EC-1.3 which directs the City to mitigate noise generation of new nonresidential land uses to 55 dBA DNL at the property line when located adjacent to existing or planned noise sensitive residential and public/quasi-public land uses.

Future construction could potentially require measures and conditions to reduce potential vibration and noise impacts. However, the currently proposed project would only result in changes to Land Use/Transportation Diagram to facilitate potential development in future and would not result in any construction activities. Mandatory compliance with the City's regulations, such as those listed above, to reduce construction noise and vibration levels to an acceptable level would ensure impacts from future development facilitated by the proposed project would be *less than significant*.

- c) *Would the project create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?*

Criterion (a) above addresses potential noise impacts to surrounding uses, resulting from future developments at the proposed project site such as new residents, workers, and vehicle trips from those individuals. Future redevelopment under Scenario 1 could add approximately 36 single-family homes and 50,000 square feet of non-residential use to the area. Under Scenario 2, approximately 185,000 square feet of non-residential uses to the area. Under Scenario 1, the project could result in 55 AM and 73 PM peak-hour trips when compared to the current Public/Quasi-Public General Plan land use designation. Under Scenario 2, an additional 289 AM and 449 PM peak-hour trips when compared to the current GP land use designation.

The site is developed and is surrounded by single-family homes, commercial, and a variety of open space and community centers. Under Scenario 1, the future development of the site with infill mixed-use development of residential and lower intensity office, retail, industrial type uses such as storages does not anticipated result in a significant increase in additional noise above existing ambient noise levels. Under Scenario 2, future redevelopment would result in higher number of AM and PM peak-hour trips when compared to Scenario 1. However, depending on the specific use proposed in future development of the site, the trip generation will further be analyzed prior to development permits are issued and applicable measures shall apply.

As previously stated in a) to c), future development shall be further reviewed for compliance to the Municipal Code and General Plan prior to approval. Mandatory Compliance with General Plan Policies EC-1.2 and EC-1.7 would reduce any potential increase in ambient noise to a *less-than-significant* level under both scenarios.

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d) *Would the project create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?*

As previously discussed in question b) above, future development under the proposed project would be required to comply with the SJMC Section 20.100.450, which prohibits construction within 500 feet of residences, except between 7:00 a.m. and 7:00 p.m. on Monday through Friday to limit noise disturbance from construction activities. In addition, best management practices, required per General Plan Policy EC-1.7 for projects in San José to further reduce potential impacts from construction noise, could include the following:

- Where feasible, erect a temporary noise barrier/curtain between the construction zone and residential receptors that share a boundary with the project site. The temporary sound barrier shall have a minimum height of 16 feet and be free of gaps and holes and must achieve a Sound Transmission Class (STC) of 35 or greater. The barrier can be (a) a ¾-inch-thick plywood wall OR (b) a hanging blanket/curtain with a surface density of at least 2 pounds per square foot. For either configuration, the construction side of the barrier shall have an exterior lining of sound absorption material with a Noise Reduction Coefficient (NRC) rating of at least 0.7.
- Notify residents within 500 feet of the boundary of the project site regarding the planned construction activities. The notification shall include a brief description of the project, the activities that would occur, the duration and hours when construction would occur. The notification should include the telephone number of the project applicant's authorized representative to respond in the event of a vibration or noise complaint. If the authorized representative receives a complaint, he/she shall investigate, take appropriate corrective action, and report the action to the City.
- Post a sign at the entrance to the job site—clearly visible to the public—that contains the above contact name and telephone number of the authorized representative that is responsible for responding vibration or noise complaints.
- To the extent feasibly, limit construction-related trips (including worker commuting, material deliveries, and debris/soil hauling) from residential areas around the project site.
- All heavy construction equipment used on the proposed project shall be maintained in good operating condition, with all internal combustion, engine-driven equipment fitted with intake and exhaust mufflers, air intake silencers, and engine shrouds no less effective than as originally equipped by the manufacturer.
- Limit all internal combustion engine idling both on the site and at nearby queuing areas to no more than five minutes for any given vehicle or machine. Signs shall be posted at the job site and along queueing lanes to reinforce the prohibition of unnecessary engine idling.
- Where feasible, use electrically powered equipment instead of pneumatic or internal combustion powered equipment.
- Where feasible, all stationary noise-generating equipment shall be located as far away as possible from neighboring property lines.
- The use of noise producing signals, including horns, whistles, alarms, and bells will be for safety warning purposes only. Use smart back-up alarms, which automatically adjust the alarm level based on the background noise level, or switch off back-up alarms and replace with human spotters.

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Future construction activities would be limited to standard construction equipment (i.e., dozers, graders, pavers, and rollers) and would be required to conform to the time-of-day restrictions of the SJMC (during the daytime (when people are least sensitive to construction noise). Furthermore, future development would be required with typical best management practices to limit construction noise required by the General Plan Policy EC-1.7. For these reasons, future construction noise impacts would be ***less than significant*** under both scenarios.

e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?*

The Norman Y. Mineta San José International Airport is located approximately 7 miles north of the project site and the Reid-Hillview airport is located approximately 8.5 miles northeast of project site. The nearest heliport, County Medical Center, is located approximately 4 miles north of the project site. The project site is not located within the airport land use compatibility zones established by the Norman Y. Mineta San José International Airport CLUP and the project site is not located within a current or projected aircraft noise impact area (65 db DNL or higher) for any of these airports. Accordingly, implementation of the proposed project would result in ***no impact*** under both scenarios.

f) *For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?*

Given the distance from any airports, future development on the project site would not expose residents to excessive heliport- or airstrip-related noise levels. Therefore, implementation of the proposed project would result in ***no impact*** under both scenarios.

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XIII. POPULATION AND HOUSING

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Would the project induce substantial unexpected population growth or growth for which inadequate planning has occurred, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the project displace substantial numbers of existing housing units, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL SETTING

The following is a summary of the relevant regional and local regulations pertaining to population and housing. There are no federal or State regulations governing this topic relevant to the project.

Regulatory Framework

Regional

Association of Bay Area Governments Projections 2013

ABAG is the official regional planning agency for the San Francisco Bay Area region, which is composed of the nine Counties of Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Sonoma, and contains 101 cities. ABAG produces growth forecast on four-year cycles so that the other regional agencies, including the MTC and the BAAQMD, can use the forecasts to make project funding and regulatory decisions. The General Plans, zoning regulations and growth management programs of local jurisdictions inform ABAG's projections. The projections are also developed to reflect the impact of "smart growth" policies and incentives that could be used to shift development patterns from historical trends towards a better jobs-housing balance, increased preservation of open space, and greater development and redevelopment in urban core and transit-accessible areas throughout the region.

Plan Bay Area

As previously discussed in Section 4.1, Introduction, and Section V, Greenhouse Gas Emissions, an overarching goal of the *Plan Bay Area 2040*, the Bay Area's Regional Transportation Plan/Sustainable Community Strategy, is to concentrate development in areas where there are existing services and infrastructure rather than allocate new growth to outlying areas where substantial transportation

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investments would be necessary to achieve the per capita passenger vehicle, VMT, and associated GHG emissions reductions. Accordingly, the majority of new population and employment growth in the region projected under *Plan Bay Area 2040* is located in transit-oriented, infill development PDAs within existing communities. The project site is not located within a PDA; however, it is located within approximately 0.1 miles (450 feet) of the Bascom Urban Village PDA to the north and 0.2 miles (1,000 feet) of the Camden Urban Village to the south.¹⁰⁰ Furthermore, the project site is currently zoned (R-1-8) for residential and residential compatible uses.

Local

General Plan

The Housing (H) section of the General Plan includes the following goals and policies specific to population and housing factors and applicable to future development facilitated by the proposed project:

- **Goal H-1 Social Equity and Diversity** – Provide housing throughout our City in a range of residential densities, especially at higher densities, and product types, including rental and for-sale housing, to address the needs of an economically, demographically, and culturally diverse population.
 - **Policy H-1.1:** Through the development of new housing and the rehabilitation of existing housing, facilitate the creation of economically, culturally, and demographically diverse and integrated communities.
- **Goal H-3 High Quality Housing and Great Places** – Create and maintain safe and high quality housing that contributes to the creation of great neighborhoods and great places.
 - **Policy H-3.2:** Design high density residential and mixed residential/commercial development, particularly development located in identified Growth Areas, to:
 1. Create and maintain safe and pleasant walking environments to encourage pedestrian activity, particularly to the nearest transit stop and to retail, services, and amenities.
 2. Maximize transit usage.
 3. Allow residents to conduct routine errands close to their residence, especially by walking, biking, or transit.
 4. Integrate with surrounding uses to become a part of the neighborhood rather than being an isolated project.
 5. Use architectural elements or themes from the surrounding neighborhood when appropriate.
 6. Provide residents with access to adequate on- or off-site open space.
 7. Create a building scale that does not overwhelm the neighborhood.
 8. Be usable by people of all ages, abilities, and needs to the greatest extent possible, without the need for adaptation or specialized design.

¹⁰⁰ Association of Bay Area Governments (ABAG). 2013. Priority Development Area (PDA) and Transit Priority Area (TPA) Map for CEQA Streamlining. <https://www.planbayarea.org/pda-tpa-map>, Accessed April 9, 2018.

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- **Goal H-4 Environmental Sustainability** – Provide housing that minimizes the consumption of natural resources and advances our City’s fiscal, climate change, and environmental goals.
 - **Policy H-4.2:** Minimize housing’s contribution to greenhouse gas emissions, and locate housing, consistent with our City’s land use and transportation goals and policies, to reduce vehicle miles traveled and auto dependency.
 - **Policy H-4.3:** Encourage the development of higher residential densities in complete, mixed-use, walkable and bikeable communities to reduce energy use and greenhouse gas emissions.

Existing Conditions

According to the US Census Bureau’s decennial data, the City had approximately 1,000,860 residents and 325,256 housing units in 2015.¹⁰¹ The estimated vacancy rate in 2015 was 3.4 percent and the average number of persons per was estimated at 3.07.^{102,103} Based on the City’s General Plan, the projected population in 2035 would be 1.3 million persons occupying 429,350 households.¹⁰⁴

The jobs to housing balance is the relationship between the number of housing units required as a result of local jobs and the number of residential units available in the city. This relationship is often quantified by the jobs to employed resident ratio. When the ratio is below 1.0, the number of employed residents is higher than the number of jobs in the city meaning that people must commute outside of the city for work. In 2014, San José had a jobs to employed resident ratio of 0.84 which; however, employment growth is one of the central strategies of the General Plan, which includes a goal of adding 470,000 jobs by the buildout year of 2040.¹⁰⁵ This would establish a jobs-to-employed-resident ratio of 1.3 to 1.¹⁰⁶

The project site is currently developed with multiple urban uses including the Camden Community Day School and the Campbell Union High School District (CUHSD) Administrative and Maintenance offices that generate existing employees, but has no housing units or residents currently exist on the project site.

¹⁰¹ US Census Bureau, 2011-2015 Census, American Fact Finder, Community Facts, <http://factfinder.census.gov/faces/nav/jsf/pages/index.xhtml>, accessed on March 28, 2018.

¹⁰² US Census Bureau, 2011-2015 Census, American Fact Finder, Community Facts, <http://factfinder.census.gov/faces/nav/jsf/pages/index.xhtml>, accessed on March 28, 2018.

¹⁰³ Association of Bay Area Governments (ABAG), Projections 2013, Subregional Study Area Table, Santa Clara County, Persons Per Household 2015.

¹⁰⁴ City of San José, 2011. *Envision San José 2040 General Plan*, Appendix 5, Growth Areas Planned Capacity by Horizon, page 3.

¹⁰⁵ City of San José Four-Year General Plan Review, San José Market Overview and Employment Lands Analysis, January 20, 2016, page 18.

¹⁰⁶ City of San José, 2011. *Envision San José 2040 General Plan*, Chapter 1, General Purpose and Use, page 17.

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DISCUSSION

- a) *Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

The proposed General Plan amendment to re-designate the project site from Public/Quasi-Public (PQP) to Residential Neighborhood (RN) on approximately 6 acres in the center of the site and Combined Industrial/Commercial (CIC) on approximately 3 acres fronting Camden Avenue would permit a maximum allowable residential density of 8 du/ac. Future residential development on the 6-acre portion could result in the development of approximately 36 multi-family units, assuming the average household size of 3.06 persons per household, approximately 110 new residents.¹⁰⁷ In addition, it is assumed that up to 50,000 square feet of non-residential development could be developed on the 3-acre portion of the site generating up to 111 employees,¹⁰⁸ which would support an appropriate urban form for the surrounding uses.

Under Scenario 2, 9 acres of the site would be re-designated from PQP to CIC. Under this scenario, it is assumed that up to 185,000 square feet of non-residential development could be developed on the 9 acres.

The project site is well served by utility and transportation infrastructure and is currently occupied with non-residential land uses with existing employees. Future development under the proposed project would be infill mixed-use and would not indirectly induce substantial growth through the extension of roads or other new infrastructure that would lead to additional growth outside the project site. Accordingly, indirect impacts related to substantial population growth would be *less than significant*.

As described above, the project site is within the zoned Residence District R-1-8, which is intended to support concentrated residential and residential-serving land use. Therefore, implementation of the proposed project would be consistent with these growth projections and the estimated 110 residents and 111 employees (scenario 1) or 411 employees (scenario 2) would not induce substantial regional population growth. In addition, the City's General Plan includes goals and policies that support housing that increases other mobility options such as walking, biking and using transit and in turn reduces GHG emissions, VMT, and auto dependency (See Goal H-4 and Policies H-4.2 and H-4.3 listed above). The proposed project would be consistent General Plan Policies H-4.2 and H-4.3, because it would facilitate an infill mixed-used development within approximately 0.1 miles (450 feet) of the Bascom Urban Village PDA to the north and 0.2 miles (1,000 feet) of the Camden Urban Village to the south.¹⁰⁹ Infill development at the project site would contribute in efforts to reduce vehicle trips, VMT, and mobile sources of GHG emissions overall due to its proximity to existing residential and residential-serving land uses.

As discussed in the other sections of this Initial Study, implementation of the proposed project would not result in physical impacts to the environment as a result introducing new housing and population on the

¹⁰⁷ 36 dwelling units x 3.06 persons per household = 110 total residents.

¹⁰⁸ 50,000 square feet of non-residential development/450 square feet per employee = 111 employees.

¹⁰⁹ Association of Bay Area Governments (ABAG). 2013. Priority Development Area (PDA) and Transit Priority Area (TPA) Map for CEQA Streamlining. <https://www.planbayarea.org/pda-tpa-map>, Accessed April 9, 2018.

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project site. While implementation of the proposed project would facilitate new housing and population, it would be infill mixed-use housing that would not substantially induce new population growth either directly or indirectly because this is growth that has been accounted for regionally and is supported by the City's General Plan and current Zoning. Accordingly, impacts related to substantial population growth would be *less than significant* under both scenarios.

b) *Would the project displace substantial numbers of existing housing units, necessitating the construction of replacement housing elsewhere?*

The project site currently does not contain any residential units and implementation of the proposed project would not displace housing or people. Therefore, *no impact* would occur under both scenarios.

c) *Would the proposed project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

No residents currently occupy the project site. Therefore, people would not be displaced as a result of implementation of the proposed project and *no impact* would occur under both scenarios.

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XIV. PUBLIC SERVICES

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Libraries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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The following is a summary of the relevant State, and local regulations pertaining to public services. There are no federal regulations governing this topic relevant to the project.

Regulatory Framework

State

California Fire Code

Part 9 of the California Building Code contains the California Fire Code, which includes provisions and standards for emergency planning and preparedness, fire service features, fire protection systems, hazardous materials, fire flow requirements, and fire hydrant locations and distribution. Typical fire safety requirements include: installation of sprinklers in all high-rise buildings; the establishment of fire resistance standards for fire doors, building materials, and particular types of construction; and the clearance of debris and vegetation within a prescribed distance from occupied structures in wildlife hazard areas.

California Government Code Section 65995 to 65998 (School Facilities)

The California Government Code Section 65996 specifies that an acceptable method of offsetting a project's effect on the adequacy of school facilities is the payment of a school impact fee prior to issuance of a building permit. Sections 65995 to 65998 set forth provisions for the payment of school impact fees by new development by "mitigating impacts on school facilities that occur (as a result of) the planning, use, or development of real property" [Section 65996(a)]. The legislation goes on to say that the payment of school impact fees "are hereby deemed to provide full and complete school facilities mitigation" under

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CEQA [Section 65996(b)]. The school district is responsible for implementing the specific methods for mitigating school impacts under the Government Code. In accordance with California Government Code Section 65996, developers pay a school impact fee to the school district to offset the increased demands on school facilities caused by their proposed residential development project.

Local

General Plan

The Education and Services (ES) section of the General Plan includes goals, policies, and programs relevant to the public services factors and applicable to future development facilitated by the proposed project:

- **Goal ES-2 Libraries** – Maintain and expand Library Information Services within the City to:
 - Enrich lives by fostering lifelong learning and providing every member of the San José community access to a vast array of ideas and information
 - Give all members of the community opportunities for educational and personal growth throughout their lives
 - Develop partnerships to further the educational, cultural and community missions of organizations in San José
 - Support San José State University Library’s educational mission in expanding the base of knowledge through research and scholarship.
 - Locate branch libraries in central commercial areas of neighborhoods for essential public access to library resources, events, and community meeting spaces, and to stimulate economic development.
 - Maximize branch library hours of operation to facilitate daily patronage.
 - **Policy 2.2:** Construct and maintain architecturally attractive, durable, resource-efficient, and environmentally healthful library facilities to minimize operating costs, foster learning, and express in built form the significant civic functions and spaces that libraries provide for the San José community. Library design should anticipate and build in flexibility to accommodate evolving community needs and evolving methods for providing the community with access to information sources. Provide at least 0.59 square feet of space per capita in library facilities.
- **Goal ES-3 Law Enforcement and Fire Protection** – Provide high-quality law enforcement and fire protection services to the San José community to protect life, property and the environment through fire and crime prevention and response. Utilize land use planning, urban design and site development measures and partnerships with the community and other public agencies to support long-term community health, safety and well-being.
 - **Policy ES-3.1:** Provide rapid and timely Level of Service response time to all emergencies:
 1. For police protection, use as a goal a response time of six minutes or less for 60 percent of all Priority 1 calls, and of eleven minutes or less for 60 percent of all Priority 2 calls.
 2. For fire protection, use as a goal a total response time (reflex) of eight minutes and a total travel time of four minutes for 80 percent of emergency incidents.

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3. Enhance service delivery through the adoption and effective use of innovative, emerging techniques, technologies and operating models.
 4. Measure service delivery to identify the degree to which services are meeting the needs of San José's community.
 5. Ensure that development of police and fire service facilities and delivery of services keeps pace with development and growth in the city.
- **Policy ES-3.2:** Strive to ensure that equipment and facilities are provided and maintained to meet reasonable standards of safety, dependability, and compatibility with law enforcement and fire service operations.
 - **Policy ES-3.3:** Locate police and fire service facilities so that essential services can most efficiently be provided and level of service goals met. Ensure that the development of police and fire facilities and delivery of services keeps pace with development and growth of the city.

Municipal Code

Title 17, Buildings and Construction

The SJMC includes Title 17, Buildings and Construction, which is relevant to the provision of public services and relevant public services factors. The SJMC Chapter 17.12 adopts the California Fire Code described above as part of the SJMC to regulate permit processes, emergency access, hazardous material handling, and fire protection systems, including automatic sprinkler systems, fire extinguishers, and fire alarms. Project applications for development in San José are plan-checked by SJFD for mandatory compliance with the California Fire Code.

Existing Conditions

Fire Protection Services

Fire protection services for the project site are provided by the San José Fire Department (SJFD). The SJFD responds to all fires, hazardous materials spills, and medical emergencies (including injury accidents) in the City. The closest station to the project site is Fire Station Number 9, which is located at 3410 Ross Ave approximately 1.4 miles by road from the Camden Avenue side of the project site and 1 mile by road from the Union Avenue side of the project site. For fire protection services, the General Plan identifies a service goal of six minutes or less for 60 percent of all Priority 1 (emergency) calls and 11 minutes or less for 60 percent of all Priority 2 (nonemergency) calls.¹¹⁰

Police Protection Services

Police protection services for the project site are provided by the San José Police Department (SJPd), which is headquartered at 201 West Mission Street, approximately 8 miles by road north of the project site. The SJPd is divided into four geographic divisions: Airport, Western, Foothill, and Southern. The

¹¹⁰ Envision San José 2040 General Plan, November 2011, Chapter 4 (Quality of Life), Goal ES-3, Policy ES-3.1, page 37.

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project site is served by the SJPd Southern Division, which includes six patrol officers. For the last several years, the most frequent calls for service in the City have dealt with larceny, burglary, vehicle theft, and assault. For police protection services, the General Plan identifies a service goal of six minutes or less for 60 percent of all Priority 1 (emergency) calls and 11 minutes or less for 60 percent of all Priority 2 (nonemergency) calls.¹¹¹

School Services

The project site is located within the San José Unified School District (SJUSD) and Cambrian School District service boundaries. The closest elementary school to the project site is Farnham Elementary School has a capacity of 535 students and is located 0.5 miles to the southwest. The closest middle school to the project site is Ida Price Middle School has a capacity of 1,100 students and is located 0.7 miles to the northeast. The closest high school to the project site is Willow Glen High School has a capacity of approximately 980 students and is located 2.5 miles to the northeast. Developer fees are collected per state law and in coordination with the City to mitigate the impact of property development within each district's boundaries.

Library Services

The San José Public Library System (SJPL) consists of one main library and 18 open branch libraries. An additional three branches are closed for expansion and one new library is being constructed. A new branch library is also planned for the Evergreen area of San José. The nearest library to the project site is the Willow Glen Branch Library located at 1157 Minnesota Avenue (4 miles northeast of the project site). In 2000, San José voters approved the Branch Library Bond Measure to provide funding over 10 years to construct six new branch libraries and expand 14 existing libraries in the City. As of April 2010, work on 15 branch libraries was completed, four branch libraries were undergoing construction or expansion, and an additional library was in the planning stages. When construction under the Bond Measure is complete, the City will have over 950,000 square feet of library space.¹¹² The General Plan identifies benchmarks for library services, which are 10,000 square feet of library space per 36,000 population, and 18.3 weekly service hours per 10,000 population.¹¹³

DISCUSSION

The primary purpose of a public services impact analysis is to examine the impacts associated with physical improvements to public service facilities required to maintain acceptable service ratios, response times or other performance objectives. Public service facilities need improvements (i.e., construction, renovation or expansion) as demand for services increase. Increased demand is typically driven by increases in population. The proposed project would have a significant environmental impact if it would exceed the ability of public service providers to adequately serve residents, thereby requiring construction of new facilities or modification of existing facilities.

¹¹¹ Envision San José 2040 General Plan, November 2011, Chapter 4 (Quality of Life), Goal ES-3, Policy ES-3.1, page 37.

¹¹² City of San José, 2011. *Envision San José 2040 General Plan* EIR, Section 3.9.1.5, Libraries, page 603, June.

¹¹³ Bourne, Jill, City Librarian, San José Public Library. Personal communication with PlaceWorks, February 16, 2017.

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As discussed in Section XIII, Population and Housing, a future development under Scenario 1 could result in up to 36 single-family homes would generate up to 110 new residents, and 50,000 square feet of commercial which could generate 111 new employees.¹¹⁴ This represents a 0.011 percent growth increase to the population in San José.¹¹⁵ Future development under Scenario 2 could result in up to 185,000 square feet of commercial which could general 411 employees.

- a) *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: fire protection, police protection, schools, parks, and other facilities?*

Fire Protection Services

The proposed increase in development on the project site as the result of future development on the project site is only a small increase of the total population and new employees for the City of San José. Since the site is located within a developed urban area, the SJFD would not have to expand its service area to meet fire service demands from the future residents of the site. The proposed project, by itself, would not preclude the SJFD from meeting its service goals. As a result, the future development under the proposed project would be adequately served by existing facilities. Furthermore, mandatory compliance with current building codes and City policies and actions (listed above) to avoid unsafe building conditions, promote public safety and maintain adequate fire protection services for the San José area would ensure implementation of the proposed project would result in *less-than-significant* impacts to the fire protection services under both scenarios.

Police Protection Services

While future development would increase the number of residents, employees, and level of activity on the project site, given the project site has been in regular use and surrounded by the types of uses associated with residential and commercial land uses, it is reasonable to expect that future development would not result in a substantial increase in the amount of crime in the proposed project area. Accordingly, the construction and operation of future development facilitated by the proposed project would not prevent the SJPD from maintaining acceptable service ratio, response times, or other performance objectives that would require the new construction of or modifications to an existing police station. Mandatory compliance with current building codes and City policies (listed above) to promote public and property safety and maintain the SJPD facilities would ensure implementation of the proposed project would result in *less-than-significant* impacts to the police services under both scenarios.

School Services

Future development facilitated by the proposed project could increase the demand on local school facilities. As provided in Section 65996 of the California Government Code, the payment of Developer Impact Fees is deemed to fully mitigate the impacts of new development on school services. As discussed

¹¹⁴ 36 dwelling units x 3.06 persons per household = 110 total residents.

¹¹⁵ (110 proposed future residents/1,000,860 San José 2015 population) X 100 = 0.011 percent of proposed future residents

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above, SJUSD and Cambrian School District collect developer fees on residential and non-residential projects. Under Section 65996 of the California Government Code, the payment of such fees is deemed to fully mitigate the impacts of new development on school facilities. Therefore, the impacts to the SJUSD would be *less than significant* under both scenarios.

Library Services

As discussed above, the General Plan benchmarks for library services are 10,000 square feet of library space per 36,000 service population, and 18.3 weekly service hours per 10,000 service population. SJPL is currently not meeting the goal related to weekly service hours; however, this goal is not related to the construction or expansion of a new facility resulting in a physical impact on the environment. Therefore, while future development facilitated by the proposed project could increase the demand for library facilities, it is not anticipated that there will be a need to construct additional facilities to maintain current service objectives. Therefore impacts would be *less than significant* under both scenarios.

ENVIRONMENTAL ANALYSIS

XV. PARKS AND RECREATION

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL SETTING

The following is a summary of the relevant local regulations pertaining to parks and recreation. There are no federal or State regulations governing this topic relevant to the project.

Regulatory Framework

Local

General Plan

The Parks, Open Space, and Recreation (PR) and Vibrant Neighborhoods (VN) sections of the General Plan include the following goals and policies relevant to parks and recreation factors and applicable to future development facilitated by the proposed project:

- **Goal PR-1 High Quality Facilities and Programs** – Provide park lands, trails, open space, recreation amenities, and programs, nationally recognized for their excellence, which enhance the livability of the urban and suburban environments; preserve significant natural, historic, scenic and other open space resources; and meet the parks and recreation services needs of San José’s residents, workers, and visitors.
 - **Policy PR-1.1:** Provide 3.5 acres per 1,000 population of neighborhood/community serving parkland through a combination of 1.5 acres of public park and 2.0 acres of recreational school grounds open to the public per 1,000 San José residents.
 - **Policy PR-1.8:** Enhance existing parks and recreation facilities in built-out areas through new amenities and other improvements to ensure that residents’ needs are being met.
- **Goal PR-3 Provide and equitable Park System** – Create a balanced park system that provides all residents access to parks, trails, open space, community centers, dog parks, skate parks, aquatics facilities, sports fields, community gardens, and other amenities.

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- **Policy PR-3.2:** Provide access to an existing or future neighborhood park, a community park, recreational school grounds, a regional park, open space lands, and/or a major City trail within a ½-mile radius of all San José residents by either acquiring lands within ½-mile or providing safe connections to existing recreation facilities outside of the ½-mile radius. This is consistent with the United Nation's Urban Environmental Accords, as adopted by the City for recreation open space.
- **Goal VN-1 Vibrant, Attractive, and Complete Neighborhoods** – Develop new and preserve and enhance existing neighborhoods to be vibrant, attractive and complete.
 - **Policy VN-1.1:** Include services and facilities within each neighborhood to meet the daily needs of neighborhood residents with the goal that all San José residents be provided with the opportunity to live within a ½-mile walking distance of schools, parks, and retail services.

Municipal Code

Chapter 19.38, Parkland Dedication Ordinance and Park Impact Ordinance

The SJMC includes Chapter 19.38, Parkland Dedication, which includes the *Parkland Dedication Ordinance* (PDO) and *Park Impact Ordinance* (PIO) that requires residential developers to dedicated public parkland or pay in-lieu fees, or both, to offset the demand for neighborhood parkland creating the residential projects. Per SJMC Section 19.38.310 is based on the number of dwelling units and the average number of persons per household that will reside in the proposed residential development.

Greenprint 2009 Update Plan for Parks, Recreation Facilities, and Trails

In December 2009, the City Council adopted the *City Greenprint 2009 Update Plan for Parks, Recreation Facilities, and Trails* (Greenprint 2009 Update) The Greenprint 2009 Update is the City's 20-year strategic plan for parks, recreational facilities, and programs. The Greenprint 2009 Update is a guide for City staff and policy makers in the day to day decision making process, which provides opportunities to improve resident health and wellness through parks, recreational programs and facilities.

Existing Conditions

As of 2015, the City provides and manages regional, neighborhood and community parkland, community gardens and open space lands. Some recreation facilities available to San José residents are also provided by other public agencies, such as playgrounds and fields on public school sites, County parks, and City trails on SCVWD and PG&E Company lands. The City Departments of Parks, Recreation and Neighborhood Services, General Services and Public Works are responsible for the design, construction, operation, and maintenance of all City parks and recreational facilities.¹¹⁶

The City has 196 neighborhood/community serving parks and nine citywide/regional parks. The total acreage of regional and neighborhood/community serving parkland is 3,486.¹¹⁷ Amenities can include

¹¹⁶ City of San José, 2011. *Envision San José 2040 General Plan*, Chapter 4 (Quality of Life), page 48, June.

¹¹⁷ City of San José, Parks, Recreation & Neighborhood Services, Fast Facts, October 1, 2015.

ENVIRONMENTAL ANALYSIS

basketball courts, barbeques, exercise (par) courses, picnic tables, playgrounds, restrooms, soccer fields, softball fields, swimming pools, and tennis courts. In addition to parks, recreational facilities include community centers, trails, and open space preserves.¹¹⁸

The City's General Plan has established level of service benchmarks for parks and community centers. The City has a service level objective of 3.5 acres of neighborhood and community serving recreational lands per 1,000 residents, of which a minimum is 1.5 acres of City-owned neighborhood, community, or locally serving regional/city-wide park lands and up to 2 acres of school playgrounds, and all of which are located within a reasonable walking distance from the surrounding residences; 7.5 acres of regional/city-wide parkland per 1,000 population; and 500 square feet of community center floor area per 1,000 population.¹¹⁹

The City has sufficient neighborhood/community and combined City and other City-wide regional parkland. The City is deficient in school recreation and City-owned Citywide/regional parkland.¹²⁰ The nearest City park to project site is the Doerr Park, located approximately 1.5 miles northeast of the site. This park contains a small grass area, a play structure, tennis courts, and picnic tables.

DISCUSSION

- a) *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?*

Future development under Scenario 1 could result in development of approximately 36 single-family homes would generate up to 110 new residents, and 50,000 square feet of commercial which could generate 111 new employees.¹²¹ This represents a 0.015 percent growth increase to the population in San José.¹²² Future development under Scenario 2 could result in up to 185,000 square feet of commercial which could general 411 employees. To ensure that there are adequate parks for the residents of San José, the future development would be required to comply with the Parkland Dedication Ordinance (PDO), which requires new housing projects to provide 3.0 acres of neighborhood/community serving parkland per 1,000 population or pay the equivalent Parkland In-Lieu Fee, per SJMC Chapter 19.38.¹²³ Per SJMC Section 19.38.345, Use of Parkland Fees, the Parkland In-Lieu Fees supports the development, acquisition, and renovation of park facilities and recreational facilities. Future development facilitated by the proposed project would be required to comply with the PDO requirements. Therefore, impacts to park facilities in San José would be *less than significant* under both scenarios.

¹¹⁸ City of San José Greenprint, 2009 Strategic Plan Update, Chapter 4 (Facilities and Programs), pages 47- 48.

¹¹⁹ City of San José, 2011. *Envision San José 2040 General Plan*, Chapter 4 (Quality of Life), page 49.

¹²⁰ City of San José, 2011. *Envision San José 2040 General Plan Draft Program EIR*, Section 3 (Environmental Setting, Impacts, and Mitigation), Table 3.9-3, page 599, June.

¹²¹ 36 dwelling units x 3.06 persons per household = 110 total residents.

¹²² (110 proposed future residents/1,000,860 San José 2015 population) X 100 = 0.011 percent of proposed future residents

¹²³ City of San José Municipal Code (SJMC), Title 19 (Subdivisions), Chapter 19.38 (Parkland Dedication).

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- b) *Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

As described above, there 196 neighborhood/community serving parks and nine citywide/regional parks totaling 3,486 acres of parkland in San José.¹²⁴ Future residents of the proposed project would therefore be expected to use these parks; however, given the vast amount of the parkland compared to the potential new residents on the project site, implementation of the proposed project would not result in their substantial deterioration. The increase in usage that could potentially result from the proposed project would not result in the construction of new recreational facilities over and above established goals for maintaining existing recreation facilities in the General Plan. Therefore, impacts to park facilities in San José and the surrounding area would be *less than significant* under both scenarios.

¹²⁴ City of San José, Parks, Recreation & Neighborhood Services, Fast Facts, October 1, 2015.

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XVI. TRANSPORTATION AND CIRCULATION

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Would the project conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Would the project result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Would the project conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL SETTING

Regulatory Framework

General Plan

The Community Design (CD) and Land Use/Transportation (TR) sections of the General Plan include the following goals and policies specific to transportation and circulation factors and are applicable to future development facilitated by the proposed project:

- **Goal CD-2 Function** – Create integrated public and private areas and uses that work together to support businesses and to promote pedestrian activity and multi-modal transportation.

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- **Policy CD-2.1:** Promote the Circulation Goals and Policies in this Plan. Create streets that promote pedestrian and bicycle transportation by following applicable goals and policies in the Circulation section of this Plan.
 1. Design the street network for its safe shared use by pedestrians, bicyclists, and vehicles. Include elements that increase driver awareness.
 2. Create a comfortable and safe pedestrian environment by implementing wider sidewalks, shade structures, attractive street furniture, street trees, reduced traffic speeds, pedestrian-oriented lighting, mid-block pedestrian crossings, pedestrian-activated crossing lights, bulb-outs and curb extensions at intersections, and on-street parking that buffers pedestrians from vehicles.
 3. Consider support for reduced parking requirements, alternative parking arrangements, and Transportation Demand Management strategies to reduce area dedicated to parking and increase area dedicated to employment, housing, parks, public art, or other amenities. Encourage de-coupled parking to ensure that the value and cost of parking are considered in real estate and business transactions.
- **Goal TR-1 Balanced Transportation System** – Complete and maintain a multimodal transportation system that gives priority to the mobility needs of bicyclists, pedestrians, and public transit users while also providing for the safe and efficient movement of automobiles, buses, and trucks.
 - **Policy TR-1.1:** Accommodate and encourage use of non-automobile transportation modes to achieve San José’s mobility goals and reduce vehicle trip generation and vehicle miles traveled (VMT).
 - **Policy TR-1.2:** Consider impacts on overall mobility and all travel modes when evaluating transportation impacts of new developments or infrastructure projects.
- **Goal TR-3 Maximize use of Public Transit** – Maximize use of existing and future public transportation services to increase ridership and decrease the use of private automobiles.
 - **Policy TR-3.3:** As part of the development review process, require that new development along existing and planned transit facilities consist of land use and development types and intensities that contribute toward transit ridership. In addition, require that new development is designed to accommodate and to provide direct access to transit facilities.
- **Goal TR-4 Passenger Rail Service** – Provide maximum opportunities for upgrading passenger rail service for faster and more frequent trains, while making this improved service a positive asset to San José that is attractive, accessible, and safe.
 - **Policy TR-4.1:** Support the development of amenities and land use and development types and intensities that increase daily ridership on the VTA, BART, Caltrain, ACE and Amtrak California systems and provide positive fiscal, economic, and environmental benefits to the community.
- **Goal TR-5 Vehicular Circulation** – Maintain the City’s street network to promote the safe and efficient movement of automobile and truck traffic while also providing for the safe and efficient movement of bicyclists, pedestrian, and transit vehicles.

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- **Policy TR-5.3:** The minimum overall roadway performance during peak travel periods should be level of service “D” except for designated areas. How this policy is applied and exceptions to this policy are listed in the following bullets:
 - **Vehicular Traffic Mitigation Measures.** Review development proposals for their impacts on the level of service and require appropriate mitigation measures if development of the project has the potential to reduce the level of service to “E” or worse. These mitigation measures typically involve street improvements. Mitigation measures for vehicular traffic should not compromise or minimize community livability by removing mature street trees, significantly reducing front or side yards, or creating other adverse neighborhood impacts.
 - **Area Development Policy.** An “area development policy” may be adopted by the City Council to establish special traffic level of service standards for a specific geographic area which identifies development impacts and mitigation measures. These policies may take other names or forms to accomplish the same purpose. Area development policies should be considered during the General Plan Annual Review and Amendment Process.
 - **Small Projects.** Small projects may be defined and exempted from traffic analysis per the City’s transportation policies.
 - **Downtown.** In recognition of the unique position of the Downtown as the transit hub of Santa Clara County, and as the center for financial, business, institutional and cultural activities, development within the Downtown is exempted from traffic mitigation requirements. Intersections within and on the boundary of this area are also exempted from the level of service “D” performance criteria.
 - **Special Strategy Areas.** In recognition of the unique characteristics and particular goals of Special Strategy Areas, intersections identified as Protected Intersections within these areas, may be exempt from traffic mitigation requirements. Special Strategy Areas are identified in the City’s adopted General Plan and include Urban Villages, Transit Station Areas, and Specific Plan Areas.
 - **Protected Intersections.** In recognition that roadway capacity-enhancing improvement measures can impede the City’s ability to encourage infill, preserve community livability, and promote transportation alternatives that do not solely rely on automobile travel, specially designated Protected Intersections are exempt from traffic mitigation measures. Protected Intersections are located in Special Planning Areas where proposed developments causing a significant LOS impact at a Protected Intersection are required to construct multimodal (non-automotive) transportation improvements in one of the City’s designated Community Improvement Zones. These multimodal improvements are referred to as off-setting improvements and include improvements to transit, bicycle, and/or pedestrian facilities.

San José Bike Plan 2020

The City of San José *Bike Plan 2020* (adopted in 2009) contains policies for guiding the development and maintenance of bicycle and trail facilities within San José, as well as the following goals for improving bicycle access and connectivity: 1) Complete 500 miles of bikeways, 2) Achieve a 5 percent bike mode share, 3) Reduce bike collision rates by 50 percent, 4) Add 5,000 bicycle parking spaces, and 5) Achieve Gold-Level Bicycle Friendly Community status.

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Existing Conditions and Methodology

General Plan Amendments (GPAs) in the City of San José require a long-range transportation analysis of potential impacts on the citywide transportation system in the horizon year of the General Plan. The General Plan horizon year is when the development anticipated in the General Plan is built out. There are two types of GPA transportation analysis: 1) a site-specific long-range transportation analysis for individual GPAs that exceed 250 peak-hour trips; and 2) a cumulative long-range transportation analysis of the combined effect of all GPAs proposed with each annual GPA cycle.

In 2011, the City certified the *Envision San José 2040 General Plan Final Environmental Impact Report* (General Plan FEIR) and adopted the *Envision San José 2040 General Plan* (General Plan). The General Plan FEIR and supporting Transportation Impact Analysis (TIA) identified programmatic long-range transportation impacts based on planned land uses and the planned transportation system within the City projected to the horizon of the General Plan in year 2035.

In 2016, a subsequent TIA was prepared for the *General Plan Four-Year Review* that evaluated minor adjustments to planned job growth in the adopted General Plan and updated the projection of regional growth to the year 2040. The existing conditions for transportation were updated to reflect the actual development that occurred since the adoption of the General Plan and its base year of 2008 to the year 2015. The *General Plan Four-Year Review TIA* evaluated the effects of the updated existing conditions in 2015 plus future planned growth, and future conditions projected to the Year 2040, that established the baseline for the evaluation of transportation impacts of GPAs considered for approval during and after the Four-Year Review.

In 2017, the Santa Clara Valley Transportation Authority (VTA) published the BART Phase II EIR that included updated regional transportation projects based on 2015 existing roadway conditions. The City acquired this new model to use as the basis for the transportation analysis in the Downtown Strategy 2040 EIR, which evaluated an increase of 4,000 households and 10,000 jobs in Downtown San Jose by transferring General Plan growth capacity from other areas within the City. Once again, the model was validated with current traffic data to update the existing transportation conditions.

The cumulative long-range transportation impacts of the proposed 2018 GPAs were evaluated in a Long-Range TIA model forecast prepared by Hexagon Transportation Consultants dated September 4, 2018 (2018 GPA TIA) located in Appendix B of this Initial Study. This analysis evaluated both the site-specific long-range transportation impacts for GPAs that exceeded 250 peak-hour trips per day and the cumulative impacts of the nine privately-initiated GPAs in the 2018 GPA cycle, and the City-initiated GPA for the San José Downtown Strategy 2040 to increase housing and jobs in Downtown San José. (see Table 4-11 further below in the cumulative impact discussion of this Initial Study).

Each of the proposed GPAs would result in changes to the assumed number of households and/or jobs on each site when compared to the current General Plan land use and intensity assumptions for each site in the TIA for the General Plan FEIR and the *General Plan Four-Year Review TIA*. Like the analysis in the General Plan FEIR and subsequent Four-Year Review, the 2018 GPA TIA assumed development in either the middle range of the density allowed under each proposed General Plan land use designation or assumed a density consistent with the density of surrounding development with a similar land use

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designation. The City uses the middle range or typical range based on surrounding development densities, as opposed to the maximum intensities potentially allowed under each proposed General Plan land use designations, because build out under the maximum density allowed for all General Plan land designations would exceed the total citywide planned growth capacity allocated in the General Plan. Furthermore, maximum build-out at the highest end of the density range does not represent typical development patterns or the average amount of development built on each site. General Plan land use designations allow a wide range of development intensities and types of land uses to accommodate growth; however, development projects are not typically proposed at the maximum densities due to existing development patterns, site and parking constraints, Federal Aviation Administration regulations, maximum allowable height provisions and other development regulations in the SJMC Title 20 (Zoning), market conditions, and other factors.

The results of the analysis for the proposed GPAs are then compared to the results of the 2017 updated *General Plan Four-Year Review TIA* evaluation of the General Plan through 2040 to determine if the proposed 2018 GPAs would result in any new, or substantially more severe transportation impacts than those impacts that were already analyzed for the General Plan, as amended by the City Council in December 2017. None of the proposed GPAs would change the total number of jobs and households citywide that were assumed with buildout of the Envision San José 2040 General Plan.

Long-Range Traffic Metrics – Measures of Effectiveness (MOEs)

The City of San José has adopted policy goals in the General Plan to reduce the drive alone mode share to no more than 40 percent of all daily commute trips, and to reduce the Vehicle Miles Traveled (VMT) per service population by 40 percent from 2008 conditions. To meet these goals by the General Plan horizon year of 2040, and to satisfy CEQA requirements, three Measures of Effectiveness (MOE) thresholds are used to evaluate long-range transportation impacts resulting from implementation of GPAs. As shown in Table 4-5, the three MOE thresholds are 1) Daily VMT/Service Population; 2) Journey to Work (Drive Alone) mode share; and 3) Transit Corridor Travel Speeds. The GPAs would be considered to have significant site-specific or cumulative long-range transportation impact if one or more of the following occurs: i) the amendments result in an increase in daily VMT per service population, ii) the amendments result in an increase in the percentage of journey-to-work drive alone trips; and/or iii) the amendments result in a 7.5 percent decrease in average vehicle speeds on designated transit priority corridors (summarized in Table 4-5). In addition to the three MOEs, the long-range transportation analysis evaluated potential cumulative effects on adjacent jurisdictions; the threshold for this MOE is also shown in Table 4-5.

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TABLE 4-5 MOE SIGNIFICANCE THRESHOLDS

Measure of Effectiveness (MOE)	Citywide Threshold
Daily VMT/Service Population	Any increase over current 2040 General Plan conditions
Journey-to-Work Mode Share (Drive Alone %)	Any increase in journey-to-work drive alone mode share over current 2040 General Plan conditions
Transit Corridor Travel Speeds	Decrease in average travel speed on a transit corridor below current 2040 General Plan conditions in the AM peak one-hour period when: <ol style="list-style-type: none"> 1. The average speed drops below 15 mph or decreases by 25% or more, or 2. The average speed drops by 1 mph or more for a transit corridor with average speed below 15 mph under current 2040 General Plan conditions.
Adjacent Jurisdiction	When 25% or more of total deficient lane miles on streets in an adjacent jurisdiction are attributable to the City of San José during the AM peak-4-hour period. <ol style="list-style-type: none"> 1. Total deficient lane miles are total lane miles of street segments with V/C ratios of 1.0 or greater. 2. A deficient roadway segment is attributed to San José when trips from the City are 10% or more on the deficient segment.

Source: City of San José. *Envision San José 2040 General Plan Final Environmental Impact Report*. 2011.
<http://www.sanjoseca.gov/DocumentCenter/View/2190>.

Site-Specific Long-Range Transportation Analysis

The City of San José Travel Demand Forecasting (TDF) model was developed to help the City predict peak hour transportation impacts attributable to proposed amendments to the City's General Plan. The model is used to estimate the net change in peak-hour trips that are attributable to a proposed amendment. The City has established minimum peak-hour trip thresholds for proposed GPAs that require a site-specific GPA analysis. It is presumed that GPAs that result in trips less than the trip thresholds would not create significant long-term impacts by themselves. The City's trip thresholds for requiring a site-specific GPA transportation analysis are presented in the City of San José *Transportation Analysis Handbook*, April 2018 and are shown in Table 4-6 below. With the exception of GPA sites located within the identified North San José, Evergreen, and South San José subareas, a proposed land use amendment that would result in an increase of more than 250 peak-hour trips to be generated by the subject site would be required to prepare a site-specific GPA transportation analysis.

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TABLE 4-6 SITE-SPECIFIC LONG-RANGE TRANSPORTATION ANALYSIS SCREENING CRITERIA FOR GENERAL PLAN LAND USE AMENDMENTS

Location of General Plan Amendment	Maximum Allowable PM Peak Hour Vehicle-Trips			
	Expansion of Residential Use ^a	Conversion from Residential to Non-Residential ^b	Conversion from Non-Residential to Residential Use ^b	Expansion of Non-Residential Use ^a
North San Jose	1,000	0	500	50
Evergreen	15	600	0	300
South San Jose	50	600	0	300
Remainder of City	250	250	250	250

Notes:

a. The screening criteria for a proposed expansion of the same land use are measured in net new PM peak hour vehicle trips.

b. The screening criteria for a proposed land use conversion are measured in total PM peak hour vehicle-trips generated by the proposed use.

Source: *City of San Jose Transportation Analysis Handbook*, April 2018.

Based on the TDF modeling results, the proposed project Scenario 1 would result in an additional 55 AM and 73 PM peak-hour trips when compared to the current General Plan PQP land use designation. The proposed project Scenario 2 would result in an additional 289 AM and 449 PM peak-hour trips when compared to the current General Plan PQP land use designation. Therefore, a site-specific GPA traffic analysis is required for the proposed project Scenario 2 only because this proposed scenario exceeds 250 peak-hour-trip standard.

DISCUSSION

- a) *Would the project conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?*

Change in Daily Vehicle Miles Traveled per Service Population due to Scenario 2

As shown in Table 4-7, the citywide daily VMT would increase slightly under the proposed project Scenario 2 when compared to the current General Plan PQP land use designation. However, the VMT per service population would not change when compared to the current General Plan PQP land use designation. The small increase in daily VMT is due to the shifting of land use/growth within different parts of the city. However, the increase in daily VMT is too small to have a measurable effect on the citywide VMT per service population. Therefore, the proposed project Scenario 2 would result in a *less-than-significant* impact on the citywide daily VMT per service population.

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TABLE 4-7 CHANGE IN CITYWIDE DAILY VEHICLE MILES TRAVELED PER SERVICE POPULATION RESULTING FROM PROPOSED PROJECT SCENARIO 2

MOE Significance Threshold	Base Year (2015)	Existing 2040 General Plan	Existing 2040 General Plan plus Proposed Project Scenario 2
Citywide Daily VMT	17,505,088	28,046,059	28,046,167
Citywide Service Population ^a	1,392,946	2,054,758	2,054,758
Daily VMT Per Service Population	12.57	13.65	13.65
Increase in VMT/Service Population over General Plan	--	--	0.0
Significant Impact?	--		No

Notes:

a. Service Population equals Residents plus Jobs

Source: *City of San José 2018 General Plan Amendments: Long-Range Traffic Impact Analysis* (Table 21); Hexagon Transportation Consultants, Inc.; dated September 4, 2018.

Changes in Citywide Journey-to-Work Mode Share Resulting from Scenario 2

As shown in Table 4-8, when compared to the current General Plan PQP land use designation, the percentage of journey-to-work drive alone trips would not change as a result of the proposed project Scenario 2. Therefore, the proposed project Scenario 2 would result in a *less-than-significant* impact on citywide journey-to-work drive alone mode share.

TABLE 4-8 CHANGE IN CITYWIDE JOURNEY-TO-WORK MODE SHARE PERCENTAGES RESULTING FROM PROPOSED PROJECT SCENARIO 2

Mode	Base Year (2015)		Existing 2040 General Plan		Existing 2040 General Plan plus Proposed Project Scenario 2	
	Trips	%	Trips	%	Trips	%
Drive Alone	753,264	79.7	1,098,198	72.0	1,098,102	72.0
Carpool 2	85,496	9.0	138,716	9.1	138,705	9.1
Carpool 3+	28,526	3.0	55,275	3.6	55,267	3.6
Transit	48,181	5.1	177,546	11.6	177,554	11.6
Bicycle	14,120	1.5	26,119	1.7	26,112	1.7
Walk	15,666	1.7	28,839	1.9	28,847	1.9
Increase in Drive Alone Percentage over General Plan Conditions	--				0.0%	
Significant Impact?	--				No	

Source: *City of San José 2018 General Plan Amendments: Long-Range Traffic Impact Analysis* (Table 22); Hexagon Transportation Consultants, Inc.; dated September 4, 2018.

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Changes in Average Vehicle Speeds in Transit Priority Corridors Resulting from Proposed Project Scenario 2

The proposed project Scenario 2 would have a minimal effect on travel speeds on any of the 14 transit priority corridors when compared to the current General Plan PQP land use designation. Therefore, the proposed project Scenario 2 would result in a *less-than-significant* impact on the AM peak-hour average vehicle speeds on the transit priority corridors (Table 4-9).

TABLE 4-9 CHANGES IN AM PEAK-HOUR VEHICLE SPEEDS (MILES PER HOUR) IN TRANSIT PRIORITY CORRIDORS RESULTING FROM SCENARIO 2

Transit Priority Corridor	Base Year (2015)	Existing 2040 General Plan (Baseline)	Existing 2040 General Plan plus Proposed Project Scenario 2		
	Speed (mph)	Speed (mph)	Speed (mph)	% Change	Absolute Change
2nd St from San Carlos St to St. James St	16.6	15.7	15.5	-1.3%	-0.2
Alum Rock Av from Capitol Av to US 101	21.3	16.6	16.4	-1.5%	-0.2
Camden Av from SR 17 to Meridian Av	23.1	18.1	18.0	-1.0%	-0.2
Capitol Av from S. Milpitas Bl to Capitol Expwy	27.1	22.8	22.5	-1.1%	-0.3
Capitol Expwy from Capitol Av to Meridian Av	33.0	26.9	26.9	-0.1%	0.0
E. Santa Clara St from US 101 to Delmas Av	20.4	16.2	16.0	-1.3%	-0.2
Meridian Av from Park Av to Blossom Hill Rd	24.9	20.9	20.8	-0.3%	-0.1
Monterey Rd from Keyes St to Metcalf Rd	27.4	19.2	19.5	1.4%	-0.3
N. 1st St from SR 237 to Keyes St	21.3	13.9	13.7	-1.2%	-0.2
San Carlos St from Bascom Av to SR 87	24.8	20.8	20.6	-1.3%	-0.2
Stevens Creek Bl from Bascom Av to Tantau Av	24.3	18.8	18.6	-0.7%	-0.1
Tasman Dr from Lick Mill Bl to McCarthy Bl	22.7	13.8	13.8	0.0%	0.0
The Alameda from Alameda Wy to Delmas Av	20.5	14.3	14.2	-1.0%	-0.1
W. San Carlos St from SR 87 to 2nd St	20.0	19.3	19.0	-1.3%	-0.3

Source: City of San José 2018 General Plan Amendments: Long-Range Traffic Impact Analysis (Table 23); Hexagon Transportation Consultants, Inc.; dated September 4, 2018.

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Effect of Proposed Project Scenario 2 on Adjacent Jurisdictions

With the proposed project Scenario 2, the percentage of deficient lane miles attributable to the City would increase by 1 percent at one of the 13 impacted jurisdictions (Mountain View) and would remain unchanged at the remaining 12 impacted jurisdictions, when compared to the current General Plan (see Table 4-10). Therefore, the proposed project Scenario 2 would not result in further impact on roadways in adjacent jurisdictions than that identified for the current General Plan PQP land use designation.

TABLE 4-10 CHANGE IN AM 4-HOUR TRAFFIC IMPACTS IN ADJACENT JURISDICTIONS RESULTING FROM PROPOSED PROJECT SCENARIO 2

Adjacent Jurisdiction	Base Year (2015)			Existing 2040 General Plan			Existing 2040 General Plan plus Proposed Scenario 2		
	Total Deficient Lane Miles ^a	Total Deficient Lane Miles Attributed to San José ^b	% of Deficient Lane Miles Attributed to San José	Total Deficient Lane Miles ^a	Total Deficient Lane Miles Attributed to San José ^b	% of Deficient Lane Miles Attributed to San José	Total Deficient Lane Miles ^a	Total Deficient Lane Miles Attributed to San José ^b	% of Deficient Lane Miles Attributed to San José
Campbell	0.12	0.12	100	1.15	1.15	100	1.15	1.15	100
Cupertino	1.67	1.19	72	2.6	2.23	86	2.60	2.23	86
Gilroy	0.34	0.34	100	0.00	0.00	0	0.00	0.00	0
Los Altos	0.5	0.00	0	1.49	0.25	17	1.28	0.30	23
Los Altos Hills	0.38	0.13	35	2.51	1.95	78	2.51	1.95	78
Los Gatos	0.22	0.22	100	1.34	1.34	100	1.34	1.34	100
Milpitas	0.39	0.39	100	5.54	5.54	100	5.43	5.43	100
Monte Sereno	0.00	0.00	0	0.00	0.00	0	0.00	0.00	0
Morgan Hill	0.00	0.00	0	0.24	0.24	100	0.24	0.24	100
Mountain View	0.39	0.28	71	1.60	1.48	93	1.60	1.50	94
Palo Alto	0.88	0.31	35	2.42	0.76	31	2.42	0.76	31
Santa Clara	0.00	0.00	0	0.6	0.6	100	0.60	0.60	100
Saratoga	0.00	0.00	0	0.63	0.63	100	0.63	0.63	100
Sunnyvale	0.81	0.81	100	0.53	0.48	90	0.53	0.48	90
Caltrans Facilities	5,744	4,433	77	5,857	4,783	82	5,793.19	4,770.60	82
SC Co. Expways	0.62	0.51	81	5.97	5.95	100	6.06	6.04	100

Notes:

a. Total deficient lane miles are total lane miles of street segments with V/C ratios of 1.0 or greater.

b. A deficient roadway segment is attributed to San José when trips from the City are 10% or more on the deficient segment.

Bold: Indicates Significant Impacts

Source: City of San José 2018 General Plan Amendments: Long-Range Traffic Impact Analysis (Table 24); Hexagon Transportation Consultants, Inc.; dated September 4, 2018.

Cumulative Long-Range Transportation Impacts Conclusion

Compared to the current General Plan, the 2018 GPA TIA found that the proposed project Scenario 1 and Scenario 2 would i) not result in an increase to citywide daily VMT per service population; ii) reduce the

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percentage of journey-to-work drive alone trips; or iii) increase average vehicle speeds on the transit priority corridors.

Future development on the project site would be required to evaluate near-term traffic for project-level CEQA clearance for each planning permit. Refer to Section XVIII, Mandatory Findings of Significance, below for more discussion on cumulative impacts.

- b) *Would the project conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?*

See impact discussion under Criterion (a).

- c) *Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?*

The proposed project is not located within an airport land use plan area and additional trips generated by future development on the site would not increase traffic levels that would pose safety risks related to air traffic patterns. Additionally, no development on the site at a height requiring airspace safety review pursuant to Federal Aviation Regulations is contemplated. Therefore, the proposed project would not create hazards related to air traffic and ***no impact*** would occur under both scenarios.

- d) *Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

The currently proposed project would only change the Land Use/Transportation Diagram from either PQP to 1) RN on 6 acres and CIC on 3 acres or 2) CIC on all 9 acres. The project would not result in any direct physical changes to the environment, but could result in future development that would result in physical changes to the environment. The City would review future plans for redevelopment of the project site for consistency with General Plan policies and applicable design guidelines at the Planning permit phase. Pedestrian, bicycle, and vehicular access and circulation and safety would be reviewed during this phase. Future development of the project site, in accordance with City design standards, would ensure that hazards due to a design feature would be avoided and would be ***less than significant*** under both scenarios.

- e) *Would the project result in inadequate emergency access?*

As previously discussed, the project would only result in a change in the Land Use/Transportation Diagram. Future redevelopment plans for the project site would be reviewed and approved by the San José Fire Department and Department of Public Works to ensure adequate emergency access. The City would review future designs for vehicle, bicycle, and pedestrian access and access to public transportation for consistency with General Plan policies and Residential Design Guidelines at the Planning permit phase. The proposed General Plan Amendment would not conflict with existing or planned multimodal transportation facilities. Therefore, the impact would be ***less than significant*** under both scenarios.

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- f) *Would the project conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?*

See the discussion under Criterion (e) above.

XVII. UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Would the project require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Would the project have sufficient water supplies available to serve the project from existing and identified entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Would the project not be served by a landfill with sufficient permitted capacity to accommodate the buildout of the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Would the project comply with federal, State, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Would the project result in a substantial increase in natural gas and electric service demands requiring new energy supply facilities and distribution infrastructure or capacity enhancing alterations to existing facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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ENVIRONMENTAL SETTING

The following is a summary of the relevant State and local regulations pertaining to utilities and service systems. There are no federal regulations governing this topic relevant to the project relevant to the project.

Regulatory Framework

State

California Urban Water Management Planning Act

Through the Urban Water Management Planning Act of 1983, the California Water Code requires all urban water suppliers within California to prepare and adopt a UWMP and update it every five years. This requirement applies to all suppliers providing water to more than 3,000 customers or supplying more than 3,000 acre-feet of water annually. The Act is intended to support conservation and efficient use of urban water supplies. The Act requires that total project water use be compared to water supply sources over the next 20 years in five-year increments, that planning occur for single and multiple dry water years, and that plans include a water recycling analysis that incorporates a description of the wastewater collection and treatment system within the agency's service area along with current and potential recycled water uses. In September 2014 the Act was amended by SB 1420 to require urban water suppliers to provide descriptions of their water demand management measures and similar information.

State Updated Model Landscape Ordinance

The updated Model Landscape Ordinance requires cities and counties to adopt landscape water conservation ordinances by February 1, 2016 or to adopt a different ordinance that is at least as effective in conserving water as the updated Model Ordinance (MO). The City adopted Water Efficient Landscaping Standards for new and Rehabilitated Landscaping, in 2013, and the revised SJMC Chapter 15.11.

Assembly Bill 939

AB 939 established the California Integrated Waste Management Board and required all California counties to prepare integrated waste management plans. AB 939 also required all municipalities to divert 25 percent of their solid waste from landfill disposal by January 1, 1995. Fifty percent of the waste stream was to be diverted by the year 2000. The City currently generates approximately 1.7 million tons of solid waste annually, and diverts approximately 60 percent of its waste streams through a variety of waste diversion programs, including curbside recycling and yard waste collection and composting.

Title 24 California Building Code

Title 24 of the California Administrative Code sets forth energy standards for buildings, rebates/tax credits are provided for installation of renewable energy systems, and the Flex Your Power program promotes conservation in multiple areas.

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CALGreen Building Code

In January 2010, the State of California adopted CALGreen that establishes mandatory green building standards for all buildings in California. The code covers five categories: planning and design, energy efficiency, water efficiency and conservation, material conservation and resource efficiency, and indoor environmental quality. These standards include a mandatory set of minimum guidelines, as well as more rigorous voluntary measures, for new construction projects to achieve specific green building performance levels.

Mandatory measures include:

- Reducing indoor water use by 20 percent.
- Reducing wastewater by 20 percent.
- Recycling and/or salvaging 50 percent of nonhazardous construction and demolition debris.
- Providing readily accessible areas for recycling by occupant.

Local communities may institute more stringent versions of the code if they choose. The code went into effect as part of a local jurisdiction's building code on January 1, 2010.

Senate Bill (SB) X7-7

SB X7-7 was enacted in November 2009, requiring all water suppliers to increase water use efficiency. The legislation sets an overall goal of reducing per capita urban water use by 20 percent by December 31, 2020. The state was to make incremental progress towards this goal by reducing per capita water use by at least 10 percent by December 31, 2015.

Local

2015 Urban Water Management Plan

Water is provided to the project site by the San José Water Company (SJWC). The SJWC adopted the 2015 UWMP in May 2016 and has submitted the adopted plan to the SWRCB in accordance with the SB X7-7 and the Urban Water Management Planning Act, outlined in Section 10610 of Division 6 of the California Water Code. One of the purposes of the UWMPs is to identify measures to meet SB X7-7 requirements that mandate a 20-percent reduction of per capita water use and agricultural water use throughout the State by 2020. The UWMP evaluates the water supply capacity and the projected water demands of the service area over a 20- or 25-year planning horizon. A range of water supply scenarios were modeled, including 1) normal, 2) single-dry, and 3) multiple-dry water year conditions. The UWMP also provides action plans in the event of a catastrophic interruption in water supplies.¹²⁵

¹²⁵San José Water Company (SJWC), 2016. *2015 Urban Water Management Plan*, May 2016, transmitted via email by SJWC on February 21, 2017.

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General Plan

The Infrastructure (IN) and the Measurable Environmental Sustainability (MS) sections of the General Plan includes the following goals and policies relevant to utilities and public services and are applicable to future development facilitated by the proposed project:

- **Goal IN-3 Water Supply, Sanitary Sewer, and Storm Drainage** – Provide water supply, sanitary sewer, and storm drainage infrastructure facilities to meet future growth planned within the City, to assure high-quality service to existing and future residents, and to fulfill all applicable local, State and Federal regulatory requirements.
 - **Policy IN-3.1:** Achieve minimum level of services:
 - For sanitary sewers, achieve a minimum level of service “D” or better as described in the Sanitary Sewer Level of Service Policy and determined based on the guidelines provided in the Sewer Capacity Impact Analysis (SCIA) Guidelines.
 - For storm drainage, to minimize flooding on public streets and to minimize the potential for property damage from stormwater, implement a 10-year return storm design standard throughout the City, and in compliance with all local, State and Federal regulatory requirements.
 - **Policy IN-3.10:** Incorporate appropriate stormwater treatment measures in development projects to achieve stormwater quality and quantity standards and objectives in compliance with the City’s National Pollutant Discharge Elimination System (NPDES) permit.
- **Goal IN-5 Solid Waste-Materials Recovery/Landfill** – Develop and maintain materials recovery and landfill facilities to meet community needs, advance the City’s Zero Waste goals and to comply with applicable regulatory requirements.
 - **Policy IN-5.3:** Use solid waste reduction techniques, including source reduction, reuse, recycling, source separation, composting, energy recovery and transformation of solid wastes to extend the life span of existing landfills and to reduce the need for future landfill facilities and to achieve the City’s Zero Waste goals.
- **Goal MS-6 Waste Reduction** – Reduce generation of solid and hazardous waste.
 - **Policy MS-6.3:** Encourage the use of locally extracted, manufactured or recycled and reused materials, including construction materials and compost.
 - **Policy MS-6.5:** Reduce the amount of waste disposed in landfills through waste prevention, reuse, and recycling of materials at venues, facilities, and special events.
 - **Policy MS-6.6:** Promote the development of energy conversion technologies for converting residual wastes into energy.
 - **Policy MS-6.8:** Maximize reuse, recycling, and composting citywide.
 - **Policy MS-6.12:** Promote use of recycled materials, including reuse of existing building shells/elements, as part of new construction or renovations.

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- **Goal MS-14 Reduce Consumption and Increase Efficiency** – Reduce per capita energy consumption by at least 50% compared to 2008 levels by 2022 and maintain or reduce net aggregate energy consumption levels equivalent to the 2022 (Green Vision) level through 2040.
 - **Policy MS-14.4:** Implement the City’s Green Building Policies (see Green Building Section) so that new construction and rehabilitation of existing buildings fully implements industry best practices, including the use of optimized energy systems, selection of materials and resources, water efficiency, sustainable site selection, passive solar building design, and planting of trees and other landscape materials to reduce energy consumption.
- **Goal MS-15 Renewable Energy** – Receive 100 percent of electrical power from clean renewable sources (e.g., solar, wind, hydrogen) by 2022 and to the greatest degree feasible increase generation of clean, renewable energy within the City to meet its own energy consumption needs.
 - **Policy MS-15.6:** Utilize municipal facilities to showcase the application of outstanding, innovative, and locally developed energy efficiency and renewable energy technologies and practices, to demonstrate the effectiveness of these technologies and to highlight the City’s energy leadership.
- **Goal MS-19 Water Recycling** – Recycle or beneficially reuse 100% of the City’s wastewater supply, including the indirect use of recycled water as part of the potable water supply.
 - **Policy MS-19.4:** Require the use of recycled water wherever feasible and cost-effective to serve existing and new development.

Zero Waste Resolution

In October 2007, the City Council adopted a Zero Waste Resolution (No. 74077), which set a goal of 75 percent waste diversion by 2013 and a goal of zero waste by 2022 for the City. “Zero Waste” is a perception change. It requires rethinking what is traditionally regarded as garbage and treating all materials as valued resources instead of items to discard. Zero waste entails shifting consumption patterns, more carefully managing purchases, and maximizing the reuse of materials at the end of their useful life. Zero waste takes into account the whole materials management system, from product design and the extraction of natural resources, to manufacturing and distribution, to product use and reuse, to recycling or disposal. The Zero Waste Resolution identified the City’s zero waste principles as:

- Improving “downstream” reuse and recycling of end-of-life products and materials to ensure their highest and best use;
- Pursuing “upstream” redesign strategies to reduce the volume and toxicity of discarded products and materials while promoting less wasteful lifestyles;
- Supporting the reuse of discarded products and materials to stimulate and drive local economic workforce development; and
- Preserving land for sustainable development and green industry infrastructure.

Zero Waste Strategic Plan

The City of San José Environmental Services Department prepared the Integrated Waste Management Zero Waste Strategic Plan in November 2008. The Zero Waste Strategic Plan supports several Green Vision

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Goals, but its primary focus is to identify the path to achieve zero waste. The Zero Waste Strategic Plan identifies policies, programs, and facilities to help the City reach its goal. To achieve zero waste, the City has adopted the following phased approach:

- Phase 1 – voluntary actions, education, and creation of incentives;
- Phase 2 – new programs and advocacy; and
- Phase 3 – bans, mandates, and legislation.

San José has been active over the years in phase one and two activities, but to meet zero waste goals, the City may need to focus on bans, mandates, advocacy, and legislation. To achieve the City's short-term goal of diverting 75 percent of waste from landfills, the Zero Waste Strategic Plan identifies that the City needs to:

- Enhance residential recycling;
- Redesign the commercial waste system to provide recycling and composting services;
- Enhance the construction and demolition debris recycling;
- Evaluate anaerobic digestion of food scraps at the RWF; and
- Pursue opportunities to support Extended Producer Responsibility initiatives and target reduction of single-use carryout bags as well as non-recyclable/non-compostable take-out food packaging.

To achieve the long-term goal of zero waste, the Zero Waste Strategic Plan identifies that the City needs to:

- Modify existing revenue streams to mitigate funding lost from zero waste efforts;
- Support implementing zero waste policies locally, regionally, and statewide;
- Continue implementing mixed waste recycling of single-family residential garbage and recycling processing residue;
- Develop and strengthen markets for recoverable and reusable materials, and lead by example;
- Promote the future development of energy conversion technologies for conversion technologies for converting residual wastes into energy; and
- Educate the public about the benefits of reducing wasteful consumption.

Existing Conditions

The project site is located within the City of San José Urban Service Area.¹²⁶

Wastewater

Wastewater is water containing wastes from residential, commercial, and industrial processes. Municipal wastewater contains sewage, gray water (e.g., water from sinks and showers), and sometimes industrial wastewater.

¹²⁶ City of San José Greenprint, Draft Strategic Plan Update, Chapter 5 Urban Planning Area Strategies, <https://www.sanjoseca.gov/DocumentCenter/Home/View/32>, accessed on March 28, 2018.

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Wastewater Treatment

Wastewater treatment service for the area is provided by the City. The San José-Santa Clara Regional Wastewater Facility (RWF) provides primary, secondary, and tertiary treatment of wastewater, and is located approximately 15 miles north of the project site. The existing capacity of the RWF is 167 million gallons per day (mgd). The RWF currently treats an average of approximately 110 mgd (dry weather flow)—or about 65 percent of its 167 mgd capacity.¹²⁷ Treated effluent is discharged to the San Francisco Bay. As discussed below, the RWQCB also has established an effluent flow trigger of 120 mgd, to minimize the amount of fresh water effluent discharged to the Bay.¹²⁸ In 2017, the actual Average Dry Weather Influent flow (ADWIF), defined as the highest 5-weekday period from June through October, was 107.3 mgd. For 2017, actual Average Dry Weather Effluent flow was 77.8 mgd and occurred during the months of July to September.^{129,130} Based on the average daily dry weather flow from sources in San José of approximately 69.8 mgd, or 64 percent of the City's total allocated 108.6 mgd of wastewater flow to the RWF, the City currently has approximately 38.8 mgd of excess treatment capacity.¹³¹ The City's level-of-service goal for sewage treatment is to remain within the capacity of the RWF.

The RWF is currently operating under a 120 mgd (dry weather) flow trigger. This requirement is based upon the SWRCB and the San Francisco Bay RWQCB concerns over the effects of additional freshwater discharges from the RWF on saltwater marsh habitat, and pollutant loading to the Bay from the RWF. In response to these issues, the City has prepared a Clean Bay Strategy and the South Bay Action Plan. The Clean Bay Strategy details the City's control strategy to reduce effluent discharges to the South San Francisco Bay as required by the NPDES permit. The Clean Bay Strategy promotes an integrated watershed protection approach and considers all factors influencing water quality in the South Bay, including point and non-point sources of pollution, water supply issues and improving plant performance. The South Bay Action Plan describes in some detail the conservation, reuse and diversion activities designed to reduce effluent flow from the RWF to ensure that it remains below 120 mgd. A contingency plan of additional measures will be implemented if Average Dry Weather Effluent flow reach a planning trigger of 115 mgd.

Sanitary Sewer System

The City maintains the wastewater collection system within the project site. Wastewater is conveyed to the RWF through the City's sewer collection system, which consists of lateral lines and main lines in the public right-of-way. The City has developed a sewer capacity improvement program to prioritize and construct capital projects that address the needs identified in the Sewer Master Plan that will be based on

¹²⁷ City of San José, 2017. San José-Santa Clara Regional Wastewater Facility web page, <https://www.sanjoseca.gov/Index.aspx?NID=1663> accessed on March 23, 2018.

¹²⁸ San José – Santa Clara RWF, 2017. Annual Self-Monitoring Report, 2017, <https://www.sanjoseca.gov/ArchiveCenter/ViewFile/Item/3213>, accessed on March 23, 2108.

¹²⁹ San José – Santa Clara RWF, 2017. Annual Self-Monitoring Report, 2016. <https://www.sanjoseca.gov/ArchiveCenter/ViewFile/Item/2950>, accessed on March 23, 2018.

¹³⁰ City of San José, 2017. San José-Santa Clara Regional Wastewater Facility web page, <https://www.sanjoseca.gov/Index.aspx?NID=1663>, accessed on March 23, 2018.

¹³¹ SCVTA, 2016. VTA's BART Silicon Valley—Phase II Extension Project Draft SEIS/SEIR (p. 4.15-13). http://vtaorgcontent.s3-us-west-1.amazonaws.com/Site_Content/4.15_Uilities.pdf, accessed on March 23, 2018.

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a hydraulic model of the trunk sewer system (10-inch and larger pipes), using land use and flow information.

The City's sanitary sewer system serves a population of approximately 1 million people in a 178-square-mile service area. The City owns and operates approximately 2,294 miles of wastewater collection system pipeline that ranges from 6 to 90 inches in diameter, approximately 45,000 manholes and 16 sewage lift stations.

Sewer laterals, ranging in size from 6 to 8 inches in diameter, originate at individual sites and convey flows by gravity to sewer mains. Sewer lift stations and force mains are used at several locations to transport sewer flows that cannot be conveyed by gravity. The sanitary sewer system lines nearest the project site are located along Camden Avenue and Union Avenue.¹³²

The SWRCB has issued statewide waste discharge requirements for sanitary sewer systems, which include requirements for development of a Sewer System Management Plan (SSMP). The City prepared a SSMP in October 2004.¹³³ The purpose of the SSMP is to provide guidance to the City in the operation, maintenance and rehabilitation of the sewer assets of the City.

The Department of Public Works (DPW) designs and builds sanitary sewer infrastructure funded through the City's Capital Improvement Program (CIP). Public Works also reviews and inspects sanitary sewer improvements performed by private developers and other public agencies.

The Sanitary Sewer Condition Assessment (SSCA Program) was initiated in 2010 by DPW. The original pilot project utilized closed circuit television (CCTV) to video and collect data on a 46-mile, representative sample, of the City's approximately 2,290 mile sanitary sewer system. The raw data collected established the foundation to begin analysis on the overall condition of the City's sanitary sewer network. The long-term goal of the program is to utilize larger data sets collected to perform analysis and ultimately develop various risk assessments to develop and prioritize the rehabilitation portion of the Sanitary Capital Improvement Program. The current program schedule involves condition assessment on one-tenth of the City every year with an anticipated completion of the full assessment of the City by 2021.

The majority of funds in the Sanitary Sewer System CIP are used to construct sewer improvement projects. Construction projects in the Proposed CIP meet one of two goals: (a) enhance sewer capacity to meet economic development; or (b) rehabilitate existing sewers, with higher priority given to those with extensive, severe deterioration. A project that will enhance capacity and rehabilitate existing sewers is considered a rehabilitation project for the purpose of the City's budget process. Priority is given to larger lines within each category. The Sanitary Sewer Master Plan Capacity Assessment was completed on April 2013 and is used to help identify high priority capacity in the proposed CIP.

¹³² City of San José, Department of Public Works, 2017. Interactive maps web page, Sanitary Sewer Viewer, <http://csj.maps.arcgis.com/apps/webappviewer/index.html?id=80f824373b8045eeb19bb2c8716c8666>, accessed on March 23, 2018

¹³³ City of San José, 2014. Sewer System Management Plan, October. <https://www.sanjoseca.gov/DocumentCenter/Home/View/7>, accessed on February 18, 2017.

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Capacity Improvement projects are selected by utilizing a computerized sewer flow model (which utilizes the General Plan to project sewage flows in the system), City maintenance records, and flow monitoring. These allow sewer capacity constraints to be identified. The Master Plan identified a total of 93 new capacity projects that will upsize for existing deficiencies and will accommodate near-term and long-term flows. Rehabilitation projects are selected based on hydrogen sulfide studies that analyze pipe corrosion, condition assessment studies, maintenance records and reports, and actual pipe failures due to pipe corrosion or other physical deficiencies. The actual condition of candidate projects is verified by internal videotape inspections, which are then evaluated to establish project priorities.

The General Plan calls for a level of service (LOS) D for sanitary sewer lines. At LOS D, the sewer main is occasionally running full. New development is required by existing policies to avoid or minimize impacts upon any existing or anticipated LOS E sewer lines by constructing or contributing to the construction of new lines or by waiting for completion of planned sewer line improvements. The City's existing sanitary sewer system operates with approximately 95 percent of the trunk sewer pipelines at LOS D or better, under dry weather conditions.

Water Service and Supply

Potable water is provided to the project site by SJWC. SJWCs service area encompasses 139 square miles, including most of San José, most of Cupertino, the entire cities of Campbell, Monte Sereno, Saratoga, the Town of Los Gatos and parts of unincorporated Santa Clara County.

SJWC obtains its water from three sources of potable supply: groundwater, imported treated surface water, and local surface water. A fourth and growing source of supply is non-potable recycled water, which is discussed in Chapter 6 System Supplies, of the UWMP for 2015.

Groundwater

Groundwater comprises just over one third of SJWCs supply total. SJWC has over 100 wells that pump groundwater from the aquifers of the Santa Clara Subbasin of the Santa Clara Valley Groundwater Basin. These aquifers are recharged naturally by rainfall, and artificially by a series of local reservoirs, percolation ponds, and an injection well.

The SCVWD is the agency that manages ground water in Santa Clara County. SJWC has the right to withdraw groundwater from aquifers below properties within its service area boundary when in compliance with the SCVWDs permitting requirements. In Santa Clara County, this right is subject to a groundwater extraction fee levied by SCVWD based on the amount of groundwater pumped into SJWCs distribution system. SJWC draws water from the Santa Clara Valley Groundwater Basin in the north part of Santa Clara County. The basin extends from near Coyote Narrows at Metcalf Road to the County's northern boundary. It is bounded on the west by the Santa Cruz Mountains and on the east by the Diablo Range; these two ranges converge at the Coyote Narrows to form the southern limit of the Santa Clara Valley Groundwater Basin. The Santa Clara Valley Groundwater Basin is 22 miles long and 15 miles wide, with a surface area of 225 square miles. The SJWC 2010 UWMP indicates the groundwater level has been steadily on the rise for the past 40 years in the Santa Clara Subbasin.

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SJWC generally uses the most economical source of water, which is largely determined by SCVWD groundwater extraction fee rates and contracted water rates.

Purchased Imported Surface Water

In 1981, SJWC entered into a 70-year master contract with SCVWD for the purchase of treated water. About 50 percent of needed water supply is purchased by SJWC under contract from the SCVWD. This water originates from several sources including local reservoirs, the State Water Project (SWP), and the federally funded San Felipe Division of the Central Valley Project (CVP). Imported surface water provided by SCVWD primarily comes from the Sacramento-San Joaquin Delta, the majority of which originates as snowmelt in the Sierras.

Local Surface Water

SJWCs remaining source of potable water is surface water runoff from the watersheds of the Santa Cruz Mountains. This amounts to about 10 percent of SJWCs potable water supply, depending on rainfall.

SJWC has “pre-1914 surface water rights” to raw water in Los Gatos Creek and local watersheds in the Santa Cruz Mountains. Prior to 1872, appropriative water rights could be acquired by taking and beneficially using water. In 1914, the California Water Code was adopted and it grandfathered in all existing water entitlements to license holders. SJWC filed for a license in 1947 and was granted license number 10933 in 1976 by the SWRCB to draw 6,240 acre-feet per year (afy) from Los Gatos Creek. SJWC has upgraded the collection and treatment system that draws water from this watershed, which has increased the capacity of this entitlement to approximately 11,200 afy for an average rain year. A series of dams and automated intakes collect the water released from SJWCs lakes. The water is pumped into to SJWCs Montevina water treatment plant for treatment prior to entering the distribution system. SJWCs Saratoga water treatment plant draws water from a local stream that collects water from the nearby Santa Cruz Mountains.

SJWC owns and operates its water distribution system consisting of a pipe network, which lies predominantly beneath the traveled roadway in the public street rights-of-way.

Per Capita Water Use – San José Water Company

The Water Conservation Act of 2009 (SB X7-7) requires water purveyors to demonstrate they are achieving appropriate reductions in water use. This demonstration requires the water suppliers to do the following: determine a base daily per capita water use; determine urban water use targets; compare water use targets to five-year baseline; and determine interim water use targets.

Per capita usage in 2010 was slightly above 126 gallons per capita per day (gpcd), which is much lower than the 10-year SB X7-7 baseline gpcd from 1995-2004 of 154 gpcd. It is not anticipated that the per capita usage can or will continue to decrease at such a rapid rate. However, due to ongoing conservation efforts such as the installation of low-flow showerheads, faucet aerators, high efficiency toilets, and clothes washers, as well as changes in landscape plant choice and continual efforts to reduce leakage and runoff, it is expected that the per capita usage for the existing 2010 population will experience a steady decline of 0.2 percent per year until 2040.

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Coupling projected demand increases due to population growth with anticipated demand decreases due to conservation efforts, it is estimated that in 2040 SJWC's demand will be approximately 114 gpcd, with a system-wide potable and raw water demand of approximately 144 MGD. SJWC's actual water use during 2015 was 96 gpcd as shown in Table 5-2 of the 2015 UWMP.¹³⁴

Water Demand and Supply Projections – San José Water Company

Most of SJWCs customers within its 139-square-mile service territory are residential or commercial. SJWC also provides water to industrial, municipal, and private fire services and public fire protection services. SJWCs total demand is the sum of projected metered demand plus 7 percent of that amount for non-revenue water, which includes authorized unmetered uses for firefighting, main flushing and public use and unauthorized use due to meter reading discrepancies, reservoir cleaning, malfunctioning valves, leakage, and theft.

The 2015 UWMP projects adequate supply in normal and single dry years through 2035. While in the 2040 for a single dry year, and in the second and third years of multi-year droughts, a supply-demand deficiency is projected. However, the 2015 UWMP indicate SJWC and SCVWD have adequate regional water supply plans to meet the referenced demand forecasts. In addition, the SJWC has an updated Water Shortage Contingency Plan (WSCP). SJWC's 2015 WSCP filed with the CPUC is in the form of two documents called Schedule 14.1 Water Shortage Contingency Plan with Staged Mandatory Reductions and Drought Surcharges and Rule 14.1 Water Shortage Contingency Plan. The revised WSCP was modified to include only four stages and many of the actions were modified. SJWC worked with SCVWD and other retail agencies in Santa Clara County to develop common actions that would be implemented at each stage of supply reduction from 10 percent to 50 percent.

SJWC also has an established well replacement program. The program identifies and replaces two wells per year based on numerous criteria, including the well's production and observed water quality problems. The replacement of older wells and optimization of existing wells will allow SJWC to maintain its groundwater supply reliability. SCVWDs policy is to achieve 95 percent reliability of supply during significant water shortages that occur during multi-year droughts. To accomplish this, SJWC can use less groundwater in certain areas or zones to achieve the overall balance, which best meets SCVWDs and SJWCs operational goals.

SJWC has a complete water conservation and public outreach program that is described in the 2015 UWMP (Chapter 9, Demand Management Measures). During a drought, SJWC works with its wholesale water supplier and other retail agencies in the County to collaborate on additional public outreach strategies. For example, in 2015, SJWC and the other retailers in Santa Clara County worked with SCVWD on a two-day per week outdoor irrigation limitation.

The SCVWD will continue to work with SJWC and other local water retailers to refine future projections of both treated water and groundwater use to ensure planning efforts are consistent.

¹³⁴ San José Water Company (SJWC), 2016. 2015 Urban Water Management Plan, May 2016, transmitted via email by SJWC on February 21, 2017.

ENVIRONMENTAL ANALYSIS*Stormwater*

The City storm drainage system is comprised of a network of storm drain inlets, manholes, pipes, outfalls, channels, and pump stations designed to protect infrastructure and the traveling public from flood waters during storm events. The various components of the storm drainage system function collectively to collect, convey, and discharge stormwater runoff to receiving water bodies. The underground collection system consists of approximately 1,250 miles of reinforced concrete pipes varying in size from 12 to 144 inches in diameter that function by gravity to carry untreated stormwater to local creeks and rivers. Collected stormwater runoff is discharged to the creeks and rivers via storm outfall structures. The creeks and rivers, in turn, flow to the San Francisco Bay. In low lying areas of the city stormwater pump stations are employed to facilitate drainage when gravity drainage is not possible or feasible.¹³⁵

The nearest mapped stormwater infrastructure to the project site includes: 1) two manhole covers over a 6-inch diameter storm drain pipe beneath Camden Avenue located west of the site and draining to the north¹³⁶

Solid Waste

The City currently generates approximately 1.7 million tons of solid waste annually. The City is primarily served by five landfills, nine recycling and transfer stations, five composting facilities, and eight processing facilities for construction and demolition debris.¹³⁷ The landfills include Guadalupe Mines, Kirby Canyon, Newby Island, Zanker Road Materials Processing Facility, and Zanker Road. The five landfills have a total permitted capacity of 5.3 million tons per year.¹³⁸ Based on available capacity of the landfills, the projected closure dates are 2021 for Guadalupe Mines and 2025 for Kirby Canyon and Newby Island.¹³⁹ The Zanker Road facilities have no closure date due to the minimal amount of material landfilled each year. Considering these projected closure dates and current generation rates, there will be adequate landfill capacity to accommodate waste generated in Santa Clara County for at least 15 years.¹⁴⁰ After this time, regional landfills could reach capacity in the absence of additional waste reduction efforts. According to the Integrated Waste Management Plan (IWMP), the County has adequate disposal capacity beyond 2022.

In October 2007, the San José City Council adopted a Zero Waste Resolution which set a goal of 75 percent waste diversion by 2013 and zero waste by 2022. In 2014, City diverted approximately 73 percent of the waste generated through a variety of programs, including residential curbside recycling and yard

¹³⁵ Envision San José 2040 Draft Environmental Impact Report, June 2011.

¹³⁶ City of San José, 2017. Interactive Maps; Stormwater, <https://csj.maps.arcgis.com>, accessed on April 9, 2018,

¹³⁷ This does not include the numerous facilities that primarily handle a single type of material such as scrap metal. Source: City of San José, *Assessment of Infrastructure for the Integrated Waste Management Zero Waste Strategic Plan Development*, 2008.

¹³⁸ City of San José, 2008. *Assessment of Infrastructure for the Integrated Waste Management Zero Waste Strategic Plan Development*.

¹³⁹ *Envision San José 2040 General Plan EIR*. In August 2012, the City approved the expansion of the Newby Island landfill to allow operation through 2025.

¹⁴⁰ County of Santa Clara, 2007. *Five-Year CIWMP/RAIWMP Review Report*.

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trimmings collection programs, civic recycling, and the Construction & Demolition Diversion Deposit (CDDD) program.^{141,142}

Garden City Sanitation provides onsite garbage collection at project site location. California waste Solutions provides recycling services for the site. GreenWaste Recovery hauls yard trimmings for the project site location.¹⁴³

Electricity and Natural Gas

Pacific Gas and Electric Company (PG&E) provides electricity and natural gas services to the city. PG&E is a publicly traded utility company which generates, purchases, and transmits energy under contract with the California Public Utilities Commission. PG&E's service territory is 70,000 square miles in area, roughly extending north to south from the City of Eureka to the City of Bakersfield, and east to west from the Sierra Nevada mountain range to the Pacific Ocean. PG&E owns and maintains above- and below-ground networks of electric and gas transmission and distribution facilities throughout the city. Both gas and electrical service is available throughout the San José.

DISCUSSION

- a) *Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?*

As described above, the RWF provides wastewater treatment services to the City of San José and other cities and tributary agencies in the South Bay Area. While the proposed project would result in changes at the policy level and does not include a specific development proposal, Scenario 1 could facilitate future development of approximately 36 single-family homes would generate up to 110 new residents, and 50,000 square feet of commercial, and Scenario 2 could facilitate development of up to 185,000 square feet of commercial. Wastewater produced on site would be directed to the RWF facilities for treatment. Future development facilitated by the proposed project would be required to comply with existing wastewater treatment regulations of the San Francisco Bay RWQCB, and water conservation policies adopted by the City, such as those included in the General Plan, the San José Green Vision, and the SJMC Chapter 15.10, Water Waste Prevention and Water Shortage Measures, which would serve to minimize the amount of wastewater generated. Mandatory compliance with these regulations would ensure that the proposed project would not exceed the RWF's wastewater treatment requirements. Accordingly, implementation of the proposed project would result in a *less-than-significant* impact under both scenarios.

¹⁴¹ The CDDD is an incentive program to encourage the recovery of debris from construction and demolition projects. The City collects a deposit that is fully refundable with proper documentation that the debris was diverted from burial in a landfill. <http://www.sanjoseca.gov/index.aspx?NID=2193>, accessed on March 23, 2018.

¹⁴² City of San José, Using Diversion and Innovation to Become a Zero Waste City, <https://www.sanjoseca.gov/DocumentCenter/View/2150>, accessed on March 23, 2018.

¹⁴³ City of San José, 2017. Retail Services Lookup, <http://www.sanjoseca.gov/index.aspx?nid=3079>, accessed on March 23, 2018.

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- b) *Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

The RWF is permitted to discharge 167 mgd dry weather effluent flow. In addition, if the average dry weather flow effluent flow equals or exceeds 120 mgd, the Discharger shall immediately implement measures to reduce discharge flows as identified in the *South Bay Action Plan* and submit to the RWQCB annual reports with its annual self-monitoring reports describing the year's accomplishments and actions planned for the upcoming year. Currently, the RWF treats an average of about 110 mgd and discharges slightly less than that amount of effluent (dry weather peak) to the San Francisco Bay. Based on the average daily dry weather flows from sources in San José (approximately 69.8 mgd), the City currently has approximately 38.8 mgd of excess treatment capacity. On-site activities associated with implementation of Scenario 1 could generate an average of about 25,194 gallons per day (gpd)—or 0.025 mgd and Scenario 2 could generate an average of 46,854 or 0.046—of effluent that would be directed to the RWF for treatment.¹⁴⁴ As described above, the City has approximately 38.8 mgd of excess treatment capacity at the RWF; therefore, the RWF has adequate capacity to accept wastewater produced by the proposed project. In addition, future development facilitated by the proposed project would be required to comply with existing wastewater treatment regulations of the San Francisco Bay RWQCB, and water conservation policies adopted by the City, such as those included in the General Plan and the San José Green Vision, and the SJMC Chapter 15.10, Water Waste Prevention and Water Shortage Measures, which would serve to minimize the amount of wastewater generated. Mandatory compliance with these regulations would ensure that future development facilitated by the proposed project would not exceed the design or permitted capacity of the RWF that serves the project site. Accordingly, implementation of the proposed project would result in a *less-than-significant* impact.

- c) *Would the project require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

As discussed under Criterion (e) in Section IX, Hydrology and Water Quality, above, implementation of the proposed project would not increase the amount of impervious surfaces and with the implementation of stormwater treatment control measures in accordance with the MRP and SCVURPPP guidelines, the amount of stormwater runoff from the site should decrease with proposed development.

Operational best management practices would be required to meet the C.3 provisions of the MRP and the project would be required to implement site design, source control, and stormwater treatment measures that would minimize any increase in stormwater runoff. The proposed project would result in changes at the policy level and does not include a specific development proposal. Therefore, the stormwater low impact development features and stormwater treatment measures that would be implemented as part of a future project on the site have yet to be determined. Once detailed engineering drawings are drafted and submitted along with the Stormwater Control Plan (SCP), the City would review the project's planned connection to the City's storm drain system and would determine whether the storm drain can accept the stormwater runoff from the site without exceeding the capacity of the storm drain system.

¹⁴⁴ See impact discussion XVII, Criterion d) (Would there be sufficient water supplies available to serve the project from existing and identified entitlements and resources, or are new or expanded entitlements needed?) Assuming the estimated 137,370 gpd water demand for the proposed project all becomes wastewater.

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As under Criterion (a) in Section IX, Hydrology and Water Quality, above, best management practices and low impact development features will be implemented during future construction and project operation that would control and reduce the potential for sediment, debris, and other pollutants to be discharged into the storm drain system. With implementation of these measures, implementation of the proposed project would not result in substantial additional sources of polluted runoff. Therefore, any impact on the capacity of existing or planned storm drain systems would not be substantial.

In addition, future development facilitated by the proposed project would be required to comply with existing stormwater management policies adopted by the City such as General Plan Policy 6-29, the SJMC Chapter 15.10, Water Waste Prevention and Water Shortage Measures, and General Plan Policy IN-3.10, which requires compliance with the City's NPDES permit. Mandatory compliance with these regulations would ensure that future development facilitated by the proposed project would not require the expansion of existing stormwater facilities or the construction of new facilities, the construction of which could otherwise have significant impacts. Accordingly, implementation of the proposed project would result in a *less-than-significant* impact.

d) *Would there be sufficient water supplies available to serve the project from existing and identified entitlements and resources, or are new or expanded entitlements needed?*

Future development under Scenario 1 could facilitate future construction of approximately 36 single-family homes generating up to 110 residents and up to 50,000 square feet of non-residential development with up to 111 employees. Future development under Scenario 2 could facilitate future construction of 185,000 square feet of non-residential development with up to 411 employees. The SJWC 2015 UWMP identified 114 gpcd as the projected per capita water demand rate in the SJWC service territory in 2040. SJWC's actual water use during 2015 was 96 gpcd as shown in Table 5-2 of the 2015 UWMP.¹⁴⁵ For purposes of this water supply analysis, a water demand rate of 114 gpcd is applied.

Under Scenario 1, the proposed project would require approximately 29,412 gpd (221 residents and employees x 114 gpcd = 25,194 gpd), or approximately 9 million gallons per year (mgy). Under Scenario 2, the proposed project would require approximately 46,854 gallons per day (411 employees x 114 gpcd = 46,854 gpd), or 17 mgy. This is a very small fraction of the water demand of the approximately 1 million population served by SJWC in its 139-square-mile service territory.

The 2015 UWMP projects adequate supply in normal and single dry years through 2035. While in the 2040 for a single dry year, and in the second and third years of multi-year droughts, a supply-demand deficiency is projected. However, the 2015 UWMP indicate SJWC and SCVWD have adequate regional water supply plans to meet the referenced demand forecasts. In addition, the SJWC has an updated WSCP. SJWC worked with SCVWD and other retail agencies in Santa Clara County to develop common actions that would be implemented at each stage of supply reduction from 10 percent to 50 percent.

SJWC also has an established well replacement program. The replacement of older wells and optimization of existing wells will allow SJWC to maintain its groundwater supply reliability. SCVWDs policy is to achieve

¹⁴⁵ San José Water Company (SJWC), 2016. 2015 Urban Water Management Plan, May 2016, transmitted via email by SJWC to PlaceWorks on February 21, 2017.

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95 percent reliability of supply during significant water shortages that occur during multi-year droughts. To accomplish this, SJWC can use less groundwater in certain areas or zones to achieve the overall balance, which best meets SCVWDs and SJWCs operational goals.

SJWC has a complete water conservation and public outreach program that is described in the 2015 UWMP (Chapter 9, Demand Management Measures). During a drought, SJWC works with its wholesale water supplier and other retail agencies in the County to collaborate on additional public outreach strategies.

In addition, the proposed project would be required to comply with General Plan Policies such as PR-6.5 to reduce water use, MS-3.2 to promote use of green building techniques that can help reduce the depletion of the City's potable water supply, as building codes permit, and MS-19.4 to require the use of recycled water.

Also, the future development would include on-site landscaping in accordance with the SJMC Chapter 15.11, which regulates water conservation through landscape design, installation, and maintenance consistent with the Water Conservation in Landscaping Act, California Government Code Section 65591 et seq.

Mandatory compliance with these regulations would ensure that water demand from future development facilitated by the proposed project would not exceed the available water supply or require new or expanded entitlements. Accordingly, implementation of the proposed project would result in a *less-than-significant* impact under both scenarios.

e) *Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

As described under Criterion (a) above, the RWF has the available capacity to treat the 42,066 gpd of effluent conservatively estimated to be produced by future development facilitated by the proposed project. In addition, future development facilitated by the proposed project would be required to comply with existing wastewater treatment requirements of the San Francisco RWQCB, and water conservation policies adopted by the City, such as those included in the General Plan, the San José Green Vision, and Chapter 15.10 of the SJMC, which would serve to minimize the amount of wastewater generated. Mandatory compliance with these regulations would ensure that the proposed project would not exceed the design or permitted capacity of the RWF and would not require new or expanded water treatment facilities. Accordingly, implementation of the proposed project would result in a *less-than-significant* impact under both scenarios.

f) *Would the project be served by a landfill with sufficient permitted capacity to accommodate the buildout of the project's solid waste disposal needs?*

As described above, the City currently generates 1.7 million tons of solid waste per year. All solid waste produced in the city is processed by five landfills, nine recycling and transfer stations, five composting facilities, and eight processing facilities for construction and demolition debris. The five landfills have a

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total permitted capacity of 5.3 million tons per year. Future development facilitated under Scenario 1 could generate approximately 453 tons of waste per year..^{146,147} Future development facilitated under Scenario 2 could generate approximately 607 tons of waste per year..¹⁴⁸ Future development facilitated by proposed project would be required to comply with the City's Zero Waste Resolution and Strategic Plan and the SJMC Chapter 9.10, which sets forth requirements for solid waste management. In addition, future development facilitated by proposed project would be required to comply with General Plan Policies IN-5.3 related to integrating solid waste technology into new development, Policy MS-6.3 to reduce construction waste, and Policies MS-6.5, MS-6.8, and MS-6.12, which encourages and promotes recycling, composting and reusing in the city. Mandatory compliance with these regulations would ensure that implementation of the proposed project would not cause landfills or transfer stations to exceed permitted capacity. Accordingly, implementation of the proposed project would result in a *less-than-significant* impact under both scenarios.

g) *Comply with federal, State, and local statutes and regulations related to solid waste?*

As discussed above under Criteria (f), future development facilitated under Scenario 1 could 453 tons of waste per year. Future development facilitated under Scenario 2 could generate approximately 670 tons of waste per year. The San José City Council adopted a Zero Waste Resolution which set a goal of 75 percent waste diversion by 2013 and zero waste by 2022. In 2014, City diverted approximately 73 percent of the waste generated through a variety of programs, including residential curbside recycling and yard trimmings collection programs, civic recycling, and the CDDD program..^{149,150} In addition, the City's Environmental Services Department prepared an Integrated Waste Management Zero Waste Strategic Plan in November 2008. The Zero Waste Strategic Plan supports several Green Vision Goals, but its primary focus is to identify the path to achieve zero waste. These programs would ensure that future development facilitated by proposed project would not compromise the ability to achieve or exceed the State-mandated waste target. In addition, the project would be subject to the SJMC Chapter 9.10, which sets forth requirements for solid waste management. Mandatory compliance with applicable statutes and regulations would ensure that the impact would be *less than significant* under both scenarios.

¹⁴⁶ City of San José, 2011. *Envision San José 2040 General Plan EIR*, Section 3.10.3.4, Solid Waste, page 663.

¹⁴⁷ 31.1 pounds of solid waste per week for residential x 36 units = 1,119 pounds of solid waste per week or 58,219 pounds per year. 8.93 pounds of solid waste per employee per day x 111employees = 991.2 pounds of solid waste per day or 361,799 pounds per year. Residential and non-residential combined = 420,048 pounds per year.

420,018 pounds of solid waste per year/2000 (the number of pounds in 1 ton) = 210 tons of solid waste per year.

¹⁴⁸ 8.93 pounds of solid waste per employee per day x 411employees = 3,670 pounds of solid waste per day or 1,339,633 pounds per year.

1,339,633 pounds of solid waste per year/2000 (the number of pounds in 1 ton) = 670 tons of solid waste per year.

¹⁴⁹ The CDDD is an incentive program to encourage the recovery of debris from construction and demolition projects. The City collects a deposit that is fully refundable with proper documentation that the debris was diverted from burial in a landfill, <http://www.sanjoseca.gov/index.aspx?NID=2193>, accessed on February 20, 2017.

¹⁵⁰ City of San José. Using Diversion and Innovation to Become a Zero Waste City, <https://www.sanjoseca.gov/DocumentCenter/View/2150>, accessed on February 20, 2017.

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- h) *Result in a substantial increase in natural gas and electric service demands requiring new energy supply facilities and distribution infrastructure or capacity enhancing alterations to existing facilities?*

Future development facilitated by proposed project would involve redeveloping the project site with a new infill TOD that would be served by existing PG&E distribution systems that would provide natural gas and electricity. Future development facilitated by the proposed project could require electrical services, would represent modest increases in energy use, especially compared to the total for the PG&E service territory.¹⁵¹ Future development could include new residential and non-residential development that is already located in an urbanized area. Future development facilitated by the proposed project would not result in a substantial increase in natural gas and electricity requiring new energy supply facilities. In addition, future development facilitated by the proposed project would be required to comply with energy efficiency standards set forth by Title 24 of the California Administrative Code, CALGreen, Action MS-2.11 of the General Plan, which requires reduced energy use through construction techniques and design, and City Council Policy 8-13 which made green building the standard practice in San José. Accordingly, impacts would be *less than significant*.

¹⁵¹ PG&E, 2017. Overview web page; PG&E's service area population is nearly 16 million people; Electrical service in 2014 totaled 74,547 GWh; Natural gas throughput in 2014 was 914,033 MMcf, http://www.pgecorp.com/corp_responsibility/reports/2015/bu01_pge_overview.jsp, accessed on February 20, 2017.

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XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Would implementation of the proposed project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would implementation of the proposed project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Would implementation of the proposed project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

- a) *Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*

As discussed throughout this Initial Study, the project site is in a highly urbanized, extensively developed area of San José. It is developed multiple urban uses including the Camden Community Day School and the Campbell Union High School District (CUHSD) Administrative and Maintenance offices; and landscaped trees, which may have nesting birds and raptors. As discussed in Section IV, Biological Resources, of this Initial Study, there are no sensitive natural communities, no areas of sensitive habitat, and no areas of critical habitat occurring at the project site. Future development facilitated by the proposed project would be required to comply with General Plan Policies ER-4.4, ER-5.1 and ER-5.2, which call for surveys and implementation of protection measures for special-status species (particularly migratory birds). In addition, as a matter of standard practice for sites with existing trees, the City could require additional measures that call for seasonal avoidance measures and preconstruction bird surveys in order to avoid potential impacts to nesting birds and raptors. Mandatory compliance with General Plan policies as well as SJMC Chapters 13.32, Tree Removal Controls, and federal laws, including the Migratory

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Bird Treaty Act, (listed above) would ensure approval of the proposed General Plan amendment would result in a *less-than-significant* impact to the environment and wildlife.

As discussed in Section V, Cultural and Tribal Cultural Resources, of this Initial Study, there are no buildings currently listed or eligible for listing on the California Register of Historical Resources, no recorded archaeological sites, and no known paleontological resources located on the project site. In addition, future development facilitated by the proposed project would be required to adhere to General Plan Policies ER-10.1, ER-10.2, and ER-10.3 that require adequate protection of archaeological resources, paleontological resources, human remains, and Tribal Cultural Resources, as well as California Health and Safety Code Section 7050.5, Public Resources Code Section 5097.98 and the California Code of Regulations Section 15064.5(e) (CEQA), which mandate procedures of conduct following the discovery of human remains. Accordingly, the proposed project would result in a *less-than-significant* impact to major periods of California history or prehistory.

b) *Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?*

Section 15355 of the CEQA Guidelines defines cumulative impacts as two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts. Cumulative impacts may result from individually minor, but collectively significant projects taking place over a period of time. CEQA Guidelines Section 15130(b) advises that a discussion of cumulative impacts should reflect both the severity of the impacts and the likelihood of their occurrence. To accomplish these two objectives, CEQA Guidelines Section 15130 permits two different methodologies for completion of a cumulative impact analysis:

- The ‘list’ approach permits the use of a list of past, present, and probable future projects producing related or cumulative impacts, including projects both within and outside the city; and
- The ‘projections’ approach allows the use of a summary of projections contained in an adopted plan or related planning document, such as a regional transportation plan, or in an EIR prepared for such a plan. The projections may be supplemented with additional information such as regional modeling.

This Initial Study uses the projections approach and takes into account growth from the proposed project together with the existing General Plan projections together combined with the proposed General Plan amendments projections applied in the 2018 GPA TIA.¹⁵²

The cumulative setting considered for each cumulative impact depends upon the impact that is being analyzed. For example, in assessing aesthetic impacts, the pertinent geographic study area is the vicinity of the areas of potential future development facilitated by the proposed project from which the new development can be publicly viewed and may contribute to a significant cumulative visual effect. In

¹⁵² *City of San José 2018 General Plan Amendments: Long-Range Traffic Impact Analysis (Table 24)*; Hexagon Transportation Consultants, Inc.; dated September 4, 2018.

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assessing macro-scale air quality impacts, on the other hand, all development within the air basin contributes to regional emissions of criteria pollutants, and basin-wide projections of emissions is the best tool for determining the cumulative effect.

The discussion below addresses two aspects of cumulative impacts: (1) would the effects of the cumulative development result in a cumulatively significant impact on the resources in question and, if that cumulative impact is likely to be significant, (2) would the contributions to that impact from the project, which is the subject of this Initial Study, be cumulatively considerable. Per CEQA Guidelines Section 15064(h)(1), “cumulatively considerable” means that the incremental effects of an individual project are significant when viewed in connection with the effects of past, current, and probable future projects. The CEQA Guidelines state that a Lead Agency has discretion to determine if a project’s contribution to a significant cumulative impact is cumulatively considerable.

As discussed in the sections below, the implementation of the proposed project would not be expected to contribute to or result in significant cumulative impacts. The following provides cumulative impact analysis for each impact area discussed in this Initial Study under both scenarios:

- **Aesthetics:** The cumulative impact for aesthetics includes potential future development under the proposed project combined with effects of development on lands in close proximity to the project site that together would result in a substantial adverse effect on a designated scenic vista or if it would result in a substantial degradation of the visual quality or character in the vicinity of the project site. As described in Section I, Aesthetics, of this Initial Study, all new development is subject to the City’s design review process to ensure that project features such as building design, landscaping, site planning, and signage, are consistent with the City’s adopted plans, regulations, and design aesthetics. Moreover, similar to the proposed project, other projects would be required to be in conformance with General Plan goals and policies that seek to preserve and enhance the character of existing neighborhoods in San José. The uniform application of these regulations, goals, and policies would ensure that all development in San José is compatible with its surroundings upon approval. Additionally, the design review requirement as well as subsequent CEQA review, if necessary, would give the City the opportunity to evaluate projects’ potential impacts on scenic resources prior to approval. Therefore, implementation of the proposed project would not substantially contribute to or result in a significant cumulative impact. Cumulative impacts would be *less than significant*.
- **Agriculture and Forestry Resources:** As described in Section II, Agriculture and Forestry Resources, of this Initial Study, the project site is currently developed with multiple urban uses including the Camden Community Day School and the Campbell Union High School District (CUHSD) Administrative and Maintenance offices and is not considered Prime Farmland, Unique Farmland, or Farmland of Local Importance within the city.¹⁵³ In addition, according to 2006 mapping data from the California Department of Forestry and Fire Protection (CAL FIRE), the city does not contain any woodland or forest land cover.¹⁵⁴ Accordingly, the project would not contribute to or result in a cumulative impact on farmland or forest land. In addition, future development within San José would be subject to San

¹⁵³ City of San José, 2011. *Envision San José 2040 General Plan EIR*, Section 3.1.1.3, Existing Land Use, pages 141-142.

¹⁵⁴ California Department of Forestry and Fire Protection (CAL FIRE) Fire and Resource Assessment Program, Land Cover map, http://frap.fire.ca.gov/data/frapgismaps/pdfs/fvegwhr13b_map.pdf, accessed on April 10, 2018.

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José Municipal Code (JMC) Chapter 20.20 and General Plan goals and policies which seek to preserve agricultural lands. Therefore, implementation of the proposed project would have a *less-than-significant* cumulative impact with respect to agriculture and forestry resources.

- **Air Quality:** Emissions affecting air quality are by their nature regionally and globally cumulative impacts; therefore, the discussion in Section III, Air Quality of this Initial Study, evaluates cumulative conditions. As discussed in Section III, the San Francisco Bay Area Air Basin (SFBAAB) is currently designated as a nonattainment area for California and national O₃, California and national fine inhalable particular matter (PM_{2.5}), and California coarse inhalable particulate matter (PM₁₀) ambient air quality standards (AAQS). Any project that does not exceed or can be mitigated to less than the Bay Area Air Quality Management District (BAAQMD) significance levels will not result in a significant or cumulatively considerable impact. Future development on the project site would be subject to CEQA review and would determine whether emissions would be in excess of State or federal AAQS. Additionally, any new development would be required to comply with BAAQMD regulations to mitigate or prevent the generation of criteria pollutant emissions. The proposed project would result in changes at the policy level and does not include a specific development proposal. Thus, the proposed project would not directly result in any criteria air pollutant emissions. In addition, future construction on the site would be required to implement BAAQMD's best management practices for dust control in accordance with the City's General Plan Policies MS-13.1 and MS-13.3. Therefore, implementation of the proposed project would not contribute to or result in a cumulative impact with respect to air quality. Cumulative impacts would be *less than significant*.
- **Biological Resources:** The potential impacts of a proposed project on biological resources tend to be site-specific, and the overall cumulative effect is dependent on the degree to which significant vegetation and wildlife resources are protected on a particular site. This includes preservation of well-developed native vegetation (e.g., marshlands, native grasslands, oak woodlands, riparian scrub and woodland, etc.), populations of special-status plant or animal species, and wetland features (including seasonal wetlands and drainages). Environmental review of specific development proposals in the vicinity of a development site should serve to ensure that important biological resources are identified, protected, and properly managed, and to prevent any significant adverse development-related impacts, including development for the remaining undeveloped lands in the surrounding area.

As discussed in Section IV, Biological Resources, of this Initial Study, the footprint of the project site lacks any sensitive biological resources. In addition, required compliance with General Plan ER-4.4, ER-5.1 and ER-5.2 would ensure potential impacts to special-status species (particularly migratory birds) would be less than significant. Accordingly, the project would not contribute to any cumulative impacts on special-status species, sensitive natural communities, or regulated wetlands. And the impacts associated with future development facilitated by the proposed project would not contribute to a cumulative reduction of important wildlife habitat. Therefore, implementation of the proposed project would have a *less-than-significant* cumulative impact with respect to biological resources.

- **Cultural Resources:** The cumulative impact for cultural resources includes potential future development under the proposed project combined with effects of development on lands within the San José and region. Future development facilitated by the proposed project, in conjunction with development on lands within the SOI, has the potential to cumulatively impact cultural resources including archaeological and paleontological deposits, human remains, and Tribal Cultural Resources

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(TCRs). As discussed in Section V, Cultural and Tribal Cultural Resources, of this Initial Study, the project site is not included in the California Register and is not included as a designated historic resource in the City's Historic Resource Inventory database¹⁵⁵; thus future development facilitated by the proposed project would result in no impact to historic architectural resources. Compliance with General Plan Policies ER-10.1, ER-10.2, and ER-10.3 compliance with State regulations for managing human remains, listed in Section V, Cultural and Tribal Cultural Resources, would ensure that implementation of the proposed project would have a less-than-significant impact to unknown archaeological resources, paleontological resources, human remains, or TCRs on the projects. Accordingly, implementation of the proposed project would not create or contribute to a cumulative impact on cultural resources. Additionally, the existing federal, State, and General Plan policies serve to protect cultural resources in San José. Other projects in San José would be required to comply with these regulations to avoid impacts to historical, archaeological, paleontological resources, human remains, and TCRs to the maximum extent practicable. Therefore, in combination with past, present, and reasonably foreseeable projects, the project would result in a *less-than-significant* cumulative impact with respect to cultural resources.

- **Geology and Soils:** Any potential future development facilitated by the proposed project or in the surrounding vicinity would be required to meet the latest standards set forth in the California Building Code. The California Building Code requirements, along with requirements in the SJMC, ensure that any development on unstable soil or expansive soil is regulated to minimize potential hazards. The SJCC includes requirements for the performance and review of geological investigations prior to the issuance of building permits in a State-designated Alquist-Priolo fault zone. Moreover, in combination with foreseeable development in the surrounding area, implementation of the proposed project would not change the geology or soil characteristics of the project area as a whole. Implementation of the proposed project would not result in a significant impact with respect to geology, and soils, and would not significantly contribute to cumulative impacts in this regard. Therefore, the cumulative impacts associated with potential future development allowed by the proposed project, together with anticipated cumulative growth, would result in a *less-than-significant* cumulative impact with respect to geology and soils.
- **Greenhouse Gas Emissions:** Emissions contributing to the accumulation of greenhouse gas (GHG) emissions are by nature regionally and globally cumulative impacts; therefore, the discussion in Section VII, Greenhouse Gas Emissions, of this Initial Study, evaluates cumulative impacts. As discussed in Section VII, future development facilitated by the proposed project would not exceed BAAQMD's bright-line screening threshold of 1,100 metric tons of carbon dioxide equivalent (MTCO₂e). The proposed project as well as cumulative projects would also be subject to measures in the City's GHG Reduction Strategy in addition to statewide measures to reduce GHG emissions. In addition, implementation of the proposed project would facilitate a mixed-use project, which would contribute in efforts to reduce vehicle trips, VMT, and mobile sources of GHG emissions overall due to its proximity to transit. Therefore, the proposed project would not substantially contribute to long-term cumulative GHG emissions and cumulative impacts would be *less than significant*.

¹⁵⁵ City of San José Designated Historic City Landmarks, <http://www.sanjoseca.gov/DocumentCenter/View/35476>, accessed on March 20, 2018.

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- **Hazards and Hazardous Materials:** As discussed in Section VIII, Hazards and Hazardous Materials, of this Initial Study, the project site includes a 'closed case' LUST as of 1995 and permitted USTs on the site. Implementation of the proposed project would introduce infill mixed-use development to the project site, which could release hazardous materials into the environment during construction, but this type of use would not involve the use of hazardous materials large enough quantity (cleansers, degreasers, pesticides, and fertilizers) to create a hazard to the public or the environment. Standard precautions and best management practices to prevent spills would minimize exposure of hazardous materials to people and the environment would be carried out in accordance with applicable local, State, and federal laws described in Section VIII. Therefore, the project would not contribute to a significant cumulative hazardous materials impact. In addition, the project site is not in the vicinity of a private airstrip or airport, located in a wildfire hazard area, and would not obstruct any routes identified in the *City of San José Emergency Operations Plan*. Accordingly, implementation of the proposed project would not contribute to a significant cumulative impact related to airports, wildfires, or interference with an emergency response plan. Future development on the project site and other future development in San José, would be required to comply with the existing General Plan policies, such as Policy EC-6.2, which requires proper storage and use of hazardous materials and Policy EC-7.11, which requires sampling for residual agricultural chemicals for sites to be used for new development to account for worker and community safety during construction, in addition to other local, State and federal regulations discussed in Section VIII aimed at protecting public safety. As such, the cumulative impacts from implementation of the proposed project would be *less than significant*.
- **Hydrology and Water Quality:** The geographic context used for the cumulative assessment of water quality and hydrology impacts is the Guadalupe River Watershed, which encompasses a large portion of south and western San José. As discussed in Section IX, Hydrology and Water Quality, future potential development facilitated by the proposed project would be required to comply with State and local policies that would reduce hydrology and water quality impacts to less-than-significant levels. Any new development in San José and the Guadalupe River Watershed would be subject, on a project-by-project basis, to independent CEQA review, if necessary, as well as policies in the General Plan, design guidelines, zoning codes, adherence to SJMC Chapter 20.95, Storm Water Management, and other applicable City requirements that protect water quality. More specifically, potential changes from cumulative development related to stormwater quality, stormwater flows, drainage, impervious surfaces, and flooding would be minimized via the implementation of stormwater control measures, retention, and low impact development measures, and review by City personnel that could require additional measures to reduce potential flooding impacts.

Compliance with the City's Post-Construction Urban Runoff Management Policy 6-20, Santa Clara County's low impact development regulations, and the San Francisco Bay Regional Water Quality Control Board's (San Francisco Bay RWQCB's) Municipal Regional Permit (MRP) would require best management practices and low impact development features to be included in any proposed project. These best management practices include site design, source control, and treatment control measures that provide both flow control and treatment to runoff before it enters the storm drain system or receiving water bodies. In addition, all projects that disturb over 1 acre or more would be required to prepare a Storm Water Pollution Prevention Plan (SWPPP) with erosion and sediment controls that address construction impacts.

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All cumulative projects would be subject to similar permit requirements. The water quality regulations implemented by the San Francisco Bay RWQCB take a basin-wide approach and consider water quality impairment in a regional context. For example, the NPDES Construction Permit ties receiving water limitations and basin plan objectives to terms and conditions of the permit, and the MRP works with all municipalities to manage stormwater systems to be collectively protective of water quality. For these reasons, impacts to water quality for the proposed project are not cumulatively considerable and the cumulative impact would be *less than significant*.

- **Land Use:** As discussed in Section X, Land Use, of this Initial Study, the proposed project would not conflict with any applicable land use plans, policies, or regulations. In addition, the proposed project would not physically divide an existing community, nor would the proposed project conflict with an adopted conservation plan. If this General Plan Amendment is approved, future developments on the project site would be review for future conformance with applicable municipal codes and general plan policies. Therefore, the proposed project would not contribute to or result in a significant cumulative impact land use and planning impact. Cumulative impacts would be *less than significant*.
- **Mineral Resources:** As described in Section XI, Mineral Resources, of this Initial Study, the project site is not identified as containing any mineral deposits and is located approximately 5 miles northeast of the Communications Hill Area, which is identified as containing mineral deposits of regional significance per the San José General Plan. Accordingly, the project would not contribute to or result in a cumulative impact on mineral resources. In addition, future development in San José would be subject to General Plan Policy ER-11.2, which encourages the conservation of Surface Mining and Reclamation Act (SMARA)-designated mineral deposits. Therefore, implementation of the proposed project would have a *less-than-significant* cumulative impact with respect to mineral resources.
- **Noise:** Noise impacts discussed in Section XII, Noise, of this Initial Study are evaluated in their cumulative context. Future development at the project site could increase the community noise environment around the area due to stationary sources from construction equipment and building operation (e.g., heating, ventilation, and air conditioning equipment on top of the future buildings) and from vehicles trips traveling to and from the project site. Cumulative projects in the area of the proposed project that could increase the community noise level would be subject to the same applicable standards are aimed at controlling stationary noise sources (primarily through the SJMC) and at managing traffic-related noise emissions would ensure that impacts would be less than significant. As discussed in Section XII, the proposed project would not contribute to or result in a significant cumulative impact. Cumulative impacts would be *less than significant*.
- **Population and Housing:** Impacts of cumulative growth are considered in the context of their consistency with regional planning efforts. As described in Section XIII, Population and Housing, the proposed project would not induce a substantial amount of growth or require the construction of replacement housing elsewhere. Although the proposed project could generate up to 110 new residents and 222 employees, future development under the proposed project would be infill mixed-use and would not indirectly induce substantial growth through the extension of roads or other new infrastructure that would lead to additional growth outside the project site. Therefore, implementation of the proposed project would be consistent with these regional growth projections and would not induce substantial regional population growth. None of the proposed GPAs would change the total number of jobs and households citywide that were assumed with buildout of the

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Envision San José 2040 General Plan. Thus, the proposed project would not contribute to cumulative growth that would displace substantial numbers of people or housing or exceed planned levels of growth. As future projects are proposed, they would be required to demonstrate consistency with regional growth projections the same as the proposed project. Therefore, cumulative impacts would be *less than significant*.

- **Public Services:** The primary purpose of a public services impact analysis is to examine the impacts associated with physical improvements to public service facilities required to maintain acceptable service ratios, response times or other performance objectives. Public service facilities need improvements (i.e., construction, renovation or expansion) as demand for services increase. Increased demand is typically driven by increases in population. A significant environmental impact would occur if a proposed project would exceed the ability of public service providers to adequately serve residents, thereby requiring construction of new facilities or modification of existing facilities resulting in a physical impact to the environment. As with the proposed project, future development in San José would be required to undergo project review and comply with the most recent California Building Code as California Fire Code as incorporated into the San José Municipal Code and General Plan policies required to reduce impacts to public services. In addition, future projects would also be required to pay all developer impact fees to the school districts that serve their sites per Section 65996 of the California Government Code, which is deemed to fully mitigate the impacts of new development on school services. As discussed in section XIV, Public Services, of this Initial Study, the proposed project would not cause any of the public service providers that serve the project site to construct a new facility or modify an existing facility in order to meet their performance objectives. Accordingly, the proposed project would not result in or contribute to a significant cumulative impact. Cumulative impacts would be *less than significant*.
- **Parks and Recreation:** Like the proposed project, future cumulative projects in San José that introduce new residents to San José would be required to comply with the Parkland Dedication Ordinance (PDO), which requires new housing projects to provide 3.0 acres of neighborhood/community serving parkland per 1,000 population or pay the equivalent Parkland In-Lieu Fee, per SJMC Chapter 19.38.¹⁵⁶ Per SJMC Section 19.38.345, Use of Parkland Fees, the Parkland In-Lieu Fees supports the development, acquisition, and renovation of park facilities and recreational facilities. Future development facilitated by the proposed project and future projects would be required to comply with the PDO requirements. Therefore, cumulative impacts to park facilities in San José would be *less than significant*.
- **Transportation and Circulation:** In addition to an analysis of long-range transportation impacts of individual GPAs, the City also evaluates the cumulative long-range transportation impacts of all proposed GPAs proposed in each annual GPA cycle. The purpose of this analysis is to evaluate the combined effect of all of the proposed GPAs on the three MOEs thresholds used to evaluate long-range transportation impacts citywide at build-out of the 2040 General Plan.

Table 4-11 summarizes the existing (adopted 2040 General Plan) and proposed land uses and density for each of the nine sites under each of the proposed 2018 GPAs. It also includes staff recommended

¹⁵⁶ City of San José Municipal Code (SJMC), Title 19 (Subdivisions), Chapter 19.38 (Parkland Dedication).

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alternatives for two of the proposed amendments: GP18-002 (Meridian Avenue) and GP18-004 (Union Avenue) (i.e., the proposed project Scenario 1 and Scenario 2).

TABLE 4-11 2018 GENERAL PLAN LAND USE AMENDMENTS – EXISTING AND PROPOSED LAND USES

Site No.	Project Name	Location	APN(s)	Size (acres)	Existing General Plan		Proposed General Plan Amendment	
					Land Use	Max. Density	Land Use	Max. Density
1	GP17-015 (West San Carlos St.)	699 W. San Carlos St., 254 – 258 McEvoy St., 277 Dupont St.	261-38-004; 005; 030; 047; 048; and 049	1.12	Mixed Use Commercial	Up to 50 DU/AC; FAR 0.5 to 1.5	Transit Residential	50 – 250 DU/AC; FAR 2.0 to 12.0
2	GP17-016 (Berryessa Rd.)	1655 Berryessa Rd.	241-03-023; 024; 025	13.01	Industrial Park	FAR up to 10.0	Urban Village	Up to 250 DU/AC; FAR up to 10.0
3	GP17-017 (Dupont St.)	205, 214 Dupont St.; 275 McEvoy St.	251-38-057; 064; 065; 067; 261-39-035	3.86	Mixed Use Commercial	Up to 50 DU/AC; FAR 0.5 to 4.5	Transit Residential	50 – 250 DU/AC; FAR 2.0 to 12.0
4	GP18-001 (San Felipe Rd.)	4349 San Felipe Rd.	676-36-007	0.99	Rural Residential	2 DU/AC; FAR up to 0.35	Neighborhood/Community Commercial (0.19 acres); Rural Residential (0.37 acres); and Open Space, Park Lands, and Habitat (0.43 acres)	FAR up to 3.5; 2 DU/AC
5	GP18-002 (Meridian Ave.)	550, 570 Meridian Ave.; 529, 581, and 691 Race St.	264-08-060; 061; 063; 066; 067; 071; 072; 077; 078	11.56	Industrial Park	FAR up to 10.0	Combined Industrial/Commercial	FAR up to 12.0
	<i>Staff Alt.</i>	456, 460, 550, and 570 Meridian Ave.; 1401 Parkmoor Ave.; 529, 581, and 691 Race St.	264-08-017; 060; 061; 063; 066; 067; 071; 072; 077; 078; 085	12.54	(same)	(same)	(same)	(same)
6	GP18-004 (Union Ave.)	3235 Union Ave.; 2223 Camden Ave.	414-25-001; 020	12.12	Public/Quasi-Public	N/A	Residential Neighborhood (6 acres); Combined Industrial/Commercial (3.28 acres)	RN:8 DU/AC; FAR up to 0.7; PQP: FAR up to 12.0

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TABLE 4-11 2018 GENERAL PLAN LAND USE AMENDMENTS – EXISTING AND PROPOSED LAND USES

Site No.	Project Name	Location	APN(s)	Size (acres)	Existing General Plan		Proposed General Plan Amendment	
					Land Use	Max. Density	Land Use	Max. Density
	<i>Staff Alt. (Scenario 2)</i>	(same)	(same)	(same)	(same)	(same)	Combined Industrial/Commercial (9.28 acres)	FAR up to 12.0
7	GP18-005 (Lelong St.)	NW quadrant of Lelong/Alma Ave. intersection	434-13-038	4.3	Public/Quasi-Public	N/A	Urban Residential	30 – 95 DU/AC; FAR 1.0 to 4.0
8	GP18-006 (Piercy Rd.)	459 and 469 Piercy Rd.	678-93-039; 040	5.62	Industrial Park	FAR up to 10.0	Combined Industrial/Commercial	FAR up to 12.0
9	GP18-008 (Park Ave.)	1131 Park Ave.; 15 Tillman Ave.	261-27-074; 261-12-071	0.24	Residential Neighborhood (0.13 acres), Neighborhood/Community Commercial (0.11 acres)	RN; 8 DU/AC, FAR up to 0.7; NC/C: FAR up to 3.5	Residential Neighborhood (0.11 acres), Neighborhood/Community Commercial (0.13 acres)	RN; 8 DU/AC, FAR up to 0.7; NC/C: FAR up to 3.5
10	PP15-102 Downtown Strategy 2040	Downtown San José	Multiple		Increase development capacity within the Downtown boundary by 4,000 housing units and 10,000 jobs by transferring development capacity from other areas of San José.			

Notes: FAR = floor-to-area ratio; DU = dwelling units; AC = acre; APN = assessor's parcel number; N/A = not applicable.

Source: City of San José Planning Department (August 2018).

The results of the cumulative 2018 GPA TIA for all of the 2018 GPAs and the two staff alternatives are discussed below and summarized in Tables 4-12 through 4-15.

2018 GPAs Cumulative Effect on Daily Vehicle Miles Traveled per Service Population

Compared to the current General Plan, the proposed GPAs and staff alternatives would not result in an increase in VMT per service population. Therefore, cumulatively, the 2018 GPAs would result in a ***less-than-significant*** impact on citywide daily VMT per service population. It is important to note that the VMT per service population is based on raw model output and does not reflect the implementation of adopted General Plan policies and goals that would further reduce VMT by increased use of non-automobile modes of travel.

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TABLE 4-12 DAILY VEHICLE MILES TRAVELED PER SERVICE POPULATION

	Base Year (2015)	Existing 2040 General Plan	Existing 2040 General Plan plus 2018 GPAs	Existing 2040 General Plan plus 2018 GPAs and Staff Alternatives
Citywide Daily VMT	17,505,088	28,046,059	27,873,371	27,889,424
Citywide Service Population ^a	1,392,946	2,054,758	2,054,758	2,054,758
Daily VMT Per Service Population	12.57	13.65	13.57	13.57
Increase in VMT/Service Population over General Plan	--	--	-0.08	-0.08
Significant Impact?	--	--	No	No

Notes:

a. Service Population equals Residents plus Jobs

Source: *City of San José 2018 General Plan Amendments: Long-Range Traffic Impact Analysis* (Table 6); Hexagon Transportation Consultants, Inc.; dated September 4, 2018.

2018 GPAs Cumulative Effect on Journey-to-Work Mode Share

The proposed GPAs and staff alternatives will not result in an increase of drive alone journey-to-work mode share when compared to the current General Plan. Therefore, cumulatively, the 2018 GPAs would result in a *less-than-significant* impact on citywide journey-to-work mode share (see Table 4-13).

TABLE 4-13 JOURNEY-TO-WORK MODE SHARE PERCENTAGES

Mode	Base Year (2015)		Existing 2040 General Plan		Existing 2040 General Plan plus GPAs		Existing 2040 General Plan plus Staff Alternative GPAs	
	Trips	%	Trips	%	Trips	%	Trips	%
Drive Alone	753,264	79.7	1,098,198	72.0	1,098,340	71.5	1,089,390	71.5
Carpool 2	85,496	9.0	138,716	9.1	137,450	9.0	137,635	9.0
Carpool 3+	28,526	3.0	55,275	3.6	54,544	3.6	54,595	3.6
Transit	48,181	5.1	177,546	11.6	185,532	12.2	185,018	12.1
Bicycle	14,120	1.5	26,119	1.7	26,357	1.7	26,468	1.7
Walk	15,666	1.7	28,839	1.9	29,744	2.0	29,791	2.0
Increase in Drive Alone Percentage over General Plan Conditions	--	--	--	--	-0.5%		-0.5%	
Significant Impact?	--	--	--	--	No		No	

Source: *City of San José 2018 General Plan Amendments: Long-Range Traffic Impact Analysis* (Table 7); Hexagon Transportation Consultants, Inc.; dated September 4, 2018.

2018 GPAs Cumulative Effect on Average Vehicle Speeds in Transit Priority Corridors

The proposed GPAs and staff alternatives will not result in a decrease in travel speeds of greater than 1 mile per hour or 25 percent on any of the 14 transit priority corridors when compared to current General Plan conditions. Therefore, cumulatively, the 2018 GPAs would result in a *less-than-significant* impact on the AM peak-hour average vehicle speeds on the transit priority corridors (see Table 4-14).

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TABLE 4-14 AM PEAK-HOUR VEHICLE SPEEDS (MILES PER HOUR) IN TRANSIT PRIORITY CORRIDORS

Transit Priority Corridor	Base Year (2015)	Existing 2040 General Plan (Baseline)	Existing 2040 General Plan plus 2018 GPAs			Existing 2040 General Plan plus 2018 Staff Alternative GPAs		
	Speed (mph)	Speed (mph)	Speed (mph)	% Change	Absolute Change	Speed (mph)	% Change	Absolute Change
2nd St from San Carlos St to St. James St	16.6	15.7	15.2	-3.2	-.5	15.3	-2.5	-0.4
Alum Rock Av from Capitol Av to US 101	21.3	16.6	16.8	1.4	0.2	16.9	1.5	0.3
Camden Av from SR 17 to Meridian Av	23.1	18.1	17.8	-1.8	-0.3	17.9	-1.6	-0.3
Capitol Av from S. Milpitas Bl to Capitol Expwy	27.1	22.8	22.8	0.3	0.1	22.9	0.3	0.1
Capitol Expwy from Capitol Av to Meridian Av	33.0	26.9	27.0	0.2	0.1	27.1	0.5	0.1
E. Santa Clara St from US 101 to Delmas Av	20.4	16.2	15.6	-3.5	-0.6	15.9	-2.1	-0.3
Meridian Av from Park Av to Blossom Hill Rd	24.9	20.9	20.6	-1.4	-0.3	20.6	-1.3	-0.3
Monterey Rd from Keyes St to Metcalf Rd	27.4	19.2	20.3	5.4	1.0	20.1	4.5	0.9
N. 1st St from SR 237 to Keyes St	21.3	13.9	13.7	-1.4	-0.2	13.8	-0.4	-0.1
San Carlos St from Bascom Av to SR 87	24.8	20.8	20.5	-1.5	-0.3	20.5	-1.5	-0.3
Stevens Creek Bl from Bascom Av to Tantau Av	24.3	18.8	18.6	-0.6	-0.1	18.7	-0.1	0.0
Tasman Dr from Lick Mill Bl to McCarthy Bl	22.7	13.8	13.7	-0.7	-0.1	14.1	1.9	0.3
The Alameda from Alameda Wy to Delmas Av	20.5	14.3	14.1	-1.5	-0.2	14.2	-0.8	-0.1
W. San Carlos St from SR 87 to 2nd St	20.0	19.3	18.9	-1.9	-0.4	19.0	-1.4	-0.3

Source: *City of San José 2018 General Plan Amendments: Long-Range Traffic Impact Analysis* (Table 8); Hexagon Transportation Consultants, Inc.; dated September 4, 2018.

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2018 GPAs Effect on Adjacent Jurisdictions

The current General Plan land use designations and proposed GPA land use adjustments and staff alternatives result in the same impacts to roadway segments within the same 14 adjacent jurisdictions identified in the Envision San José 2040 General Plan. Therefore, the proposed GPA land use adjustments and staff alternatives would not result in further impact on roadways in adjacent jurisdictions than that identified for the current General Plan land uses in the adopted Envision San José 2040 General Plan EIR (see Table 4-15).

TABLE 4-15 AM 4-HOUR TRAFFIC IMPACTS IN ADJACENT JURISDICTIONS

Adjacent Jurisdiction	Base Year (2015)			Existing 2040 General Plan			Existing 2040 General Plan plus 2018 GPAs		
	Total Deficient Lane Miles ^a	Total Deficient Lane Miles Attributed to San José ^b	% of Deficient Lane Miles Attributed to San José	Total Deficient Lane Miles ^a	Total Deficient Lane Miles Attributed to San José ^b	% of Deficient Lane Miles Attributed to San José	Total Deficient Lane Miles ^a	Total Deficient Lane Miles Attributed to San José ^b	% of Deficient Lane Miles Attributed to San José
Campbell	0.12	0.12	100	1.15	1.15	100	1.15	1.15	100
Cupertino	1.67	1.19	72	2.6	2.23	86	2.6	2.23	86
Gilroy	0.34	0.34	100	0.00	0.00	0	0.00	0.00	0
Los Altos	0.5	0.00	0	1.49	0.25	17	1.28	0.25	20
Los Altos Hills	0.38	0.13	35	2.51	1.95	78	2.51	1.95	78
Los Gatos	0.22	0.22	100	1.34	1.34	100	1.34	1.34	100
Milpitas	0.39	0.39	100	5.54	5.54	100	5.76	5.76	100
Monte Sereno	0.00	0.00	0	0.00	0.00	0	0.00	0.00	0
Morgan Hill	0.00	0.00	0	0.24	0.24	100	0.24	0.24	100
Mountain View	0.39	0.28	71	1.60	1.48	93	1.60	1.48	93
Palo Alto	0.88	0.31	35	2.42	0.76	31	2.42	0.76	31
Santa Clara	0.00	0.00	0	0.6	0.6	100	0.34	0.34	100
Saratoga	0.00	0.00	0	0.63	0.63	100	0.63	0.63	100
Sunnyvale	0.81	0.81	100	0.53	0.48	90	0.53	0.48	90
Caltrans Facilities	5,744	4,433	77	5,857	4,783	82	5,797	4,778	82
SC Co. Expways	0.62	0.51	81	5.97	5.95	100	4.84	4.73	98

Notes:

a. Total deficient lane miles are total lane miles of street segments with V/C ratios of 1.0 or greater.

b. A deficient roadway segment is attributed to San José when trips from the City are 10% or more on the deficient segment.

Bold: Indicates Significant Impacts

Source: *City of San José 2018 General Plan Amendments: Long-Range Traffic Impact Analysis* (Table 9); Hexagon Transportation Consultants, Inc.; dated September 4, 2018.

Conclusion

Compared to the Envision San José 2040 General Plan, the 2018 GPA TIA found that the proposed GPAs and the two staff recommended alternatives would i) not result in an increase citywide daily VMT per service population; ii) reduce the percentage of journey-to-work drive alone trips; or iii)

ENVIRONMENTAL ANALYSIS

increase average vehicle speeds on the transit priority corridors. Future development on each of the GPA project sites will be required to evaluate near-term transportation for project-level CEQA clearance for each planning permit.

- **Utilities and Service Systems:** Impacts evaluated under Section XVII, Utilities and Service Systems, are assessed in their cumulative context. As discussed in Section XVII, the utility service providers that serve the project site (San José-Santa Clara Regional Wastewater Facility, San José Water Company, the City's storm drainage system, and the Guadalupe Mines, Kirby Canyon, Newby Island, Zanker Road Materials Processing Facility, and Zanker Road landfills) and residents of San José in their service area have adequate supply and capacity to serve a future development on the project site facilitated by the proposed project in addition to their other customers/users. Same as the proposed project, future projects developed in San José would be required to demonstrate there are adequate supplies and capacity to serve their projects in addition to the other users in the service provider's area. Future development would also be required to comply with regulations that reduce water use, solid waste disposal, and conserve energy as described in Section XVII. As shown in Section XVII, the proposed project would not result in or contribute to a significant cumulative impact. Therefore, cumulative impacts would be *less than significant*.

- c) *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

The proposed project, a General Plan amendment, would not directly result in physical changes on the project site causing an adverse environmental impact to human beings. However, future development of the project site could result in construction-related air and noise emissions that have potential to adversely impact residents in the vicinity of the project site. Compliance with local, State and federal regulations, described in detail in each environmental topic area of this Initial Study, aimed at protecting human beings from adverse environmental effects would reduce these impacts. A future development project would adhere to relevant building codes and follow recommendations of a site-specific geotechnical report in order to avoid and mitigate potential seismic hazards. In addition, future development on the project site may require additional mitigation measures through future environmental clearance or standard conditions of approval to ensure impacts would be less than significant. Potential impacts from the proposed project on the environment and to human health would be *less than significant*.

ENVIRONMENTAL ANALYSIS

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5. Organizations and Persons Consulted

This Initial Study was prepared by the following consultants and individuals:

LEAD AGENCY

CITY OF SAN JOSÉ

Planning, Building, and Code Enforcement

- Rosalynn Hughey, Interim Director
- Jared Hart, Supervising Planner
- David Keyon, Supervising Environmental Planner
- Robert Rivera, Planning Project Manager
- Thai-Chau Le, Environmental Project Manager

REPORT PREPARERS

LEAD CONSULTANT

PlaceWorks

- Terri McCracken, Associate Principal, Project Manager
- Nicole Vermillion, Associate Principal, Air Quality & Greenhouse Gas Emissions Manager
- Josh Carman, Senior Associate, Noise, Vibration & Acoustics Manager
- John Vang, Senior Associate, Air Quality & Greenhouse Gas Emissions
- Steve Bush, Senior Associate, Engineer
- Jessica Setiawan, Associate, GIS Specialist
- Torina Wilson, Planner
- Grant Reddy, Graphics Design Specialist

ORGANIZATIONS AND PERSONS CONSULTED

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RE: Information for neighbors of CUHSD

Monday, June 25, 2018

9:42 AM

Subject	RE: Information for neighbors of CUHSD
From	Rivera, Robert
To	'Robert Flahive'
Sent	Monday, June 25, 2018 9:37 AM

Hello Mr. Flahive,

Thank you for your comments and question regarding the project.

The project is what you've described in your email below. The property is proposed to change from Public Quasi-Public, to Neighborhood/Community Commercial and Residential Neighborhood. This proposal would be changing the color on the map, and changing the allowable uses on site. The project is not proposing to do any construction at this time. No development of the property would occur and any future development would require another application and permitting process.

This project will have a community meeting for the project to give more information and to hear about the concerns from the community. The project is looking at July 23rd as a tentative date for a community meeting. I'll be glad to keep you informed about the project as we move forward as well.

Thanks,

Robert Rivera
Planner I
City of San Jose
(408) 535-4843
www.sanjoseca.gov/planning

From: Robert Flahive [<mailto:rflahive11@gmail.com>]

Sent: Friday, June 22, 2018 1:40 PM

To: Rivera, Robert <robert.rivera@sanjoseca.gov>

Subject: Information for neighbors of CUHSD

Hello Mr. Rivera,

I'm emailing you to request information about the CUHSD land development initiative at 3235 Union Avenue, the Campbell Union High School District offices (GP18-004). From what I gather, this initiative involved changing the land use designation from PQP to three separate designations, including RN with a plan to build residential units on the property.

What public information is available about this project, and what opportunities will there be for community residents to be informed about this project and to engage with other project stakeholders, such as the CUHSD and the City of San Jose, about the plans for this development?

As a neighborhood resident, I'd like to know more about the plans for this property and what impacts the project might have on the neighborhood and its residents, including my family and our neighbors. We'd like this project to benefit CUHSD, the City of San Jose, and neighborhood residents and to keep informed about opportunities to be involved. I'm hoping that you can point me in the right direction to stay informed. Thanks for your time.

Best regards,

Robert Flahive

Project GP18-004 on Union Avenue in Cambrian Park

Wednesday, August 08, 2018

9:00 AM

Subject	Project GP18-004 on Union Avenue in Cambrian Park
From	Craig Anderson
To	Rivera, Robert
Sent	Tuesday, August 07, 2018 7:43 PM

Dear Mr. Rivera,

This project needs to be taken in the context of what is happening in our neighborhood. The character, even livability, of our neighborhood will be destroyed if the plans for Cambrian Plaza go through as proposed.

Therefore we oppose any change of land use to residential in our neighborhood.

Commercial, industrial, public and/or quasi-public are fine. But, just say "no" to further residential development that will further degrade our neighborhood and city.

Traffic is already log-jammed on Camden and Union and in trying to access our freeways during hours of "rush hour" each morning and afternoon.

I (Craig) grew up in this neighborhood and it's a shame what been built without any improvement in streets or other infrastructure. Also, I work for a Fire Dept. and public safety is impacted by traffic and development.

We urge City officials to not permit this proposed rezoning to residential.

Thank you.

Sincerely,

Craig and Mary Anderson

File No. GP18-004 ---- PUBLIC COMMENT

Wednesday, September 5, 2018

9:08 AM

Subject	File No. GP18-004 ---- PUBLIC COMMENT
From	Eve Walton
To	Rivera, Robert
Sent	Thursday, August 23, 2018 4:52 PM

Hi Robert -

I attended the Aug 2nd community meeting for File No. GP18-004. Below please find my comment.

Eve Walton

evegirlwalton@gmail.com

367 Dallas Drive, Campbell CA 95008

Hi, my name is Eve Walton and my son will be a senior at Branham High School this fall. I believe great schools build great communities and that is why I support the district's land development initiative and that is why I'm acting as a parent spokesperson helping to gather letters of support for the project. In less than 8 weeks we've had an amazing response from the community with over 130 signed letters. I'd like to personally thank all of our supporters who are here tonight, who have signed letters and who may speak in support of the initiative tonight. Your voice does matter in bringing about change. Thank you.

It might have been easier for the district not to pursue turning a land asset into a revenue stream and instead cut student programs and layoff teachers. But that is not the stuff that district leadership and the board of trustees are made of. What they are made of is commitment, passion and a determination to provide the very best education for each and every student that enters one of their schools. This is their driving force. This is their fuel. They do it for the kids. I respectfully ask Mayor Sam Liccardo and all of the San Jose City Council members to support our district's nearly 7500 students by approving the district's rezoning application.

Thank you

DO NOT SUPPORT GP18-004 - CUHSD District Office Rezoning Request

Friday, September 28, 2018

8:36 AM

Subject	DO NOT SUPPORT GP18-004 - CUHSD District Office Rezoning Request
From	kirk vartan
To	The Office of Mayor Sam Liccardo; District1; District2; District3; District4; District5; District 6; District7; District8; District9; District 10; Planning Commission 2; Planning Commission 3; Planning Commission 1; Planning Commission 4; Planning Commission 5; Planning Commission 7; Planning Commission 6; Brilliot, Michael; Rivera, Robert; ewalton@cuhsd.org; karrasmith@cuhsd.org; Kalen Gallagher; staceybrown@cuhsd.org; mdean@cuhsd.org; Linda Goytia; Robert Bravo; info@WinchesterNAC.com; Barry Schimmel; Scott Sheldon; Kinman, Randi
Cc	Ken Pyle; Groen, Mary Anne; Gomez, David; Jennifer Wadsworth; Janice Bitters
Sent	Friday, September 28, 2018 1:15 AM
Attachments	<<180629-CUHSD District office and maintenance yard rezoning comments.pdf>> <<A Little More Transparency Please – CUH...O.pdf>> <<TRA Redline 7-29-18 CUHSD District Office Proposal - Notes 180727-KP-1 7-27-18.pdf>>

Hello Mayor, Councilmembers, Commissioners and Staff,

I am following up on a letter Ken Pyle wrote to you on September 22, 2018. It is regarding the possible rezoning and reuse of public land (GP18-004). The real problem here is the lack of transparency, outreach, and frankly vision around this property. In a city that prides itself on how forward thinking and inspiring it is, this project idea falls well below that threshold. While there are interesting outcomes that are being discussed, there are *MANY* examples of non-cooperation, and from where I sit, bad faith behavior. I apologize if my comments sound harsh or negative, but Ken and I have spent hours meeting with members of the public, elected representatives, and leaders in these organizations. And while the meetings we attend seem positive and productive, there is little to no outcome, no follow-up, and little to no return calls/emails to our meetings. We feel ignored.

And to see activities led by CUHSD that are frankly in conflict with the ideas we discussed (without any suggestion these activities were happening), that to me is insulting and unacceptable. And when we ask for details, there is very little available, not much in the public record, and no way to “come up to speed” on it.

So, we are left with our last option, to raise our hands and speak to the decision makers.

What is my ask? It is simple: To have transparency and inclusion in a process that affects more than a neighborhood. Public assets are paid for by all of us, not just the single family homes surrounding these properties. San Jose’s Cambrian/Hillsdale Urban Village seems to be ignored or marginalized in the discussion and this process, and that should enrage all of you.

I believe we all share a common goal of creating great places and diverse communities. Part of that plan should include ways to build affordable housing, workforce housing, and teacher housing. Why wouldn't we want to look at how school assets (public assets) can help further this goal? The WNAC held an incredibly diverse panel of experts about Teachers Village in May (link below) and how might we look to incorporate ideas here. Can these school assets help in a better way than simply generating cash for the school or more single family homes?

I am attaching copies of a letter Ken sent, the post made by Ken, and notes from Ken on CUHSD Board meeting (the comments in the margin are from Terra Realty Advisor Scott Sheldon and Dr. Barry Schimmel). You will note how thorough Ken is with his detailed references, footnotes, and specifics. He is not just tossing out random comments. These are thoughtful descriptions of solutions that could and should be researched. Yet, Ken's comments and questions are unanswered. How can you consider a future on this site if these comments are not addressed?

We all want a great region and future. Rushing to approve something without addressing thoughtful and inspiring ideas is a mistake and one I hope you will consider before making any decision.

Sincerely,

Kirk Vartan
General Manager, A Slice of New York Worker Cooperative
President, WNAC
Board member, Catalyze SV
Vice President, Cory Neighborhood Association

Teachers Village and More Forum

<http://winchesternac.com/2018/06/05/teachers-village-more-forum-complete-playlist/>

<https://winchesterurbanvillage.wordpress.com/2018/09/21/a-little-more-transparency-please-cuhdsd-please-provide-details-of-the-d-o-deal/>

RE: Initial Study comments

Monday, October 29, 2018

3:36 PM

Subject	RE: Initial Study comments
From	Le, Thai-Chau
To	Scott Sheldon; Rivera, Robert
Cc	Robson Mark; Trekell Todd C.; Toeniskoetter Charles J.; Bravo Robert; Pfeiffer Nancy; Schimmel Barry; Fitzpatrick Tim; McCracken Terri; Keyon, David; Hart, Jared
Sent	Friday, October 26, 2018 9:22 AM
Attachments	<<CUHSD Initial Study Comments-10-23-18.pdf>>

Hi Scott,

Robert R. has forwarded the letter from Robert Bravo over to me as well (attached). We will have this in the public record along with Mark's comment below. However, our CEQA related responses are still the same. Please also note that any need for new analysis to the IS may require additional time to revise the IS. Since there is no specific project proposal at the time this IS was completed, the IS only use a reasonable land use assumption. Future redevelopment of the site will be subject to project-specific analysis which may also require project-specific conditions and measures. Please feel free to contact me directly if you have further questions or concerns regarding the CEQA analysis.

Best regards,
Thai

Thai-Chau Le
Planner | City of San Jose
Environmental Planning
Planning, Building & Code Enforcement
Thai-Chau.Le@sanjoseca.gov
1.408.535.5658

From: Scott Sheldon [<mailto:ssheldon@terraadvisors.net>]

Sent: Friday, October 26, 2018 8:50 AM

To: Rivera, Robert <robert.rivera@sanjoseca.gov>

Cc: Robson Mark <MRobson@robsonhomes.com>; Le, Thai-Chau <Thai-Chau.Le@sanjoseca.gov>; Trekell Todd C. <todd@toeniskoetter.com>; Toeniskoetter Charles J. <cjt@toeniskoetter.com>; Bravo Robert <rbravo@cuhsd.org>; Pfeiffer Nancy <npfeiffer@cuhsd.org>; Schimmel Barry <bschimmel@sbcglobal.net>; Fitzpatrick Tim <tfitzpatrick@terraadvisors.net>; McCracken Terri <tmccracken@placeworks.com>

Subject: Re: Initial Study comments

Thanks Robert & Thai. The District had the same comments, among others we forwarded 2 days ago.

Scott Sheldon

TERRA Realty Advisors, Inc.

450 Chadbourne Road, Suite G
Fairfield, California 94534

ssheldon@terraadvisors.net

o 707.639.1000

f 707.312.5200

www.terraadvisors.net

On Oct 26, 2018, at 8:45 AM, Rivera, Robert <robert.rivera@sanjoseca.gov> wrote:

Hi Mark,

Please see Thai's response to your question below.

Thank you,

Robert

From: Le, Thai-Chau

Sent: Wednesday, October 24, 2018 11:50 AM

To: Rivera, Robert <robert.rivera@sanjoseca.gov>

Subject: RE: Initial Study comments

While this is specifically for the Initial Study, the comment is in regards to general plan allowable capacity. I have the following response to the commenters. Please feel free to forward my response to them or you can also add to the response below and respond to them directly. Please cc me in the communication so I can have it for my IS/ND record.

The development assumption described in the Initial Study/Negative Declaration is only an estimate of reasonable development that could fit on the site, dependent on numerous factors. **Please note that there is no development permit associated with this General Plan Amendment, therefore, the environmental document only takes what may be reasonable in the proposed General Plan designation.**

For example, while RN (8 du/acre) could allow up to 48 units (8*6)), upon review of the neighborhood patterns, the density in this area per acre is lower than that. Therefore, a reasonable assumption of 36 of 6 acres was assumed. In addition, as stated on page 2-8 of the initial Study, the commercial square footage is based on development patterns, site and parking constraints, maximum allowable height provisions and other development regulations in the San José Municipal Code in Title 20 (Zoning), market conditions, and other factors. **This environmental clearance does not clear any type of development permit and future redevelopment would need to conduct project-specific environmental analysis.**

Best regards,

Thai

From: Rivera, Robert

Sent: Wednesday, October 24, 2018 11:37 AM

To: Le, Thai-Chau <Thai-Chau.Le@sanjoseca.gov>
Subject: FW: Initial Study comments

Hey Thai,

I'm assuming these are environmental comments.

Do you want me to respond?

Thanks,
Robert

From: Robson, Mark [<mailto:MRobson@robsonhomes.com>]
Sent: Wednesday, October 24, 2018 11:35 AM
To: Rivera, Robert <robert.rivera@sanjoseca.gov>
Cc: ssheldon@terraadvisors.net
Subject: Initial Study comments

Mr. Rivera,

I have the following comments relative to the Campbell Union High School District General Plan Amendment Initial Study:

Page 2-8:

Under **Scenario 1** the assumed number of houses is 36 but the General Plan will allow up to 48 units, excluding ADU's. Please describe this in the Initial Study.

Under **Scenario 2** the 9 acres of CIC assumes 185,000 square feet yet CIC allows an FAR of 12 which could potentially increase the building square footage to over 4.5 million square feet.

Thank you,

Mark Robson

PUBLIC COMMENTS: File No. GP18-004

Monday, October 29, 2018

3:37 PM

Subject	PUBLIC COMMENTS: File No. GP18-004
From	Eve Walton
To	Rivera, Robert
Cc	Hart, Jared
Sent	Friday, October 26, 2018 8:59 PM
Attachments	<<1 of 9 GP18-004.PDF>> <<3 of 9 GP18-004.PDF>> <<2 of 9 GP18-004.PDF>> <<5 of 9 GP18-004.pdf>> <<9 of 9 GP18-004.PDF>> <<4 of 9 GP18-004.pdf>> <<COVER SHEET - List of 391 Supporter Names.PDF>> <<6 of 9 GP18-004.pdf>> <<7 of 9 GP18-004.pdf>> <<8 of 9 GP18-004.pdf>>

Hi Robert -

Attached please find 391 signed letters of support for submission as PUBLIC COMMENTS for the upcoming November 7 Planning Commission Hearing regarding:

3235 Union Avenue - General Plan Amendment

File No. GP18-004

The file titled "COVER SHEET" is a list all 391 supporters names.

The files titled '1 of 9' through '9 of 9' contain a scanned copy of each signed letter.

Please confirm you received my email and attached files.

Thank you Robert,

Eve

--

[Eve Walton](#)

408-607-0418

SUPPORTERS

3235 Union Avenue - GENERAL PLAN AMENDMENT

FILE NO. GP18-004

	First Name	Last Name	Title (for identification purposes only)
1	Kalen	Gallagher	Board Member President, Campbell Union High School District
2	Cole	Cameron	Cambrian Community Council Representative
3	Michael	Smithwick	Cambrian Community Council Representative
4	Judy	Chirco	Former Cambrian School District Trustee and District 9 Council Woman
5	Bob	Burres	Friends of Cambrian Park Plaza
6	Katherine	Tseng	Governing Board Member Los Gato Unified School District
7	Jim	Canova	Governing Board Member Santa Clara Uninfiel School District & MetroEd Governing Board
8	Ed	Chirco	President, Cambrian Community Council
9	Jarod	Middleton	President, Cambrian School District Board of Trustees
10	Kim	McCarthy	President, Campbell High School Teachers Association (CHSTA)
11	Sheila	Billings	President, Union School District Board of Trustees
12	Terry	Martin	San Jose Neighborhood Commissioner District 9
13	Alyssa	Lynch	Superintendent, Metro Ed
14	Kristina	Arrasmith	Trustee, Campbell Union High School District
15	Linda	Goytia	Trustee, Campbell Union High School District
16	Julie	Reynolds-Grabbe	Trustee, Moreland School District
17	Pam	Foley	Trustee, San Jose Unified School District, Area 3
18	Michael	Melillo	Trustee, San Jose Unified School District, Area 4
19	Prospect High School - Parent Teacher Student Association		Campbell Union High School District Community Organization
20	Campbell Union High School District - Education Foundation		Campbell Union High School District Community Organization
21	Leigh High School - Home and School Club		Campbell Union High School District Community Organization
22	Basil	Saleh	Candidate Campbell Union High School District School Board
23	Smita	Garg	CUHSD Education Foundation, Chairperson of the Board
24	Andrea	Ciplickas	CUHSD Education Foundation, Chief Executive Officer
25	Douglas	Carlen	President (former), Leigh High School Home & School Club
26	Melanie	Blyler	President, Branham High School Parent Teacher Student Association
27	Miguel	Paredes	President, Campbell Union High School District ELAC
28	Cathie	Watson-Short	President, Prospect High School Parent Teacher Student Association
29	Archana	Sarwate	President, Westmont High School Parent Teacher Student Association
30	Michelle	Alaimo	CUHSD Community member
31	Shirley	Albareello	CUHSD Community member
32	Ann	Auld	CUHSD Community member
33	Robert	Beebe	CUHSD Community member
34	Joanie	Beebe	CUHSD Community member
35	Bridget	Biggins	CUHSD Community member
36	Lara	Blom	CUHSD Community member
37	Sinead	Borgersen	CUHSD Community member
38	Jane	Brownell	CUHSD Community member
39	Jeffrey	Brownell	CUHSD Community member
40	Jan	Buck	CUHSD Community member
41	William	Burkhead	CUHSD Community member
42	Robert	Burn	CUHSD Community member
43	Ngoc	Byrd	CUHSD Community member
44	Joseph	Calabrese	CUHSD Community member
45	Eva	Carabes	CUHSD Community member
46	Jim	Cardenas	CUHSD Community member
47	Nancy	Cardenas	CUHSD Community member
48	German	Cerda	CUHSD Community member
49	Alan	Childs	CUHSD Community member
50	Kathleen	Childs	CUHSD Community member
51	Jason	Chin	CUHSD Community member
52	Jeeyoung	Choi	CUHSD Community member
53	Pooja	Chopra	CUHSD Community member
54	Victoria	Ciplickas	CUHSD Community member
55	Jonas	Ciplickas	CUHSD Community member

56	Dennis	Ciplickas	CUHSD Community member
57	Nick	Cortez	CUHSD Community member
58	Trella	Davis	CUHSD Community member
59	Kylie	Delaney	CUHSD Community member
60	Mark	Dickerson	CUHSD Community member
61	Barbara	Dieker	CUHSD Community member
62	Zoe	Dix	CUHSD Community member
63	Barbara	Endres	CUHSD Community member
64	Renee	Ereno	CUHSD Community member
65	Sandra	Erwin	CUHSD Community member
66	Aaron	Ewing	CUHSD Community member
67	Andrea	Faiss	CUHSD Community member
68	Eileen	Fazio	CUHSD Community member
69	Nanci	Feicia	CUHSD Community member
70	Sian	Ferguson	CUHSD Community member
71	Gloria	Fields	CUHSD Community member
72	Consuelo	Fonseca	CUHSD Community member
73	Jennifer	Geiman	CUHSD Community member
74	Sharon	Goodenough	CUHSD Community member
75	William	Goodenough	CUHSD Community member
76	Shon	Grabbe	CUHSD Community member
77	Jennifer	Green	CUHSD Community member
78	Yvonne	H.	CUHSD Community member
79	Kathleen	Haneta	CUHSD Community member
80	Carol	Hofheimer	CUHSD Community member
81	Janel	Holguin	CUHSD Community member
82	Steven T.	Hoyt	CUHSD Community member
83	Meredyth	Hudson	CUHSD Community member
84	Kent	Humpal	CUHSD Community member
85	Judi	John	CUHSD Community member
86	Juanita	Jopp	CUHSD Community member
87	Uday	Joshi	CUHSD Community member
88	Christine	Kaline	CUHSD Community member
89	Rani	Kang	CUHSD Community member
90	Susan	Karlin	CUHSD Community member
91	John	Keating	CUHSD Community member
92	Heather	Keating	CUHSD Community member
93	Linda	Kennedy	CUHSD Community member
94	Cheryl	Lawton	CUHSD Community member
95	Sarah	Lee	CUHSD Community member
96	Trina	Lincoln	CUHSD Community member
97	Mel	Lindberg	CUHSD Community member
98	Darya	Lithuarera	CUHSD Community member
99	Alyssa	Lynch	CUHSD Community member
100	Sergey	Mariniuk	CUHSD Community member
101	Alexander	Mariniuk	CUHSD Community member
102	Nicholas	Mariniuk	CUHSD Community member
103	Eleen	Marquandt	CUHSD Community member
104	Maria	Meunier	CUHSD Community member
105	Jane	Mipis	CUHSD Community member
106	Laura	Mosley	CUHSD Community member
107	Danielle	Moyels	CUHSD Community member
108	Brian	Moyles	CUHSD Community member
109	Usha	Narayanan	CUHSD Community member
110	J.	Nitil	CUHSD Community member
111	Lara	Norman -Stowers	CUHSD Community member
112	Alexander	Ocher	CUHSD Community member
113	Jennifer	Orlick	CUHSD Community member
114	Jennie	Ortler	CUHSD Community member
115	Robert	Pera	CUHSD Community member

116	Donna	Pera	CUHSD Community member
117	Nancy	Pfeiffer	CUHSD Community member
118	Nadine	Pogue	CUHSD Community member
119	Rich	Polleyi	CUHSD Community member
120	Sowmya	Ramakrishna	CUHSD Community member
121	Ruthann	Rao	CUHSD Community member
122	Tejas	Rao	CUHSD Community member
123	Ramesh	Rao	CUHSD Community member
124	Jeanmarie	Reahl	CUHSD Community member
125	Joseph	Reynolds	CUHSD Community member
126	Allison	Rix	CUHSD Community member
127	Stacey	Ross	CUHSD Community member
128	Christine	Schauer	CUHSD Community member
129	Jane	Schwartz	CUHSD Community member
130	Nicole	Shaddox	CUHSD Community member
131	Kristen	Steenberg	CUHSD Community member
132	Eric	Sundstrom	CUHSD Community member
133	Amanda	Sundstrom	CUHSD Community member
134	Susan	Sweeney	CUHSD Community member
135	Maureen	Tarkington	CUHSD Community member
136	Stacey	Taylor	CUHSD Community member
137	Nathan	Thome	CUHSD Community member
138	Anais	Tretau	CUHSD Community member
139	David	Uggue	CUHSD Community member
140	Eve	Walton	CUHSD Community member
141	Faith	Walton	CUHSD Community member
142	Charlotte	Ward	CUHSD Community member
143	Elizabeth	Ward	CUHSD Community member
144	Richard	Ward	CUHSD Community member
145	Eric	Wasinger	CUHSD Community member
146	Jennifer L.	Watanabe	CUHSD Community member
147	Carolyn	Westphal	CUHSD Community member
148	Sudrer	Zenzel	CUHSD Community member
149	Constance	Zenzel	CUHSD Community member
150	Melissa Miller	Zilembo	CUHSD Community member
151	Randy	Zilembo	CUHSD Community member
152	Marimonte	R-Noara	CUHSD Community member
153	Erin	Palmer	CUHSD Community member
154	Suzie	Tracey	CUHSD Community member
155	Subha	Banerjee	CUHSD Community member
156	Gregg	Witkin	CUHSD Community member
157	Sandra	Saldak	CUHSD Community member
158	Jackie	Smith	CUHSD Community member
159	Liz	Tovar	CUHSD Community member
160	Kerry	Haywood	CUHSD Community member
161	Marcelo	Glusman	CUHSD Community member
162	Kris	Suzuki	CUHSD Community member
163	Erica	Osman	CUHSD Community member
164	Alec	Ching	CUHSD Community member
165	Charlene	Ching	CUHSD Community member
166	Nathan	Ching	CUHSD Community member
167	Xlano	Qiang Wang	CUHSD Community member
168	Susan	Dahl	CUHSD Community member
169	Gretchen	Gabriel	CUHSD Community member
170	Maria	Guardado	CUHSD Community member
171	Ruchi	Saran	CUHSD Community member
172	Muffie	Waterman	CUHSD Community member
173	Dawn-Marie	Cook	CUHSD Community member
174	Judi	Thayne	CUHSD Community member
175	Diane	Young	CUHSD Community member

176	Elijah	Raplee	CUHSD Community member
177	Shawnie	Zhou	CUHSD Community member
178	Mike	Headman	CUHSD Community member
179	Melissa	Raplee	CUHSD Community member
180	Kim	Nevitt	CUHSD Community member
181	Xingli	Zhu	CUHSD Community member
182	Lonie	Fullerton	CUHSD Community member
183	Jennifer	Loftus	CUHSD Community member
184	Julie	Son	CUHSD Community member
185	Claudine	Asrat	CUHSD Community member
186	Nancy	Pherigo	CUHSD Community member
187	Sameen	Shoenhair	CUHSD Community member
188	Sheila	Juthani	CUHSD Community member
189	Elizabeth	Derrington	CUHSD Community member
190	Mari	Katada	CUHSD Community member
191	Stephen	Kane	CUHSD Community member
192	Cynthia	Kane	CUHSD Community member
193	Patrick	Kane	CUHSD Community member
194	Jennifer	McQuiddy	CUHSD Community member
195	Fariba	Reisieh	CUHSD Community member
196	Douglas	E. Klaus	CUHSD Community member
197	Daniel	Kenny	CUHSD Community member
198	Mike	Scialabba	CUHSD Community member
199	Dawn	Hogh	CUHSD Community member
200	Yassna	Khosravi	CUHSD Community member
201	Olga	Escobar	CUHSD Community member
202	Christine	Kim	CUHSD Community member
203	Kelly	Masini	CUHSD Community member
204	Shveta	Bagado	CUHSD Community member
205	Nicole	McLane	CUHSD Community member
206	Nancy	Cisler	CUHSD Community member
207	Heather	Schavel	CUHSD Community member
208	Horace	Reeves	CUHSD Community member
209	Charles	Slater	CUHSD Community member
210	Mary Jo	Aycock	CUHSD Community member
211	John	Buher	CUHSD Community member
212	Ernest	Pinnti	CUHSD Community member
213	Ray	Dyer	CUHSD Community member
214	Candace	Basso	CUHSD Community member
215	Tish	Landers	CUHSD Community member
216	Charles A.	King	CUHSD Community member
217	Jason	Sholl	CUHSD Community member
218	Sandra	Smith	CUHSD Community member
219	Meagan	Azevedo	CUHSD Community member
220	Pilar	Vazquez-Vialva	CUHSD Community member
221	Michael	Cortese	CUHSD Community member
222	Julie	Xu	CUHSD Community member
223	Danielle	Welsh	CUHSD Community member
224	Gloria	Fields	CUHSD Community member
225	Ray	Jones	CUHSD Community member
226	George	Danopoulos	CUHSD Community member
227	Jacquellinn	Ashby	CUHSD Community member
228	Trevor	Rowland	CUHSD Community member
229	Marilyn R.	Moreno	CUHSD Community member
230	Kathy	Cappello	CUHSD Community member
231	Marilyn	Van Gastel	CUHSD Community member
232	Lori	Mazzola	CUHSD Community member
233	Dawn	Chase	CUHSD Community member
234	Marjorie	Shull	CUHSD Community member
235	Mike	DiGrazia	CUHSD Community member

236	Carol	Mali	CUHSD Community member
237	Mary M.	Chaboya	CUHSD Community member
238	Gary	Cunningham	CUHSD Community member
239	Roan	Bear	CUHSD Community member
240	Johnny Paul	Vere	CUHSD Community member
241	Betty	Ewing	CUHSD Community member
242	Lee	Kucera	CUHSD Community member
243	Carol K.	Perez	CUHSD Community member
244	Esther	Little	CUHSD Community member
245	Doris	Holmes	CUHSD Community member
246	Douglas	Knapp	CUHSD Community member
247	Mike	Duarte	CUHSD Community member
248	Dale	Gilbert	CUHSD Community member
249	Barbara	Gilbert	CUHSD Community member
250	Frances	McClellan	CUHSD Community member
251	H. Lloyd	Gillespie	CUHSD Community member
252	Cindy	Anzalone	CUHSD Community member
253	Vicki	Essert	CUHSD Community member
254	Mark	Sundberg	CUHSD Community member
255	Linda	Lindley	CUHSD Community member
256	Lawrence	Taillie	CUHSD Community member
257	Carlos	Rodriguez	CUHSD Community member
258	Denise	Johnson	CUHSD Community member
259	Ofelia	Guzman	CUHSD Community member
260	Monica	Rieger	CUHSD Community member
261	Brenda	Dragomir	CUHSD Community member
262	Steven	Goytia	CUHSD Community member
263	Nancy	Rowley	CUHSD Community member
264	Rich	Rowley	CUHSD Community member
265	James	Arrasmith	CUHSD Community member
266	Anu	Arrasmith	CUHSD Community member
267	Catherine	Lorgan	CUHSD Community member
268	Dina		CUHSD Community member
269	Lara	Norman-Stowers	CUHSD Community member
270	Constance	Fisher	CUHSD Community member
271	Rachel	Collier	CUHSD Community member
272	Samantha	Leavy	CUHSD Community member
273	Helena	Hearn	CUHSD Community member
274	John	O'Donovan	CUHSD Community member
275	Michelle	Schoonmaker	CUHSD Community member
276	Aine	O'Donovan	CUHSD Community member
277	Lyn	Offenhartz	CUHSD Community member
278	Tony	LaScola	CUHSD Community member
279	Jodi M.	Gillians	CUHSD Community member
280	Robert	Ortega	CUHSD Community member
281	Rich	Cagina	CUHSD Community member
282	Laura	Brose	CUHSD Community member
283	Christopher	Murphy	CUHSD Community member
284	Dawn	Sharp	CUHSD Community member
285	Brett	Woods	CUHSD Community member
286	Kitty E.	Murphy	CUHSD Community member
287	Nick	Meinzer	CUHSD Community member
288	Janine	Marr	CUHSD Community member
289	Scott	Rachfal	CUHSD Community member
290	Gigi	Griffin	CUHSD Community member
291	Mareese	Keane	CUHSD Community member
292	Lisa	DiMarino	CUHSD Community member
293	Kerry	Rapp Ferguson	CUHSD Community member
294	Anand	Poomagame	CUHSD Community member
295	May	Young	CUHSD Community member

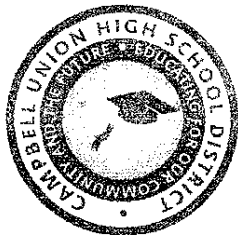
296	Susan	Lovelady	CUHSD Community member
297	Mary	Katayama	CUHSD Community member
298	Kalyan	Siddam	CUHSD Community member
299	Kelly	Seng	CUHSD Community member
300	Michelle	Lohn	CUHSD Community member
301	Sarah	Hofheimer	CUHSD Community member
302	Karen	Fang	CUHSD Community member
303	Kimberly	Nakamoto	CUHSD Community member
304	Mekonnen	Asrat	CUHSD Community member
305	Lorna	Karaby	CUHSD Community member
306	Jennifer	Pagana	CUHSD Community member
307	Alice	Bird	CUHSD Community member
308	Teresa	Fiss	CUHSD Community member
309	Kimberly	Moore	CUHSD Community member
310	Michael	Dam	CUHSD Community member
311	Barbara	Marowelli	CUHSD Community member
312	Kevin S.	Duisenberg	CUHSD Community member
313	Barbara	Pollock	CUHSD Community member
314	Nicole	Marowelli	CUHSD Community member
315	Roma	Martwich	CUHSD Community member
316	Todd	Butler	CUHSD Community member
317	Zack	Strachman	CUHSD Community member
318	Lance	Strachman	CUHSD Community member
319	Tamara	Strachman	CUHSD Community member
320	Luke	Edelman	CUHSD Community member
321	Nathalie	Goricanec	CUHSD Community member
322	Sean	Samorsa	CUHSD Community member
323	Maureen	Currie	CUHSD Community member
324	Amy	Gardner	CUHSD Community member
325	Jennifer	Green	CUHSD Community member
326	Kara	Butler	CUHSD Community member
327	Jennifer	Petroff	CUHSD Community member
328	Nick	Murga	CUHSD Community member
329	Amanda	Murgia	CUHSD Community member
330	Susan	Murgia	CUHSD Community member
331	Marco	Murgia	CUHSD Community member
332	David	Osman	CUHSD Community member
333	Ashleigh	Coffeng	CUHSD Community member
334	Mathew	Masini	CUHSD Community member
335	Margaret	Knox	CUHSD Community member
336	Thomas	Parks	CUHSD Community member
337	Eileen	Parks	CUHSD Community member
338	Alex	Masini	CUHSD Community member
339	Mario	Masini	CUHSD Community member
340	Jacquelin	Erickson	CUHSD Community member
341	Jessie	Erickson	CUHSD Community member
342	Jacob	Erickson	CUHSD Community member
343	Bradley	Erickson	CUHSD Community member
344	Aimee	Romeo	CUHSD Community member
345	Nolan	Crow	CUHSD Community member
346	Karen	Elliston	CUHSD Community member
347	Kristine	Thompson	CUHSD Community member
348	Christine	Doblar	CUHSD Community member
349	Megan	Ashe	CUHSD Community member
350	Gina	Ashe	CUHSD Community member
351	Cindy	Schaltz	CUHSD Community member
352	Jennifer	Neua	CUHSD Community member
353	Melissa	Schwartz	CUHSD Community member
354	Samantha	Palerino	CUHSD Community member
355	Debrah	Magqoka	CUHSD Community member

356	Kytiana	Sayer-Peterson	CUHSD Community member
357	Linda	Harvey	CUHSD Community member
358	Luis	Vega	CUHSD Community member
359	Jesus A.	Ramirez	CUHSD Community member
360	Cesar	Pedreno	CUHSD Community member
361	Sergio	Anaya	CUHSD Community member
362	Herman	Celaya	CUHSD Community member
363	Steve	Cahill	CUHSD Community member
364	Franklin A.	Rivera	CUHSD Community member
365	Alan	Striczich	CUHSD Community member
366	Robert	Westrup	CUHSD Community member
367	Justin	Owens	CUHSD Community member
368	Peter	Brown	CUHSD Community member
369	Mark	Finny	CUHSD Community member
370	Donald C.	Barry	CUHSD Community member
371	Kirk	Harmon	CUHSD Community member
372	Arturo	Palomino	CUHSD Community member
373	Jon Sanchez	Sanchez	CUHSD Community member
374	Eric	Bishop	CUHSD Community member
375	Pedro	Fill	CUHSD Community member
376	Lynda	Dort	CUHSD Community member
377	Ronald	Nelson	CUHSD Community member
378	Alfred	Pero	CUHSD Community member
379	Cole	Goya	CUHSD Community member
380	Peter	Lynch	CUHSD Community member
381	Brian	King	CUHSD Community member
382	Marco	Herrera	CUHSD Community member
383	Jackie	Claus	CUHSD Community member
384	Ken	Pyle	CUHSD Community member
385	Daniel	Jack	CUHSD Community member
386	Graham	Medrano	CUHSD Community member
387	Mark	Elias	CUHSD Community member
388	Harold	Stuart	CUHSD Community member
389	Evan	Jasco	CUHSD Community member
390	Douglas	Marowell	CUHSD Community member
391	Sherri	Ayers	CUHSD Community member

Superintendent Robert Bravo, Ed. D.

Board of Trustees:

Kristina Arrasmith
Stacey Brown
Matthew T. Dean
Kalen Gallagher
Linda Goytia



Campbell Union High School District

National Blue Ribbon School: Westmont High School
California Distinguished Schools: Branham High School
Del Mar High School
Leigh High School
Prospect High School

California Model Continuation High School: Boynton High School
CACE: Campbell Adult/Community Education

September 19, 2018

Dear Mayor Liccardo:

I am writing to express my unequivocal support for the Campbell Union High School District's efforts to convert the district office/maintenance yard into an unrestricted revenue stream that will benefit our students.

With your support, the District will be able to convert an underutilized asset into dollars that will flow directly back into classrooms to support the educational experience of their students.

As an elected school board member, I witness on a daily basis how educators are being asked to do more, yet the fiscal support from the state of California does not adequately fund today's classroom realities.

Because of this, school districts are constantly in search of out-of-the-box opportunities that will allow them to generate revenue by leveraging existing assets in order to bring those critically needed resources directly back into classrooms.

On behalf of our community, we urge you to support the Campbell Union High School District's efforts.

Respectfully,

Kalen Gallagher
President, Campbell Union High School District Board of Trustees

Date: 9/10/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to convert the district office/maintenance yard into a revenue stream that will benefit our students.

With your support, the District will be able to convert an underutilized asset into dollars that will flow directly back into our classrooms to support the educational experience of our students.

Lastly, in addition to the benefit to our schools, the development of the existing parcel is compatible with our neighborhood and will bring value showing your support to the community.

Sincerely, [Signature]

Name: Cole Cameron

Address: _____

Date: 9/10/2018

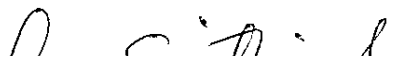
The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

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Lastly, in addition to the benefit to our schools, the development of the existing parcel is compatible with our neighborhood and will bring value showing your support to the community.

Sincerely, 

Name: Mike Smithwick

Address: _

September 19, 2018

Dear Mayor Liccardo:

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With your support, the District will be able to convert an underutilized asset into dollars that will flow directly back into classrooms to support the educational experience of their students.

As a former elected school board member and council member, I have witnessed first hand how educators are being asked to do more, yet the fiscal support from the state of California does not adequately fund today's classroom realities.

Because of this, school districts are constantly in search of out-of-the-box opportunities that will allow them to generate revenue by leveraging existing assets in order to bring those critically needed resources directly back into classrooms.

On behalf of our community, we urge you to support the Campbell Union High School District's efforts.

Respectfully,

Judy Chirco

Former Cambrian School Board Member and District 9 Council Woman

September 20, 2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

As a leader of the Friends of Cambrian Park Plaza (FOCCP) organization and as a member of the Campbell Union High School District community I am urging you to support the District's request to rezone the land that the district office and maintenance yard currently occupy.

FOCCP fully supports development that is compatible with the surrounding neighborhood, creates jobs, and demonstrates sensitivity to traffic and other environmental concerns. I have thoroughly reviewed the District's proposed development plans and they are well thought out and balance the needs of all stakeholders. In short, this is a smart development.

Additionally this development will provide our schools with much needed financial benefits to help them remain a cornerstone of our community. Your support of this proposal will demonstrate to Cambrian Park that you are both fully committed to improving our schools and maintaining the health of our neighborhoods.

Sincerely,

✓ Bob Burres
FOCCP

June 18, 2018

Mayor Sam Liccardo
200 East Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo

Campbell has a large number of students enrolled at MetroEd / SVCTE and this requires a substantial contribution to the JPA. This center has been an asset to the City of San Jose for exactly 100 years, so the governing board wholeheartedly supports the efforts of the CUHSD to maintain a healthy budget and strong participation in these important services to students. We operate 24 programs, most of them A-G certified and our students have just completed 36,000 hours of internship training. Many are hired before they have even completed their programs!

The Campbell land use project proposal "For the Kids" has no "down side." It is in keeping with the character of that community and reflects many months of careful planning. I urge your support.

Yours truly,

Katherine Tseng
Governing Board Member
Los Gatos / Saratoga Unified School District
& MetroEd Governing Board

June 18, 2018

Mayor Sam Liccardo
200 East Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo

The Campbell land use project proposal "For the Kids" is an excellent example of the Silicon Valley Solutions that are needed to both support & improve quality educational options for our students & their families. It is my hope that the needed zoning change will enable the district to follow through on this terrific plan.

Regards,

Jim Canova
Governing Board Member
Santa Clara Unified School District
& MetroEd Governing Board

Date: 9/10/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to convert the district office/maintenance yard into a revenue stream that will benefit our students.

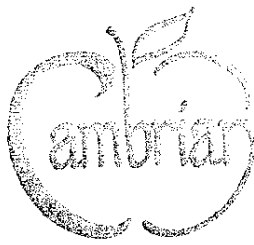
With your support, the District will be able to convert an underutilized asset into dollars that will flow directly back into our classrooms to support the educational experience of our students.

Lastly, in addition to the benefit to our schools, the proposed development of the existing parcel is compatible with our neighborhood and will bring value showing your support to the community.

Sincerely,

Name _____

Address: _____



School District

4115 Jackson Drive
San Jose, CA 95124
(408) 377-2103
Fax (408) 377-5944
www.cambriansd.org

Board of Trustees

Doron Aronson
Jarod Middleton
Carol Presunka
Randy Scofield
Aletta Godden

*Exploring Infinite Possibilities
for Learning*

Superintendent

Carrie Andrews, Ph.D.

September 18, 2018

Dear Mayor Liccardo:

I am writing to express my unequivocal support for the Campbell Union High School District's efforts to convert the district office/maintenance yard into an unrestricted revenue stream that will benefit their students.

With your support, the District will be able to convert an underutilized asset into dollars that will flow directly back into classrooms to support the educational experience of their students.

As an elected school board member, I witness on a daily basis how educators are being asked to do more, yet the fiscal support from the state of California does not adequately fund today's classroom realities.

Because of this, school districts are constantly in search of out-of-the-box opportunities that will allow them to generate revenue by leveraging existing assets in order to bring those critically needed resources directly back into classrooms.

On behalf of our community, we urge you to support the Campbell Union High School District's efforts.

Respectfully,

Jarod Middleton

President, Cambrian School District Board of Trustees

Date: May 30, 2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to convert the district office/maintenance yard into a revenue stream that will benefit our students.

With your support, the District will be able to convert an underutilized asset into dollars that will flow directly back into our classrooms to support the educational experience of our students.

Lastly, in addition to the benefit to our schools, the ^{proposed} development of the existing parcel is compatible with our neighborhood and will bring value showing your support to the community.

Sincerely,

*As a teacher in the District,
I think this rezoning would
benefit kids, and the city!*

Name: Kim McParthy

Address:



September 19, 2018

Dear Mayor Liccardo:

I am writing to express my unequivocal support for the Campbell Union High School District's efforts to convert the district office/maintenance yard into an unrestricted revenue stream that will benefit their students.

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On behalf of our community, we urge you to support the Campbell Union High School District's efforts.

Respectfully,

Sheila Billings

President, Union School District Board of Trustees

Date: 9-10-2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113


Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to convert the district office/maintenance yard into a revenue stream that will benefit our students.

With your support, the District will be able to convert an underutilized asset into dollars that will flow directly back into our classrooms to support the educational experience of our students.

Lastly, in addition to the benefit to our schools, the development of the existing parcel is compatible with our neighborhood and will bring value showing your support to the community.

Sincerely,


Name: _____

Address: 2
1

Terry Martin



June 6, 2018

Preparing students to thrive
in college and careers.

Mayor Sam Liccardo
200 East Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

It is my understanding that the Campbell Union High School District wishes to have the option of placing single family homes on a parcel of land that runs between two existing residential neighborhoods. They have shared a proposal that would generate ongoing revenue for the students and which is in keeping with the values and ambiance of the community.

Alyssa Lynch
Superintendent

Marie dela Cruz
Chief Business Officer

Meagan Azevedo
Director, Human Resources

Pilar Vazquez-Vialva
Director, Educational Services

I wish to go on record in support of this plan, and hope you will lend your support as well. Our students deserve the best education possible, and our schools are far from fully funded.

Thank you!

Yours truly,

Alyssa Lynch
Superintendent



Superintendent Robert Bravo, Ed. D.

Board of Trustees:

Kristiina Arrasmith
Stacey Brown
Matthew T. Dean
Kalen Gallagher
Linda Goytia



Campbell Union High School District

National Blue Ribbon School: Westmont High School
California Distinguished Schools: Branham High School

Del Mar High School
Leigh High School
Prospect High School

California Model Continuation High School: Boynton High School
CACE: Campbell Adult/Community Education

September 19, 2018

Dear Mayor Liccardo:

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With your support, the District will be able to convert an underutilized asset into dollars that will flow directly back into classrooms to support the educational experience of their students.

As an elected school board member and a teacher myself, I witness on a daily basis how educators are being asked to do more, yet the fiscal support from the state of California does not adequately fund today's classroom realities.

Because of this, school districts are constantly in search of out-of-the-box opportunities that will allow them to generate revenue by leveraging existing assets in order to bring those critically needed resources directly back into classrooms.

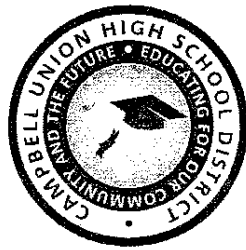
On behalf of our community, we urge you to support the Campbell Union High School District's efforts.

Respectfully,

Kristiina Arrasmith
Trustee, Campbell Union High School District Board of Trustees

Superintendent Robert Bravo, Ed. D.

Board of Trustees:
Kristina Arrasmith
Stacey Brown
Matthew T. Dean
Kalen Gallagher
Linda Goytia



Campbell Union High School District

National Blue Ribbon School: Westmont High School
California Distinguished Schools: Branham High School
Del Mar High School

Leigh High School
Prospect High School

California Model Continuation High School: Boynton High School
CACE: Campbell Adult/Community Education

September 22, 2018

The Honorable Mayor Sam Liccardo
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

Today I appeal to you for your consideration of Campbell Union High School District's "For the Kids" initiative. I understand that discussions have already taken place to familiarize you with our proposal for some under-utilized District property that lies between Union and Camden Avenues. The boon I ask is that you read and ponder this message in its entirety, though it be longer than either of us might wish.

As you know, there is a significant contingency in our ability to utilize this land to create an unrestricted revenue stream. We cannot lease a portion for memory and preschool facilities and also retain a presence there. In seeking a property where we could relocate, we set a high priority on locating one that could house tenants alongside our operations. That would give us additional revenue to combine with the memory care and preschool leases, as well as the self-storage lease on the parcel off Camden Avenue. We are all thrilled that such a property exists and is at this time available to us. The entire puzzle can only fit together if we can exchange the property between the two lease parcels for the Heritage Office Building, and that we can only do if the City is willing to re-designate it for residential housing. The plan is for 60% of these homes to incorporate ADUs to address affordable housing concerns.

So how did we arrive at residential as the best use for this narrow strip of land? There were three principal considerations, but the third is paramount. First, it is unsuitable for retail as there is no street visibility. Second, high density development would leave no space to accommodate the requisite parking. Finally, we simply cannot continue to offer a quality education to our youth without the trust and support of our community. As you know, this element is way more than words on paper. We have worked for decades to create and maintain parent-school partnerships, and our community has never failed to renew our parcel tax. Should we ever lose that trust, we will be just as many decades regaining it. Accordingly, we set ourselves the goal of creating a plan that would generate ongoing revenue *and* fit seamlessly with the residential neighborhoods on either side of the proposed development. So far, in all of our interactions with the public, there have been no criticisms of our proposal. I do recall one gentleman referring to our plan as "smart development," and in the best interests of our families.

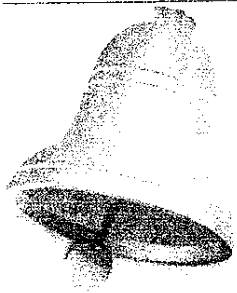
Further, it is our hope that once District Office and bus traffic are no longer present that our plan will have minimal to no traffic impact, something that will please our neighbors but also avoid any competing demand for transit space as the Cambrian Park Plaza project moves forward.

I'd like to return for moment to our fiscal dilemma. I've been told you are a supporter of Career Technical Education and hope that is so. I am the Board's representative to the MetroEd/SVCTE Center on Hillsdale Avenue in the heart of San Jose. The program is a JPA supported by the six districts who send students there for a portion of the day. Our contribution is nearly one million per year, and our ability to make that contribution is in jeopardy. From my point of view, we could no more end or reduce our participation than we could eliminate our math program. Our purpose is to ensure that **all** students have the building blocks to construct their futures. The center offers 26 programs and many courses for dual credit. Twenty-two are designated A-G making them eligible for university acceptance, should the student choose that path. These are high-quality programs that cannot be replicated on a high school campus due to limited space and the cost of equipment. Courses are taught by industry experts enabling SVCTE to offer over 60 industry certifications. Twenty-five percent of the students have internships, and many are offered jobs prior to graduation. Each month, the board hears from students who were "OK" with their high school experience, but had not really found their passion, pride and self-confidence until entering this real-world training. Our ability to continue to fund this pathway for our students is critical. Mayor Liccardo, my hope is that you will choose to be our "Education Mayor."

Many people have worked very hard to initiate the research, evaluate District options, interact with potential partners and finally craft the proposal we are placing before you. In addition to staff time, the District has a substantial monetary investment in consulting and communications expenses. We are so excited about...and invested in...this endeavor. Should we fail to gain the necessary support to enable us to bring it to fruition, I believe for the rest of our lives, all who have been involved will recall this lost opportunity with deep and profound regret. I think of it as our Humpty-Dumpty baby. If we break this particular and painstakingly crafted egg, it can never be "put back together again." Certainly the Heritage Village Offices will not be available. We might still be forced to do something with our holdings, but never again would it be anything that feels so right to so many --and for so many reasons.

Yours respectfully,

Linda Goytia
Trustee, Campbell Union High School District



MORELAND SCHOOL DISTRICT

INNOVATE

COLLABORATE

EDUCATE

September 21, 2018

Dear Mayor Liccardo:

I am writing to express my unequivocal support for the Campbell Union High School District's efforts to convert the district office/maintenance yard into an unrestricted revenue stream that will benefit their students.

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As an elected school board member, I witness on a daily basis how educators are being asked to do more, yet the fiscal support from the state of California does not adequately fund today's classroom realities.

Because of this, school districts are constantly in search of out-of-the-box opportunities that will allow them to generate revenue by leveraging existing assets in order to bring those critically needed resources directly back into classrooms.

On behalf of our community, we urge you to support the Campbell Union High School District's efforts.

Respectfully,

Julie Reynolds-Grabbe

Trustee, Moreland School District

September 19, 2018

Dear Mayor Liccardo:

I am writing to express my support for the Campbell Union High School District's efforts to convert the district office/maintenance yard into an unrestricted revenue stream that will benefit their students.

With your support, the District will be able to convert an underutilized asset into dollars that will flow directly back into classrooms to support the educational experience of their students.

As an elected school board member, I witness on a daily basis how educators are being asked to do more, yet the fiscal support from the state of California does not adequately fund today's classroom realities.

Because of this, school districts are constantly in search of out-of-the-box opportunities that will allow them to generate revenue by leveraging existing assets in order to bring those critically needed resources directly back into classrooms.

On behalf of our community, I urge you to support the Campbell Union High School District's efforts.

Respectfully,

Pam Foley

Pam Foley

Trustee, San Jose Unified School District Board of Trustees, Area 3

September 21, 2018

Dear Mayor Liccardo:

I am writing to express my support for the Campbell Union High School District's efforts to convert the district office/maintenance yard into an unrestricted revenue stream that will benefit their students.

With your support, the District will be able to convert an underutilized asset into dollars that will flow directly back into classrooms to support the educational experience of their students.

I think you will find that the district's proposal aligns with the city's initiatives to 1) create more housing units, and 2) to increase the amount of affordable housing by including ADUs in 60% of the new units. The proposal also accomplishes this without adding any additional tax burden on the residents of San José.

As an elected school board member, I witness on a daily basis how educators are being asked to do more, yet the fiscal support from the state of California does not adequately fund today's classroom realities.

Because of this, school districts are constantly in search of out-of-the-box opportunities that will allow them to generate revenue by leveraging existing assets in order to bring those critically needed resources directly back into classrooms.

On behalf of our community, I urge you to support the Campbell Union High School District's efforts.

Respectfully,

Michael Melillo

Trustee, San Jose Unified School District Board of Trustees, Area 4

October 9, 2018

Dear Mayor Liccardo:

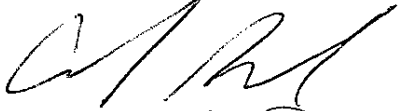
On October 9, 2018 the Prospect High School PTSA voted to support Campbell Union High School District's application for a general plan amendment (File No GP18-004). We approve of the district's efforts to convert the district office/maintenance yard into a revenue stream that will benefit our students.

As school site leaders, we witness on a daily basis how educators are being asked to do more, yet the fiscal support from the state of California does not adequately fund today's classroom realities.

Because of this, school districts are constantly in search of out-of-the-box opportunities that will allow them to generate revenue by leveraging existing assets in order to bring those critically needed resources directly back into classrooms.

On behalf of our community, we urge you to support the Campbell Union High School District's efforts.

Respectfully,


PTSA President, Prospect

October 3, 2018

Dear Mayor Liccardo:

Education foundation

On October 3, 2018 the Campbell Union High School District voted to support Campbell Union High School District's application for a general plan amendment (File No GP18-004). We approve of the district's efforts to convert the district office/maintenance yard into a revenue stream that will benefit our students.

As school site leaders, we witness on a daily basis how educators are being asked to do more, yet the fiscal support from the state of California does not adequately fund today's classroom realities.

Because of this, school districts are constantly in search of out-of-the-box opportunities that will allow them to generate revenue by leveraging existing assets in order to bring those critically needed resources directly back into classrooms.

On behalf of our community, we urge you to support the Campbell Union High School District's efforts.

Respectfully,

Andrea Ciplickas
CEO, CUHSD Education Foundation

X/ SMITA GARG
CHAIR, CUHSD Education Foundation

Letter of Support

Sent By:

Completed By: Public User

Sent On: 10/19/2018 1:05pm CT

Completed: 10/19/2018 1:16pm CT

DATE:

10/19/2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to rezone the land the district office/maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

The proposed development for this parcel of land is compatible with the surrounding neighborhood, and the proposed improvements will therefore benefit both the immediate community, as well as the broader (district-wide) community.

Lastly, in addition to the financial benefits that our schools will enjoy, your support of this proposal will demonstrate to the community at large that you are fully committed to improving our schools and neighborhoods.

Additional Message to Mayor Liccardo:

The Leigh Home & School Club fully supports the proposed development. Leigh High School and the other schools in CUHSD are at risk of losing programs if we cannot cover our budget shortfall. Developing this strip of land, as proposed by CUHSD, will help significantly with this issue. CUHSD has been very thoughtful in its approach to the development and has taken the needs of the surrounding community into account. This is a development that is very much in line with what already exists in this area. The Leigh Home & School Club very much appreciate the benefits that this development will bring both to our school and to our local community and we urge the City to support this endeavor.

Sincerely,
NAME:

X

Signed: **Aine O'Donovan, President of Leigh Home & School Club**

Stamped: 10/19/2018 1:15:29 PM; 73.15.55.218;

ADDRESS

Date: 10/8/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

As a member of the Campbell Union High School District community, I am urging you to support the District's request to rezone the land that the district office and maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

The proposed development for this parcel of land is compatible with the surrounding neighborhood, and the proposed improvements will therefore benefit both the immediate community, as well as the broader (district-wide) community.

Lastly, in addition to the financial benefits that our schools will enjoy, your support of this proposal will demonstrate to the community at large that you are fully committed to improving our schools and neighborhoods.

Sincerely, [^]

Printed Name: Basil Saleh

Address

P

Date: June 21, 2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to convert the district office/maintenance yard into a revenue stream that will benefit our students.

With your support, the District will be able to convert an underutilized asset into dollars that will flow directly back into our classrooms to support the educational experience of our students.

Lastly, in addition to the benefit to our schools, the proposed development of the existing parcel is compatible with our neighborhood and will bring value showing your support to the community.

Sincerely,

Name: SMITA GARG

Address: _

Date: May 23, 2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to convert the district office/maintenance yard into a revenue stream that will benefit our students.

With your support, the District will be able to convert an underutilized asset into dollars that will flow directly back into our classrooms to support the educational experience of our students.

Lastly, in addition to the benefit to our schools, the development of the existing parcel is compatible with our neighborhood and will bring value showing your support to the community.

Sincerely,

Andrea Z. Ciplickas

Name:

Address: _

Date: June 20, 2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to convert the district office/maintenance yard into a revenue stream that will benefit our students.

With your support, the District will be able to convert an underutilized asset into dollars that will flow directly back into our classrooms to support the educational experience of our students.

Lastly, in addition to the benefit to our schools, the development of the existing parcel is compatible with our neighborhood and will bring value showing your support to the community.

Sincerely,

Name

Addre

Letter of Support

Sent By:

Completed By: Public User

Sent On: 6/20/2018 6:38pm CT

Completed: 6/20/2018 6:38pm CT

DATE:

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to convert the district office/maintenance yard into a revenue stream that will benefit our students.

With your support, the District will be able to convert an underutilized asset into dollars that will flow directly back into our classrooms to support the educational experience of our students.

Lastly, in addition to the benefit to our schools, the proposed development of the existing parcel is compatible with our neighborhood and will bring value showing your support to the community.

Additional Message to Mayor Liccardo:

Sincerely,
NAME:

X	Signed: Douglas Carlen Stamped: 6/20/2018 6:37:42 PM; 205.196.201.250;
----------	--

ADDRESS

Letter of Support

Sent By:

Completed By: Public User

Sent On: 9/20/2018 5:21pm CT

Completed: 9/20/2018 5:28pm CT

DATE:

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to rezone the land the district office/maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

The proposed development for this parcel of land is compatible with the surrounding neighborhood, and the proposed improvements will therefore benefit both the immediate community, as well as the broader (district-wide) community.

Lastly, in addition to the financial benefits that our schools will enjoy, your support of this proposal will demonstrate to the community at large that you are fully committed to improving our schools and neighborhoods.

Additional Message to Mayor Liccardo:

Please, I ask you to support this initiative by CUHSD, is a important proposal that will allow the district to support our students thank you so much.

Sincerely,

NAME:

X

Signed: **Miguel Paredes**

Stamped: 9/20/2018 5:22:15 PM; 73.15.31.37;

ADDRESS

Date: 10-2-18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

As a member of the Campbell Union High School District community, I am urging you to support the District's request to rezone the land that the district office and maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

The proposed development for this parcel of land is compatible with the surrounding neighborhood, and the proposed improvements will therefore benefit both the immediate community, as well as the broader (district-wide) community.

Lastly, in addition to the financial benefits that our schools will enjoy, your support of this proposal will demonstrate to the community at large that you are fully committed to improving our schools and neighborhoods.

Sincerely,

—
Printed Name: Cathie Watson-Short

Address: _

Date: 10/09/2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

As a member of the Campbell Union High School District community, I am urging you to support the District's request to rezone the land that the district office and maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

The proposed development for this parcel of land is compatible with the surrounding neighborhood, and the proposed improvements will therefore benefit both the immediate community, as well as the broader (district-wide) community.

Lastly, in addition to the financial benefits that our schools will enjoy, your support of this proposal will demonstrate to the community at large that you are fully committed to improving our schools and neighborhoods.

Sincerely,

Printed Name: ARCHANA SARWATE

Address: _

Letter of Support

Sent By:

Completed By: Public User

Sent On: 10/26/2018 8:16am CT

Completed: 10/26/2018 8:17am CT

DATE:

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to rezone the land the district office/maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

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Lastly, in addition to the financial benefits that our schools will enjoy, your support of this proposal will demonstrate to the community at large that you are fully committed to improving our schools and neighborhoods.

Additional Message to Mayor Liccardo:

Sincerely,
NAME:

X

Signed: **Sherri Ayers**

Stamped: 10/26/2018 8:17:13 AM; 73.93.92.133;

ADDRESS

Letter of Support

Sent By:	Completed By: Public User	Sent On: 10/25/2018 12:02pm CT
		Completed: 10/25/2018 12:03pm CT

DATE:

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to rezone the land the district office/maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

The proposed development for this parcel of land is compatible with the surrounding neighborhood, and the proposed improvements will therefore benefit both the immediate community, as well as the broader (district-wide) community.

Lastly, in addition to the financial benefits that our schools will enjoy, your support of this proposal will demonstrate to the community at large that you are fully committed to improving our schools and neighborhoods.

Additional Message to Mayor Liccardo:

Sincerely,
NAME:

X

Signed: **Douglas Marowelli**

Stamped: 10/25/2018 12:02:40 PM; 66.129.239.15;

ADDRESS

Date: 09/27/2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

As a member of the Campbell Union High School District community, I am urging you to support the District's request to rezone the land that the district office and maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

The proposed development for this parcel of land is compatible with the surrounding neighborhood, and the proposed improvements will therefore benefit both the immediate community, as well as the broader (district-wide) community.

Lastly, in addition to the financial benefits that our schools will enjoy, your support of this proposal will demonstrate to the community at large that you are fully committed to improving our schools and neighborhoods.

Sincerely,



Printed Name: Marimonte, R-Noara

Address:

Date: 9/26/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

As a member of the Campbell Union High School District community, I am urging you to support the District's request to rezone the land that the district office and maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

The proposed development for this parcel of land is compatible with the surrounding neighborhood, and the proposed improvements will therefore benefit both the immediate community, as well as the broader (district-wide) community.

Lastly, in addition to the financial benefits that our schools will enjoy, your support of this proposal will demonstrate to the community at large that you are fully committed to improving our schools and neighborhoods.

Sincerely,

Printed Name: Erin Palmer

Address: _____

Date: 9/26/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

As a member of the Campbell Union High School District community, I am urging you to support the District's request to rezone the land that the district office and maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

The proposed development for this parcel of land is compatible with the surrounding neighborhood, and the proposed improvements will therefore benefit both the immediate community, as well as the broader (district-wide) community.

Lastly, in addition to the financial benefits that our schools will enjoy, your support of this proposal will demonstrate to the community at large that you are fully committed to improving our schools and neighborhoods.

Sincerely,

Printed Name: Suzie Tracy

Address:

Address: _____

Date: 9/26/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

As a member of the Campbell Union High School District community, I am urging you to support the District's request to rezone the land that the district office and maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

The proposed development for this parcel of land is compatible with the surrounding neighborhood, and the proposed improvements will therefore benefit both the immediate community, as well as the broader (district-wide) community.

Lastly, in addition to the financial benefits that our schools will enjoy, your support of this proposal will demonstrate to the community at large that you are fully committed to improving our schools and neighborhoods.

Sincerely,

Printed Name: Gregg Witten

Address:

Date: 9 - 26 - 2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

As a member of the Campbell Union High School District community, I am urging you to support the District's request to rezone the land that the district office and maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

The proposed development for this parcel of land is compatible with the surrounding neighborhood, and the proposed improvements will therefore benefit both the immediate community, as well as the broader (district-wide) community.

Lastly, in addition to the financial benefits that our schools will enjoy, your support of this proposal will demonstrate to the community at large that you are fully committed to improving our schools and neighborhoods.

Sincerely,

Printed Name: Sandra Scidak

Address:

Date: 9/26/2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

As a member of the Campbell Union High School District community, I am urging you to support the District's request to rezone the land that the district office and maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

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Lastly, in addition to the financial benefits that our schools will enjoy, your support of this proposal will demonstrate to the community at large that you are fully committed to improving our schools and neighborhoods.

Sincerely,

Printed Name: Jackie Smith

Address

Date: 9/26/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

As a member of the Campbell Union High School District community, I am urging you to support the District's request to rezone the land that the district office and maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

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Lastly, in addition to the financial benefits that our schools will enjoy, your support of this proposal will demonstrate to the community at large that you are fully committed to improving our schools and neighborhoods.

Sincerely,

Printed Name: Aiz Tovar

Address: _____

Letter of Support

Sent By:

Completed By: Public User

Sent On: 6/26/2018 10:37am CT

Completed: 6/26/2018 10:38am CT

DATE:

06/26/2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to rezone the land the district office/maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

The proposed development for this parcel of land is compatible with the surrounding neighborhood, and the proposed improvements will therefore benefit both the immediate community, as well as the broader (district-wide) community.

Lastly, in addition to the financial benefits that our schools will enjoy, your support of this proposal will demonstrate to the community at large that you are fully committed to improving our schools and neighborhoods.

Additional Message to Mayor Liccardo:

Sincerely,
NAME:

X

Signed: **Sowmya Ramakrishna**

Stamped: 6/26/2018 10:37:55 AM; 192.25.52.196;

ADDRESS

Letter of Support

Sent By:

Completed By: Public User

Sent On: 6/26/2018 5:58pm CT

Completed: 6/26/2018 5:58pm CT

DATE:

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to rezone the land the district office/maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

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Lastly, in addition to the financial benefits that our schools will enjoy, your support of this proposal will demonstrate to the community at large that you are fully committed to improving our schools and neighborhoods.

Additional Message to Mayor Liccardo:

Sincerely,
NAME:

X

Signed: **Mark C Finney**

Stamped: 6/26/2018 5:58:23 PM; 68.255.153.25;

ADDRESS

Letter of Support

Sent By:

Completed By: Public User

Sent On: 6/26/2018 6:57pm CT

Completed: 6/26/2018 6:59pm CT

DATE:

2018-06-26

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to rezone the land the district office/maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

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Lastly, in addition to the financial benefits that our schools will enjoy, your support of this proposal will demonstrate to the community at large that you are fully committed to improving our schools and neighborhoods.

Additional Message to Mayor Liccardo:

Sincerely,
NAME:

X

Signed: **Jennifer L Watanabe**

Stamped: 6/26/2018 6:58:39 PM; 73.93.153.19;

ADDRESS

Letter of Support

Sent By:

Completed By: Public User

Sent On: 6/26/2018 9:56pm CT

Completed: 6/26/2018 9:58pm CT

DATE:

2018-06-26

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to rezone the land the district office/maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

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Lastly, in addition to the financial benefits that our schools will enjoy, your support of this proposal will demonstrate to the community at large that you are fully committed to improving our schools and neighborhoods.

Additional Message to Mayor Liccardo:

Sincerely,
NAME:

X

Signed: **Carol Hofheimer**

Stamped: 6/26/2018 9:57:52 PM; 99.7.136.139;

ADDRESS

Letter of Support

Sent By:

Completed By: Public User

Sent On: 6/26/2018 10:36pm CT

Completed: 6/26/2018 10:38pm CT

DATE:

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to rezone the land the district office/maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

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Lastly, in addition to the financial benefits that our schools will enjoy, your support of this proposal will demonstrate to the community at large that you are fully committed to improving our schools and neighborhoods.

Additional Message to Mayor Liccardo:

Sincerely,
NAME:

X

Signed: **Allison Rix**

Stamped: 6/26/2018 10:37:13 PM; 174.215.16.13;

ADDRESS

Letter of Support

Sent By:

Completed By: Public User

Sent On: 7/19/2018 3:28pm CT

Completed: 7/19/2018 3:30pm CT

DATE:

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to rezone the land the district office/maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

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Lastly, in addition to the financial benefits that our schools will enjoy, your support of this proposal will demonstrate to the community at large that you are fully committed to improving our schools and neighborhoods.

Additional Message to Mayor Liccardo:

Sincerely,

NAME:

X

Signed: Judi John

Stamped: 7/19/2018 3:29:30 PM; 76.220.40.242;

ADDRESS

Letter of Support

Sent By:

Completed By: Public User

Sent On: 7/25/2018 4:12pm CT

Completed: 7/25/2018 4:13pm CT

DATE:

07/25/2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to rezone the land the district office/maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

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Lastly, in addition to the financial benefits that our schools will enjoy, your support of this proposal will demonstrate to the community at large that you are fully committed to improving our schools and neighborhoods.

Additional Message to Mayor Liccardo:

Sincerely,
NAME:

X

Signed: **Consuelo Fonseca**

Stamped: 7/25/2018 4:13:07 PM; 206.213.157.124;

ADDRESS

Letter of Support

Sent By:

Completed By: Public User

Sent On: 7/24/2018 11:58am CT

Completed: 7/24/2018 11:59am CT

DATE:

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to rezone the land the district office/maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

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Lastly, in addition to the financial benefits that our schools will enjoy, your support of this proposal will demonstrate to the community at large that you are fully committed to improving our schools and neighborhoods.

Additional Message to Mayor Liccardo:

Sincerely,

NAME:

X

Signed: **nick cortez**

Stamped: 7/24/2018 11:58:45 AM; 67.161.23.24;

ADDRESS

Letter of Support

Sent By:

Completed By: Public User

Sent On: 7/25/2018 4:23pm CT

Completed: 7/25/2018 4:28pm CT

DATE:

07/25/2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to rezone the land the district office/maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

The proposed development for this parcel of land is compatible with the surrounding neighborhood, and the proposed improvements will therefore benefit both the immediate community, as well as the broader (district-wide) community.

Lastly, in addition to the financial benefits that our schools will enjoy, your support of this proposal will demonstrate to the community at large that you are fully committed to improving our schools and neighborhoods.

Additional Message to Mayor Liccardo:

Our high school district desperately needs funding to ensure we can supply the same level of in-classroom technology that our surrounding elementary and middle school's have. We go backwards as our students need to have more access to technology! Please support the rezoning that will bring additional revenue into our school district.

Sincerely,
NAME:

X

Signed: **Sarah Lee**

Stamped: 7/25/2018 4:27:28 PM; 198.182.56.5;

ADDRESS

Letter of Support

Sent By:

Completed By: Public User

Sent On: 7/25/2018 4:26pm CT

Completed: 7/25/2018 4:27pm CT

DATE:

07/25/2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to rezone the land the district office/maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

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Lastly, in addition to the financial benefits that our schools will enjoy, your support of this proposal will demonstrate to the community at large that you are fully committed to improving our schools and neighborhoods.

Additional Message to Mayor Liccardo:

Sincerely,
NAME:

X

Signed: **Alexander Ocher**

Stamped: 7/25/2018 4:26:36 PM; 169.145.3.56;

ADDRESS

Letter of Support

Sent By:	Completed By: Public User	Sent On: 7/25/2018 4:40pm CT
		Completed: 7/25/2018 4:43pm CT

DATE:

2018-07-25

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to rezone the land the district office/maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

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Lastly, in addition to the financial benefits that our schools will enjoy, your support of this proposal will demonstrate to the community at large that you are fully committed to improving our schools and neighborhoods.

Additional Message to Mayor Liccardo:

Sincerely,
NAME:

X

Signed: **Kathleen Haneta**

Stamped: 7/25/2018 4:41:37 PM; 24.4.178.204;

ADDRESS

Letter of Support

Sent By:

Completed By: User - ewalton

Sent On: 7/25/2018 4:46pm CT

Completed: 7/28/2018 3:20pm CT

DATE:

07/25/2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to rezone the land the district office/maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

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Lastly, in addition to the financial benefits that our schools will enjoy, your support of this proposal will demonstrate to the community at large that you are fully committed to improving our schools and neighborhoods.

Additional Message to Mayor Liccardo:

Sincerely,
NAME:

X

Signed: **Stacey Ross**

Stamped: 7/25/2018 4:46:33 PM; 67.164.35.20;

ADDRESS

Letter of Support

Sent By:

Completed By: Public User

Sent On: 7/25/2018 4:50pm CT

Completed: 7/25/2018 4:52pm CT

DATE:

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to rezone the land the district office/maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

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Lastly, in addition to the financial benefits that our schools will enjoy, your support of this proposal will demonstrate to the community at large that you are fully committed to improving our schools and neighborhoods.

Additional Message to Mayor Liccardo:

Sincerely,
NAME:

X

Signed: **Steven T. Hoyn**

Stamped: 7/25/2018 4:51:02 PM; 107.77.211.211;

ADDRESS

Letter of Support

Sent By:

Completed By: Public User

Sent On: 7/26/2018 8:51am CT

Completed: 7/26/2018 8:52am CT

DATE:

2018-07-26

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to rezone the land the district office/maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

The proposed development for this parcel of land is compatible with the surrounding neighborhood, and the proposed improvements will therefore benefit both the immediate community, as well as the broader (district-wide) community.

Lastly, in addition to the financial benefits that our schools will enjoy, your support of this proposal will demonstrate to the community at large that you are fully committed to improving our schools and neighborhoods.

Additional Message to Mayor Liccardo:

Sincerely,

NAME:

X

Signed: **Maureen Tarkington**

Stamped: 7/26/2018 8:51:32 AM; 67.180.110.56;

ADDRESS

Letter of Support

Sent By:

Completed By: Public User

Sent On: 7/27/2018 11:46am CT

Completed: 7/27/2018 11:48am CT

DATE:

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to rezone the land the district office/maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

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Lastly, in addition to the financial benefits that our schools will enjoy, your support of this proposal will demonstrate to the community at large that you are fully committed to improving our schools and neighborhoods.

Additional Message to Mayor Liccardo:

Sincerely,
NAME:

X

Signed: **Maria Meunier**

Stamped: 7/27/2018 11:47:52 AM; 67.164.45.248;

ADDRESS

Letter of Support

Sent By:

Completed By: Public User

Sent On: 7/28/2018 10:09pm CT

Completed: 7/28/2018 10:10pm CT

DATE:

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to rezone the land the district office/maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

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Lastly, in addition to the financial benefits that our schools will enjoy, your support of this proposal will demonstrate to the community at large that you are fully committed to improving our schools and neighborhoods.

Additional Message to Mayor Liccardo:

Sincerely,

NAME:

X

Signed: **Alyssa Lynch**

Stamped: 7/28/2018 10:09:55 PM; 99.7.136.76;

ADDRESS

Letter of Support

Sent By:

Completed By: Public User

Sent On: 9/12/2018 6:43pm CT

Completed: 9/12/2018 6:45pm CT

DATE:

09/12/2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to rezone the land the district office/maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

The proposed development for this parcel of land is compatible with the surrounding neighborhood, and the proposed improvements will therefore benefit both the immediate community, as well as the broader (district-wide) community.

Lastly, in addition to the financial benefits that our schools will enjoy, your support of this proposal will demonstrate to the community at large that you are fully committed to improving our schools and neighborhoods.

Additional Message to Mayor Liccardo:

We also support Union School District who has a similar plan for their maintenance yard and bring more affordable housing and assistive living to the area while supporting the schools

Sincerely,
NAME:

X

Signed: **Sinead Borgersen**

Stamped: 9/12/2018 6:44:34 PM; 104.129.192.79;

ADDRESS

Letter of Support

Sent By:

Completed By: Public User

Sent On: 9/13/2018 11:04am CT

Completed: 9/13/2018 11:06am CT

DATE:

09/13/2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to rezone the land the district office/maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

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Lastly, in addition to the financial benefits that our schools will enjoy, your support of this proposal will demonstrate to the community at large that you are fully committed to improving our schools and neighborhoods.

Additional Message to Mayor Liccardo:

Sincerely,
NAME:

X

Signed: **Jeeyoung Choi**

Stamped: 9/13/2018 11:05:18 AM; 67.188.142.118;

ADDRESS

Letter of Support

Sent By:

Completed By: Public User

Sent On: 6/25/2018 10:38pm CT
Completed: 6/25/2018 10:38pm CT

DATE:

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to convert the district office/maintenance yard into a revenue stream that will benefit our students.

With your support, the District will be able to convert an underutilized asset into dollars that will flow directly back into our classrooms to support the educational experience of our students.

Lastly, in addition to the benefit to our schools, the proposed development of the existing parcel is compatible with our neighborhood and will bring value showing your support to the community.

Additional Message to Mayor Liccardo:

Sincerely,
NAME:

X

Signed: **Stacey Taylor**

Stamped: 6/25/2018 10:38:04 PM; 24.6.113.171;

ADDRESS

Date: 5/24/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

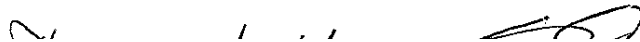
Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to convert the district office/maintenance yard into a revenue stream that will benefit our students.

With your support, the District will be able to convert an underutilized asset into dollars that will flow directly back into our classrooms to support the educational experience of our students.

Lastly, in addition to the benefit to our schools, the development of the existing parcel is compatible with our neighborhood and will bring value showing your support to the community.

Sincerely,



Name: Julie Reynolds-Grabbe + Shon Grabbe

Address: _

Letter of Support

Sent By: Completed By: Public User Sent On: 9/20/2018 11:25pm CT
Completed: 9/20/2018 11:35pm CT

DATE:

2018-09-20

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to rezone the land the district office/maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

The proposed development for this parcel of land is compatible with the surrounding neighborhood, and the proposed improvements will therefore benefit both the immediate community, as well as the broader (district-wide) community.

Lastly, in addition to the financial benefits that our schools will enjoy, your support of this proposal will demonstrate to the community at large that you are fully committed to improving our schools and neighborhoods.

Additional Message to Mayor Liccardo:

As a parent and a member of the CUHSD community I am asking you to support this initiative, because I believe will help the district to offer our students the education they need to succeed not only in their education but in life too.

Sincerely,
NAME:

X

Signed: **Eva Carabes**

Stamped: 9/20/2018 11:33:14 PM; 73.15.31.37;

ADDRESS

Date: 5/30/2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to convert the district office/maintenance yard into a revenue stream that will benefit our students.

With your support, the District will be able to convert an underutilized asset into dollars that will flow directly back into our classrooms to support the educational experience of our students.

Lastly, in addition to the benefit to our schools, the development of the existing parcel is compatible with our neighborhood and will bring value showing your support to the community.

Sincerely,

Name: John Kenting

Addre

Date: 5-28-18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to convert the district office/maintenance yard into a revenue stream that will benefit our students.

With your support, the District will be able to convert an underutilized asset into dollars that will flow directly back into our classrooms to support the educational experience of our students.

Lastly, in addition to the benefit to our schools, the development of the existing parcel is compatible with our neighborhood and will bring value showing your support to the community.

Sincerely,

Name: Kylie Delaney

Address: _

Sae

Date: June 12, 2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to convert the district office/maintenance yard into a revenue stream that will benefit our students.

With your support, the District will be able to convert an underutilized asset into dollars that will flow directly back into our classrooms to support the educational experience of our students.

Lastly, in addition to the benefit to our schools, the proposed development of the existing parcel is compatible with our neighborhood and will bring value showing your support to the community.

Sincerely,

Name: Christina Kaline, Administrative Assistant for HR and Educational Services

Address: _

Date: 6.12.2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to convert the district office/maintenance yard into a revenue stream that will benefit our students.

With your support, the District will be able to convert an underutilized asset into dollars that will flow directly back into our classrooms to support the educational experience of our students.

Lastly, in addition to the benefit to our schools, the proposed development of the existing parcel is compatible with our neighborhood and will bring value showing your support to the community.

Sincerely,

Name: BRIDGET BIGGINS

Address: 1

Date: 6/12/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to convert the district office/maintenance yard into a revenue stream that will benefit our students.

With your support, the District will be able to convert an underutilized asset into dollars that will flow directly back into our classrooms to support the educational experience of our students.

Lastly, in addition to the benefit to our schools, the proposed development of the existing parcel is compatible with our neighborhood and will bring value showing your support to the community.

Sincerely,

Name: Nathan Thome

Address: CUHSD Employee

Date: 6/12/2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to convert the district office/maintenance yard into a revenue stream that will benefit our students.

With your support, the District will be able to convert an underutilized asset into dollars that will flow directly back into our classrooms to support the educational experience of our students.

Lastly, in addition to the benefit to our schools, the proposed development of the existing parcel is compatible with our neighborhood and will bring value showing your support to the community.

Sincerely,

Name: Rani Kang

Address: _____

Date: JUNE 11, 2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to convert the district office/maintenance yard into a revenue stream that will benefit our students.

With your support, the District will be able to convert an underutilized asset into dollars that will flow directly back into our classrooms to support the educational experience of our students.

Lastly, in addition to the benefit to our schools, the proposed development of the existing parcel is compatible with our neighborhood and will bring value showing your support to the community.

Sincerely,

Name: ERIC WASINGER

Address: _

June 12, 2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to convert the district office/maintenance yard into a revenue stream that will benefit our students.

With your support, the District will be able to convert an underutilized asset into dollars that will flow directly back into our classrooms to support the educational experience of our students.

Lastly, in addition to the benefit to our schools, the proposed development of the existing parcel is compatible with our neighborhood and will bring value showing your support to the community.

Sincerely,

Janel Holguin

Date: June 9, 2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to convert the district office/maintenance yard into a revenue stream that will benefit our students.

With your support, the District will be able to convert an underutilized asset into dollars that will flow directly back into our classrooms to support the educational experience of our students.

Lastly, in addition to the benefit to our schools, the proposed development of the existing parcel is compatible with our neighborhood and will bring value showing your support to the community.

Sincerely,

Name: German Cerda

Address:

June 14, 2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to convert the district office/maintenance yard into a revenue stream that will benefit our students.

With your support, the District will be able to convert an underutilized asset into dollars that will flow directly back into our classrooms to support the educational experience of our students.

Lastly, in addition to the benefit to our schools, the proposed development of the existing parcel is compatible with our neighborhood and will bring value showing your support to the community.

Sincerely,

Usha Narayanan



Date: 5.29.18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to convert the district office/maintenance yard into a revenue stream that will benefit our students.

With your support, the District will be able to convert an underutilized asset into dollars that will flow directly back into our classrooms to support the educational experience of our students.

Lastly, in addition to the benefit to our schools, the development of the existing parcel is compatible with our neighborhood and will bring value showing your support to the community.

Sincerely, J. L.

Name: JEANMARIE REATH

Address:

15

May 23, 2018

Mayor Sam Liccardo
200 East Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo

It is my understanding that the Campbell Union High School District wishes to have the option of placing single family homes on a parcel of land that runs between two existing residential neighborhoods. They have shared a proposal that would generate ongoing revenue for the students and which is in keeping with the values and ambience of the community.

I wish to go on record in support of this plan, and hope you will lend your support as well. Our students deserve the best education possible, and our schools are far from fully funded.

Thank you!

Yours truly,

Our children needs all the help you have!

Date: May 23, 2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to convert the district office/maintenance yard into a revenue stream that will benefit our students.

With your support, the District will be able to convert an underutilized asset into dollars that will flow directly back into our classrooms to support the educational experience of our students.

Lastly, in addition to the benefit to our schools, the development of the existing parcel is compatible with our neighborhood and will bring value showing your support to the community.

Sincerely,

Eve Walter

Name:

Address:

Date: 5/23/2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to convert the district office/maintenance yard into a revenue stream that will benefit our students.

With your support, the District will be able to convert an underutilized asset into dollars that will flow directly back into our classrooms to support the educational experience of our students.

Lastly, in addition to the benefit to our schools, the development of the existing parcel is compatible with our neighborhood and will bring value showing your support to the community.

Sincerely,

Name: ANN AULD
LEIGH PARENT

Address:

Date: _____

05/22/2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to convert the district office/maintenance yard into a revenue stream that will benefit our students.

With your support, the District will be able to convert an underutilized asset into dollars that will flow directly back into our classrooms to support the educational experience of our students.

Lastly, in addition to the benefit to our schools, the development of the existing parcel is compatible with our neighborhood and will bring value showing your support to the community.

Sincerely,

Name: _____

SERGEY MARINOV

Address: _____

Date: May 25, 2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to convert the district office/maintenance yard into a revenue stream that will benefit our students.

With your support, the District will be able to convert an underutilized asset into dollars that will flow directly back into our classrooms to support the educational experience of our students.

Lastly, in addition to the benefit to our schools, the development of the existing parcel is compatible with our neighborhood and will bring value showing your support to the community.

Sincerely,

*Please know that I so far like
this plan, but strongly prefer - multiuse
or multi-story higher density condos over
single-family homes.*
— Ivella Davis

Name:

Address:

Date: May 23, 2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to convert the district office/maintenance yard into a revenue stream that will benefit our students.

With your support, the District will be able to convert an underutilized asset into dollars that will flow directly back into our classrooms to support the educational experience of our students.

Lastly, in addition to the benefit to our schools, the development of the existing parcel is compatible with our neighborhood and will bring value showing your support to the community.

Sincerely,

Andrea C. Plickas

Name: __

Address

Date: 5/28/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to convert the district office/maintenance yard into a revenue stream that will benefit our students.

With your support, the District will be able to convert an underutilized asset into dollars that will flow directly back into our classrooms to support the educational experience of our students.

Lastly, in addition to the benefit to our schools, the development of the existing parcel is compatible with our neighborhood and will bring value showing your support to the community.

Sincerely,

Name:

Alexander Marinivk

Address: _

5

May 23, 2018

Mayor Sam Liccardo
200 East Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo

It is my understanding that the Campbell Union High School District wishes to have the option of placing single family homes on a parcel of land that runs between two existing residential neighborhoods. They have shared a proposal that would generate ongoing revenue for the students and which is in keeping with the values and ambience of the community.

I wish to go on record in support of this plan, and hope you will lend your support as well. Our students deserve the best education possible, and our schools are far from fully funded.

Thank you!

Yours truly,

✓
Jason Chin
4700 Calle de Tosca
San Jose, Ca. 95118

Date: May 28th 2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to convert the district office/maintenance yard into a revenue stream that will benefit our students.

With your support, the District will be able to convert an underutilized asset into dollars that will flow directly back into our classrooms to support the educational experience of our students.

Lastly, in addition to the benefit to our schools, the development of the existing parcel is compatible with our neighborhood and will bring value showing your support to the community.

Sincerely,

Name: Nicholas Mariniuk

Address:

May 23, 2018

Mayor Sam Liccardo
200 East Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo

It is my understanding that the Campbell Union High School District wishes to have the option of placing single family homes on a parcel of land that runs between two existing residential neighborhoods. They have shared a proposal that would generate ongoing revenue for the students and which is in keeping with the values and ambience of the community.

I wish to go on record in support of this plan, and hope you will lend your support as well. Our students deserve the best education possible, and our schools are far from fully funded.

Thank you!

Yours truly,



June 8, 2018

Mayor Sam Liccardo
200 East Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo

It is my understanding that the Campbell Union High School District wishes to have the option of placing single family homes on a parcel of land that runs between two existing residential neighborhoods. They have shared a proposal that would generate ongoing revenue for the students and which is in keeping with the values and ambience of the community.

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Thank you!

Yours truly,

Melissa Miller Zilembo

June 8, 2018

Mayor Sam Liccardo
200 East Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo

It is my understanding that the Campbell Union High School District wishes to have the option of placing single family homes on a parcel of land that runs between two existing residential neighborhoods. They have shared a proposal that would generate ongoing revenue for the students and which is in keeping with the values and ambience of the community.

I wish to go on record in support of this plan, and hope you will lend your support as well. Our students deserve the best education possible, and our schools are far from fully funded.

Thank you!

Yours truly,

Randy Zilembo

19

May 23, 2018

Mayor Sam Liccardo
200 East Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo

It is my understanding that the Campbell Union High School District wishes to have the option of placing single family homes on a parcel of land that runs between two existing residential neighborhoods. They have shared a proposal that would generate ongoing revenue for the students and which is in keeping with the values and ambience of the community.

I wish to go on record in support of this plan, and hope you will lend your support as well. Our students deserve the best education possible, and our schools are far from fully funded.

Thank you!

Yours truly,

KRISTIN STEENBERG

May 23, 2018

Mayor Sam Liccardo
200 East Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo

It is my understanding that the Campbell Union High School District wishes to have the option of placing single family homes on a parcel of land that runs between two existing residential neighborhoods. They have shared a proposal that would generate ongoing revenue for the students and which is in keeping with the values and ambience of the community.

I wish to go on record in support of this plan, and hope you will lend your support as well. Our students deserve the best education possible, and our schools are far from fully funded.

Thank you!

lets Do it
for Kids

Yours truly,

May 23, 2018

Mayor Sam Liccardo
200 East Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo

It is our understanding that the Campbell Union High School District wishes to have the option of placing single family homes on a parcel of land that runs between two existing residential neighborhoods. They have shared a proposal that would generate ongoing revenue for the students and which is in keeping with the values and ambience of the community.

We wish to go on record in support of this plan, and hope you will lend your support as well. Our students deserve the best education possible, and our schools are far from fully funded.

Thank you!

Yours truly

WE HELP PEOPLE
WITH DISABILITIES
FIND JOBS!
PROJECT HIRED ✓

May 23, 2018

Mayor Sam Liccardo
200 East Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo

It is my understanding that the Campbell Union High School District wishes to have the option of placing single family homes on a parcel of land that runs between two existing residential neighborhoods. They have shared a proposal that would generate ongoing revenue for the students and which is in keeping with the values and ambience of the community.

I wish to go on record in support of this plan, and hope you will lend your support as well. Our students deserve the best education possible, and our schools are far from fully funded.

Thank you!

Yours truly,

*Sandra Erwin
Retail Owner*

Do this for our kids!

Date: 5/25/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to convert the district office/maintenance yard into a revenue stream that will benefit our students.

With your support, the District will be able to convert an underutilized asset into dollars that will flow directly back into our classrooms to support the educational experience of our students.

Lastly, in addition to the benefit to our schools, the development of the existing parcel is compatible with our neighborhood and will bring value showing your support to the community.

Sincerely,

Name: Laura Mosley

Address

May 23, 2018

Mayor Sam Liccardo
200 East Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo

It is my understanding that the Campbell Union High School District wishes to have the option of placing single family homes on a parcel of land that runs between two existing residential neighborhoods. They have shared a proposal that would generate ongoing revenue for the students and which is in keeping with the values and ambience of the community.

I wish to go on record in support of this plan, and hope you will lend your support as well. Our students deserve the best education possible, and our schools are far from fully funded.

Thank you!

Yours truly,

(retired teacher?)

June 6, 2018

Dear Mayor Liccardo

I just received a very much appreciated packet on the CUHSD land use proposal from Trustee Linda Goytia. The concept of using the D.O./YARD area for single family homes is an admirable one. I can't imagine why any CUHSD parent/resident would object to the "For the Kids" initiative. The logic and long term benefit to future CUHSD kids is obvious to my wife and to me.

We definitely support this very logical plan for keeping the CUHSD afloat!

Congratulations on your re-election.

Yours truly,
Robert and Joanie Beebe

May 23, 2018

Mayor Sam Liccardo
200 East Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo

It is my understanding that the Campbell Union High School District wishes to have the option of placing single family homes on a parcel of land that runs between two existing residential neighborhoods. They have shared a proposal that would generate ongoing revenue for the students and which is in keeping with the values and ambience of the community.

I wish to go on record in support of this plan, and hope you will lend your support as well. Our students deserve the best education possible, and our schools are far from fully funded.

Thank you!

Yours truly,

(*Branham Parent*)

11

May 23, 2018

Mayor Sam Liccardo
200 East Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo

It is our understanding that the Campbell Union High School District wishes to have the option of placing single family homes on a parcel of land that runs between two existing residential neighborhoods. They have shared a proposal that would generate ongoing revenue for the students and which is in keeping with the values and ambience of the community.

We wish to go on record in support of this plan, and hope you will lend your support as well. Our students deserve the best education possible, and our schools are far from fully funded.

Thank you!

Yours truly,



10

May 23, 2018

Mayor Sam Liccardo
200 East Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo

It is my understanding that the Campbell Union High School District wishes to have the option of placing single family homes on a parcel of land that runs between two existing residential neighborhoods. They have shared a proposal that would generate ongoing revenue for the students and which is in keeping with the values and ambience of the community.

I wish to go on record in support of this plan, and hope you will lend your support as well. Our students deserve the best education possible, and our schools are far from fully funded.

Thank you!

Yours truly,

A dedicated supporter
of education - always
have been & always
will be.

9

May 23, 2018

Mayor Sam Liccardo
200 East Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo

It is our understanding that the Campbell Union High School District wishes to have the option of placing single family homes on a parcel of land that runs between two existing residential neighborhoods. They have shared a proposal that would generate ongoing revenue for the students and which is in keeping with the values and ambience of the community.

We wish to go on record in support of this plan, and hope you will lend your support as well. Our students deserve the best education possible, and our schools are far from fully funded.

Thank you!

Yours truly,

Eric Sundstrom
Amanda Sundstrom

May 23, 2018

Mayor Sam Liccardo
200 East Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo

It is my understanding that the Campbell Union High School District wishes to have the option of placing single family homes on a parcel of land that runs between two existing residential neighborhoods. They have shared a proposal that would generate ongoing revenue for the students and which is in keeping with the values and ambience of the community.

I wish to go on record in support of this plan, and hope you will lend your support as well. Our students deserve the best education possible, and our schools are far from fully funded.

Thank you!

Yours truly,

(Homeowner near Branham H.S.)

May 23, 2018

Mayor Sam Liccardo
200 East Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo

It is my understanding that the Campbell Union High School District wishes to have the option of placing single family homes on a parcel of land that runs between two existing residential neighborhoods. They have shared a proposal that would generate ongoing revenue for the students and which is in keeping with the values and ambience of the community.

I wish to go on record in support of this plan, and hope you will lend your support as well. Our students deserve the best education possible, and our schools are far from fully funded.

Thank you!

Yours truly,

former Union Librarian (ret)

6

May 23, 2018

Mayor Sam Liccardo
200 East Santa Clara Street
18th Floor
San Jose, CA 95113


Dear Mayor Liccardo

It is our understanding that the Campbell Union High School District wishes to have the option of placing single family homes on a parcel of land that runs between two existing residential neighborhoods. They have shared a proposal that would generate ongoing revenue for the students and which is in keeping with the values and ambience of the community.

We wish to go on record in support of this plan, and hope you will lend your support as well. Our students deserve the best education possible, and our schools are far from fully funded.

Thank you!

Yours truly,



Date: June 17, 2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to convert the district office/maintenance yard into a revenue stream that will benefit our students.

With your support, the District will be able to convert an underutilized asset into dollars that will flow directly back into our classrooms to support the educational experience of our students.

Lastly, in addition to the benefit to our schools, the proposed development of the existing parcel is compatible with our neighborhood and will bring value showing your support to the community.

Sincerely,

Name:

Address

4

May 23, 2018

Mayor Sam Liccardo
200 East Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo

It is my understanding that the Campbell Union High School District wishes to have the option of placing single family homes on a parcel of land that runs between two existing residential neighborhoods. They have shared a proposal that would generate ongoing revenue for the students and which is in keeping with the values and ambience of the community.

I wish to go on record in support of this plan, and hope you will lend your support as well. Our students deserve the best education possible, and our schools are far from fully funded.

Thank you!

Yours truly,

0 7

3

May 23, 2018

Mayor Sam Liccardo
200 East Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo

It is my understanding that the Campbell Union High School District wishes to have the option of placing single family homes on a parcel of land that runs between two existing residential neighborhoods. They have shared a proposal that would generate ongoing revenue for the students and which is in keeping with the values and ambience of the community.

I wish to go on record in support of this plan, and hope you will lend your support as well. Our students deserve the best education possible, and our schools are far from fully funded.

Thank you!

Yours truly,

*My Home is near
Prospect!*

2

May 23, 2018

Mayor Sam Liccardo
200 East Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo

It is my understanding that the Campbell Union High School District wishes to have the option of placing single family homes on a parcel of land that runs between two existing residential neighborhoods. They have shared a proposal that would generate ongoing revenue for the students and which is in keeping with the values and ambience of the community.

I wish to go on record in support of this plan, and hope you will lend your support as well. Our students deserve the best education possible, and our schools are far from fully funded.

Thank you!

Yours truly,

Jeffery Brownell
Campbell Resident

May 23, 2018

Mayor Sam Liccardo
200 East Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo

It is my understanding that the Campbell Union High School District wishes to have the option of placing single family homes on a parcel of land that runs between two existing residential neighborhoods. They have shared a proposal that would generate ongoing revenue for the students and which is in keeping with the values and ambience of the community.

I wish to go on record in support of this plan, and hope you will lend your support as well. Our students deserve the best education possible, and our schools are far from fully funded.

Thank you!

Yours truly,

(Lavender Nails on Branham Lane)

Date: 6/4/2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to convert the district office/maintenance yard into a revenue stream that will benefit our students.

With your support, the District will be able to convert an underutilized asset into dollars that will flow directly back into our classrooms to support the educational experience of our students.

Lastly, in addition to the benefit to our schools, the development of the existing parcel is compatible with our neighborhood and will bring value showing your support to the community.

Sincerely,

Name: _

Addres

Date:

5-25-18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to convert the district office/maintenance yard into a revenue stream that will benefit our students.

With your support, the District will be able to convert an underutilized asset into dollars that will flow directly back into our classrooms to support the educational experience of our students.

Lastly, in addition to the benefit to our schools, the development of the existing parcel is compatible with our neighborhood and will bring value showing your support to the community.

Sincerely,

Name:

Trina Lincoln

Address:

Date: 5/25/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to convert the district office/maintenance yard into a revenue stream that will benefit our students.

With your support, the District will be able to convert an underutilized asset into dollars that will flow directly back into our classrooms to support the educational experience of our students.

Lastly, in addition to the benefit to our schools, the development of the existing parcel is compatible with our neighborhood and will bring value showing your support to the community.

Sincerely,

Name: Anais Tretan

Address: _____

Date: May 28 2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to convert the district office/maintenance yard into a revenue stream that will benefit our students.

With your support, the District will be able to convert an underutilized asset into dollars that will flow directly back into our classrooms to support the educational experience of our students.

Lastly, in addition to the benefit to our schools, the development of the existing parcel is compatible with our neighborhood and will bring value showing your support to the community.

Sincerely,

Name: Charlotte Ward

Address:

Date: May 23rd 2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to convert the district office/maintenance yard into a revenue stream that will benefit our students.

With your support, the District will be able to convert an underutilized asset into dollars that will flow directly back into our classrooms to support the educational experience of our students.

Lastly, in addition to the benefit to our schools, the development of the existing parcel is compatible with our neighborhood and will bring value showing your support to the community.

Sincerely,

Name: Elizabeth M Ward

Address: _____

May 23, 2018

Mayor Sam Liccardo
200 East Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo

It is my understanding that the Campbell Union High School District wishes to have the option of placing single family homes on a parcel of land that runs between two existing residential neighborhoods. They have shared a proposal that would generate ongoing revenue for the students and which is in keeping with the values and ambience of the community.

I wish to go on record in support of this plan, and hope you will lend your support as well. Our students deserve the best education possible, and our schools are far from fully funded.

Thank you!

Yours truly,



Date: 5/24/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to convert the district office/maintenance yard into a revenue stream that will benefit our students.

With your support, the District will be able to convert an underutilized asset into dollars that will flow directly back into our classrooms to support the educational experience of our students.

Lastly, in addition to the benefit to our schools, the development of the existing parcel is compatible with our neighborhood and will bring value showing your support to the community.

Sincerely,

Name:

Linda Kennedy

Address:

(

June 12, 2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to convert the district office/maintenance yard into a revenue stream that will benefit our students.

With your support, the District will be able to convert an underutilized asset into dollars that will flow directly back into our classrooms to support the educational experience of our students.

Lastly, in addition to the benefit to our schools, the proposed development of the existing parcel is compatible with our neighborhood and will bring value showing your support to the community.

Sincerely,

Michelle Alaimo

June 11, 2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to convert the district office/maintenance yard into a revenue stream that will benefit our students.

With your support, the District will be able to convert an underutilized asset into dollars that will flow directly back into our classrooms to support the educational experience of our students.

Lastly, in addition to the benefit to our schools, the proposed development of the existing parcel is compatible with our neighborhood and will bring value showing your support to the community.

Sincerely,


Meredyth Hudson

Date: 6/12/2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to convert the district office/maintenance yard into a revenue stream that will benefit our students.

With your support, the District will be able to convert an underutilized asset into dollars that will flow directly back into our classrooms to support the educational experience of our students.

Lastly, in addition to the benefit to our schools, the proposed development of the existing parcel is compatible with our neighborhood and will bring value showing your support to the community.

Sincerely,

Name:



Address

Date: 10/15/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to convert the district office/maintenance yard into a revenue stream that will benefit our students.

With your support, the District will be able to convert an underutilized asset into dollars that will flow directly back into our classrooms to support the educational experience of our students.

Lastly, in addition to the benefit to our schools, the proposed development of the existing parcel is compatible with our neighborhood and will bring value showing your support to the community.

Sincerely,

Name: Christie Schauer

Address: _

So

Date: 6/17/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to convert the district office/maintenance yard into a revenue stream that will benefit our students.

With your support, the District will be able to convert an underutilized asset into dollars that will flow directly back into our classrooms to support the educational experience of our students.

Lastly, in addition to the benefit to our schools, the proposed development of the existing parcel is compatible with our neighborhood and will bring value showing your support to the community.

Sincerely,

Name: 7

Address

Date: June 17, 2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to convert the district office/maintenance yard into a revenue stream that will benefit our students.

With your support, the District will be able to convert an underutilized asset into dollars that will flow directly back into our classrooms to support the educational experience of our students.

Lastly, in addition to the benefit to our schools, the proposed development of the existing parcel is compatible with our neighborhood and will bring value showing your support to the community.

Sincerely,

Name:

Address:

Date: 6/18/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to convert the district office/maintenance yard into a revenue stream that will benefit our students.

With your support, the District will be able to convert an underutilized asset into dollars that will flow directly back into our classrooms to support the educational experience of our students.

Lastly, in addition to the benefit to our schools, the proposed development of the existing parcel is compatible with our neighborhood and will bring value showing your support to the community.

Sincerely,

Name: Aaron Ewing

Address:

Date: 2018/06/17

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to convert the district office/maintenance yard into a revenue stream that will benefit our students.

With your support, the District will be able to convert an underutilized asset into dollars that will flow directly back into our classrooms to support the educational experience of our students.

Lastly, in addition to the benefit to our schools, the proposed development of the existing parcel is compatible with our neighborhood and will bring value showing your support to the community.

Sincerely,



Name: _

Addres

May 23, 2018

Mayor Sam Liccardo
200 East Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo

It is my understanding that the Campbell Union High School District wishes to have the option of placing single family homes on a parcel of land that runs between two existing residential neighborhoods. They have shared a proposal that would generate ongoing revenue for the students and which is in keeping with the values and ambience of the community.

I wish to go on record in support of this plan, and hope you will lend your support as well. Our students deserve the best education possible, and our schools are far from fully funded.

Thank you!

A handwritten signature in black ink that reads "Joseph Calabrese". The signature is written in a cursive, slightly slanted style. The first letter "J" is large and loops around. The last name "Calabrese" is written in a more fluid, connected script.

Yours truly,

May 23, 2018

Mayor Sam Liccardo
200 East Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo

It is my understanding that the Campbell Union High School District wishes to have the option of placing single family homes on a parcel of land that runs between two existing residential neighborhoods. They have shared a proposal that would generate ongoing revenue for the students and which is in keeping with the values and ambience of the community.

I wish to go on record in support of this plan, and hope you will lend your support as well. Our students deserve the best education possible, and our schools are far from fully funded.

Thank you!

Yours truly,

✓ Jennifer R. Geiman

May 23, 2018

Mayor Sam Liccardo
200 East Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo

It is my understanding that the Campbell Union High School District wishes to have the option of placing single family homes on a parcel of land that runs between two existing residential neighborhoods. They have shared a proposal that would generate ongoing revenue for the students and which is in keeping with the values and ambience of the community.

I wish to go on record in support of this plan, and hope you will lend your support as well. Our students deserve the best education possible, and our schools are far from fully funded.

Thank you!

Yours truly,


William D. Burkhead

May 23, 2018

Mayor Sam Liccardo
200 East Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo

It is my understanding that the Campbell Union High School District wishes to have the option of placing single family homes on a parcel of land that runs between two existing residential neighborhoods. They have shared a proposal that would generate ongoing revenue for the students and which is in keeping with the values and ambience of the community.

I wish to go on record in support of this plan, and hope you will lend your support as well. Our students deserve the best education possible, and our schools are far from fully funded.

Thank you!

Yours truly,

May 23, 2018

Mayor Sam Liccardo
200 East Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo

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Thank you!

Yours truly,


May 23, 2018

Mayor Sam Liccardo
200 East Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo

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Thank you!

Yours truly,

May 23, 2018

Mayor Sam Liccardo
200 East Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo

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I wish to go on record in support of this plan, and hope you will lend your support as well. Our students deserve the best education possible, and our schools are far from fully funded.

Thank you!

Yours truly,

RENEE
EVANS
TEACHER

GOOD
IDEA!
☺

May 23, 2018

Mayor Sam Liccardo
200 East Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo

It is our understanding that the Campbell Union High School District wishes to have the option of placing single family homes on a parcel of land that runs between two existing residential neighborhoods. They have shared a proposal that would generate ongoing revenue for the students and which is in keeping with the values and ambience of the community.

We wish to go on record in support of this plan, and hope you will lend your support as well. Our students deserve the best education possible, and our schools are far from fully funded.

Thank you!

Yours truly,

*SOUNDS LIKE
A GREAT IDEA!*

May 23, 2018

Mayor Sam Liccardo
200 East Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo

It is my understanding that the Campbell Union High School District wishes to have the option of placing single family homes on a parcel of land that runs between two existing residential neighborhoods. They have shared a proposal that would generate ongoing revenue for the students and which is in keeping with the values and ambience of the community.

I wish to go on record in support of this plan, and hope you will lend your support as well. Our students deserve the best education possible, and our schools are far from fully funded.

Thank you!

Yours truly,



Mel Lindberg

May 23, 2018


Mayor Sam Liccardo
200 East Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo

It is my understanding that the Campbell Union High School District wishes to have the option of placing single family homes on a parcel of land that runs between two existing residential neighborhoods. They have shared a proposal that would generate ongoing revenue for the students and which is in keeping with the values and ambience of the community.

I wish to go on record in support of this plan, and hope you will lend your support as well. Our students deserve the best education possible, and our schools are far from fully funded.

Thank you!

Yours truly, 

Date: 6/15/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to convert the district office/maintenance yard into a revenue stream that will benefit our students.

With your support, the District will be able to convert an underutilized asset into dollars that will flow directly back into our classrooms to support the educational experience of our students.

Lastly, in addition to the benefit to our schools, the proposed development of the existing parcel is compatible with our neighborhood and will bring value showing your support to the community.

Sincerely,

Name: Ruthann Rao

Address:

May 23, 2018

Mayor Sam Liccardo
200 East Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo

It is my understanding that the Campbell Union High School District wishes to have the option of placing single family homes on a parcel of land that runs between two existing residential neighborhoods. They have shared a proposal that would generate ongoing revenue for the students and which is in keeping with the values and ambience of the community.

I wish to go on record in support of this plan, and hope you will lend your support as well. Our students deserve the best education possible, and our schools are far from fully funded.

Thank you!

Yours truly,

Mark Dickerson
HOME OWNER

May 23, 2018

Mayor Sam Liccardo
200 East Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo

It is my understanding that the Campbell Union High School District wishes to have the option of placing single family homes on a parcel of land that runs between two existing residential neighborhoods. They have shared a proposal that would generate ongoing revenue for the students and which is in keeping with the values and ambience of the community.

I wish to go on record in support of this plan, and hope you will lend your support as well. Our students deserve the best education possible, and our schools are far from fully funded.

Thank you!

Yours truly,

SHIRLEY ALBARELL
- - - - -

May 23, 2018

Mayor Sam Liccardo
200 East Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo

It is my understanding that the Campbell Union High School District wishes to have the option of placing single family homes on a parcel of land that runs between two existing residential neighborhoods. They have shared a proposal that would generate ongoing revenue for the students and which is in keeping with the values and ambience of the community.

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Thank you!

 Yours truly,

May 23, 2018

Mayor Sam Liccardo
200 East Santa Clara Street
18th Floor
San Jose, CA 95113

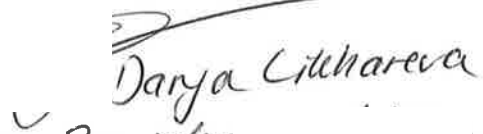
Dear Mayor Liccardo

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I wish to go on record in support of this plan, and hope you will lend your support as well. Our students deserve the best education possible, and our schools are far from fully funded.

Thank you!

Yours truly,


Darya Cichhareva

May 23, 2018

Mayor Sam Liccardo
200 East Santa Clara Street
18th Floor
San Jose, CA 95113

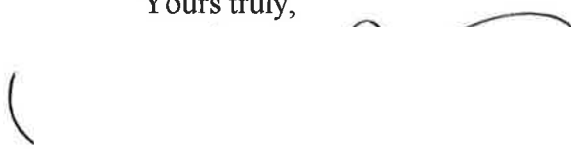
Dear Mayor Liccardo

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Thank you!

Yours truly,



May 23, 2018

Mayor Sam Liccardo
200 East Santa Clara Street
18th Floor
San Jose, CA 95113

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I wish to go on record in support of this plan, and hope you will lend your support as well. Our students deserve the best education possible, and our schools are far from fully funded.

Thank you!

Yours truly,

Retired CUHSD Banker

and

Retired CUHSD Teacher
(40 years)

May 23, 2018

Mayor Sam Liccardo
200 East Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo

It is our understanding that the Campbell Union High School District wishes to have the option of placing single family homes on a parcel of land that runs between two existing residential neighborhoods. They have shared a proposal that would generate ongoing revenue for the students and which is in keeping with the values and ambience of the community.

We wish to go on record in support of this plan, and hope you will lend your support as well. Our students deserve the best education possible, and our schools are far from fully funded.

Thank you!

Yours truly,

Date: June 20, 2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to convert the district office/maintenance yard into a revenue stream that will benefit our students.

With your support, the District will be able to convert an underutilized asset into dollars that will flow directly back into our classrooms to support the educational experience of our students.

Lastly, in addition to the benefit to our schools, the proposed development of the existing parcel is compatible with our neighborhood and will bring value showing your support to the community.

Sincerely,

Name: Andrea Faiss

Address

Date: June 21, 2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to convert the district office/maintenance yard into a revenue stream that will benefit our students.

With your support, the District will be able to convert an underutilized asset into dollars that will flow directly back into our classrooms to support the educational experience of our students.

Lastly, in addition to the benefit to our schools, the proposed development of the existing parcel is compatible with our neighborhood and will bring value showing your support to the community.

Sincerely,

Name: SMITA GARG

Address: _

Date: 6.20.18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113


Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to convert the district office/maintenance yard into a revenue stream that will benefit our students.

With your support, the District will be able to convert an underutilized asset into dollars that will flow directly back into our classrooms to support the educational experience of our students.

Lastly, in addition to the benefit to our schools, the proposed development of the existing parcel is compatible with our neighborhood and will bring value showing your support to the community.

Sincerely,


Name: Nicole Shaddox

Address: _

Letter of Support

Sent By:

Completed By: Public User

Sent On: 6/20/2018 10:46am CT

Completed: 6/20/2018 11:26am CT

DATE:

06/20/2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to convert the district office/maintenance yard into a revenue stream that will benefit our students.

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Lastly, in addition to the benefit to our schools, the proposed development of the existing parcel is compatible with our neighborhood and will bring value showing your support to the community.

Additional Message to Mayor Liccardo:

Sincerely,
NAME:

X

Signed: Jennifer Orlick

Stamped: 6/20/2018 11:26:24 AM; 206.213.157.122;

ADDRESS

Date: 6/20/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to convert the district office/maintenance yard into a revenue stream that will benefit our students.

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Lastly, in addition to the benefit to our schools, the proposed development of the existing parcel is compatible with our neighborhood and will bring value showing your support to the community.

Sincerely,

(

Name: Nancy Pfeiffer

Address:

May 23, 2018

Mayor Sam Liccardo
200 East Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo

It is our understanding that the Campbell Union High School District wishes to have the option of placing single family homes on a parcel of land that runs between two existing residential neighborhoods. They have shared a proposal that would generate ongoing revenue for the students and which is in keeping with the values and ambience of the community.

We wish to go on record in support of this plan, and hope you will lend your support as well. Our students deserve the best education possible, and our schools are far from fully funded.

Thank you!

Yours truly,

UDAY M. JOSHI

Date: June 05, 2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to convert the district office/maintenance yard into a revenue stream that will benefit our students.

With your support, the District will be able to convert an underutilized asset into dollars that will flow directly back into our classrooms to support the educational experience of our students.

Lastly, in addition to the benefit to our schools, the development of the existing parcel is compatible with our neighborhood and will bring value showing your support to the community.

Sincerely,

Name: Richard Ward

Address:

Date: _____

6/8/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to convert the district office/maintenance yard into a revenue stream that will benefit our students.

With your support, the District will be able to convert an underutilized asset into dollars that will flow directly back into our classrooms to support the educational experience of our students.

Lastly, in addition to the benefit to our schools, the proposed development of the existing parcel is compatible with our neighborhood and will bring value showing your support to the community.

Sincerely,

Name: _____

Sian Ferguson

Address: _____

Date: 6/15/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to convert the district office/maintenance yard into a revenue stream that will benefit our students.

With your support, the District will be able to convert an underutilized asset into dollars that will flow directly back into our classrooms to support the educational experience of our students.

Lastly, in addition to the benefit to our schools, the proposed development of the existing parcel is compatible with our neighborhood and will bring value showing your support to the community.

Sincerely,

Name: Tejas Rao

Address: __

Date: 10/15/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

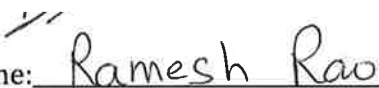
Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to convert the district office/maintenance yard into a revenue stream that will benefit our students.

With your support, the District will be able to convert an underutilized asset into dollars that will flow directly back into our classrooms to support the educational experience of our students.

Lastly, in addition to the benefit to our schools, the proposed development of the existing parcel is compatible with our neighborhood and will bring value showing your support to the community.

Sincerely,


Name: Ramesh Rao

Address

Letter of Support

Sent By:

Completed By: Public User

Sent On: 6/20/2018 4:49pm CT

Completed: 6/20/2018 4:50pm CT

DATE:

06/20/2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to convert the district office/maintenance yard into a revenue stream that will benefit our students.

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Lastly, in addition to the benefit to our schools, the proposed development of the existing parcel is compatible with our neighborhood and will bring value showing your support to the community.

Additional Message to Mayor Liccardo:

Sincerely,
NAME:

X

Signed: **Lara Blom**

Stamped: 6/20/2018 4:49:25 PM; 73.241.99.70;

ADDRESS

Letter of Support

Sent By:

Completed By: Public User

Sent On: 6/20/2018 6:38pm CT

Completed: 6/20/2018 6:38pm CT

DATE:

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to convert the district office/maintenance yard into a revenue stream that will benefit our students.

With your support, the District will be able to convert an underutilized asset into dollars that will flow directly back into our classrooms to support the educational experience of our students.

Lastly, in addition to the benefit to our schools, the proposed development of the existing parcel is compatible with our neighborhood and will bring value showing your support to the community.

Additional Message to Mayor Liccardo:

Sincerely,
NAME:

X

Signed: **Douglas Carlen**

Stamped: 6/20/2018 6:37:42 PM; 205.196.201.250;

ADDRESS

Letter of Support

Sent By:

Completed By: Public User

Sent On: 6/20/2018 6:56pm CT

Completed: 6/20/2018 6:56pm CT

DATE:

06/20/2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to convert the district office/maintenance yard into a revenue stream that will benefit our students.

With your support, the District will be able to convert an underutilized asset into dollars that will flow directly back into our classrooms to support the educational experience of our students.

Lastly, in addition to the benefit to our schools, the proposed development of the existing parcel is compatible with our neighborhood and will bring value showing your support to the community.

Additional Message to Mayor Liccardo:

Sincerely,
NAME:

X

Signed: **Jennifer L Green**

Stamped: 6/20/2018 6:56:12 PM; 50.207.254.123;

ADDRESS

[

Letter of Support

Sent By:

Completed By: Public User

Sent On: 6/21/2018 12:32pm CT

Completed: 6/21/2018 12:34pm CT

DATE:

2018-06-21

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to convert the district office/maintenance yard into a revenue stream that will benefit our students.

With your support, the District will be able to convert an underutilized asset into dollars that will flow directly back into our classrooms to support the educational experience of our students.

Lastly, in addition to the benefit to our schools, the proposed development of the existing parcel is compatible with our neighborhood and will bring value showing your support to the community.

Additional Message to Mayor Liccardo:

Sincerely,
NAME:

X

Signed: **Jennifer Loftus**

Stamped: 6/21/2018 12:33:10 PM; 99.92.212.38;

ADDRESS

Date: 06/20/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to convert the district office/maintenance yard into a revenue stream that will benefit our students.

With your support, the District will be able to convert an underutilized asset into dollars that will flow directly back into our classrooms to support the educational experience of our students.

Lastly, in addition to the benefit to our schools, the development of the existing parcel is compatible with our neighborhood and will bring value showing your support to the community.

Sincerely,

Name: Pooja Chopra

Address:

Date: 6/20/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to convert the district office/maintenance yard into a revenue stream that will benefit our students.

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Sincerely,

Name: Jennie Orflier

Address: _

Date: 6/20/2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

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Sincerely,

Name: Lark Norman - Stowers

Address:

Date: _____

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

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Sincerely,

Name: Ngoc Byrd

Address:

Date: 6/20/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

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Lastly, in addition to the benefit to our schools, the development of the existing parcel is compatible with our neighborhood and will bring value showing your support to the community.

Sincerely,

Name: Cheryl L. Lawton
Principal, Branham High School

Address:

Date: June 20, 2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

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Sincerely,

Name:

Address

Date: 6/20/18

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Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

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Sincerely,

Name: Barbara Dieker

Address:

Date: 01/20/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

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Sincerely,

Name: Victoria Ciplickas

Address: _____

Date: 6/20/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

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Sincerely,

Name: Jonas Cipriukas

Address:

Date: 6/20/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

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Sincerely,

Name: Dennis Cyplickes

Address:

Date: 6-20-18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

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Sincerely,

Name: _

Address

Date: 6.20.18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

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Lastly, in addition to the benefit to our schools, the development of the existing parcel is compatible with our neighborhood and will bring value showing your support to the community.

Sincerely,

Name:

Address:

Letter of Support

Sent By:

Completed By: Public User

Sent On: 10/17/2018 12:01am CT

Completed: 10/17/2018 12:02am

CT

DATE:

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to rezone the land the district office/maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

The proposed development for this parcel of land is compatible with the surrounding neighborhood, and the proposed improvements will therefore benefit both the immediate community, as well as the broader (district-wide) community.

Lastly, in addition to the financial benefits that our schools will enjoy, your support of this proposal will demonstrate to the community at large that you are fully committed to improving our schools and neighborhoods.

Additional Message to Mayor Liccardo:

Sincerely,
NAME:

X

Signed: **Nathan Ching**

Stamped: 10/17/2018 12:01:38 AM; 108.226.114.191;

ADDRESS

Letter of Support

Sent By:

Completed By: Public User

Sent On: 10/17/2018 12:01am CT

Completed: 10/17/2018 12:01am C

DATE:

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

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Lastly, in addition to the financial benefits that our schools will enjoy, your support of this proposal will demonstrate to the community at large that you are fully committed to improving our schools and neighborhoods.

Additional Message to Mayor Liccardo:

Sincerely,
NAME:

X

Signed: **Charlene Ching**

Stamped: 10/17/2018 12:00:58 AM; 108.226.114.191;

ADDRESS

Letter of Support

Sent By:

Completed By: Public User

Sent On: 10/16/2018 11:59pm CT

Completed: 10/17/2018 CT

DATE:

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to rezone the land the district office/maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

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Additional Message to Mayor Liccardo:

Sincerely,
NAME:

X

Signed: **Alec Ching**

Stamped: 10/17/2018 12:00:04 AM; 108.226.114.191;

ADDRESS

Letter of Support

Sent By:

Completed By: Public User

Sent On: 10/15/2018 9:23am CT

Completed: 10/15/2018 9:26am CT

DATE:

2018-10-15

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to rezone the land the district office/maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

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Lastly, in addition to the financial benefits that our schools will enjoy, your support of this proposal will demonstrate to the community at large that you are fully committed to improving our schools and neighborhoods.

Additional Message to Mayor Liccardo:

Sincerely,
NAME:

X

Signed: **Erica Osman**

Stamped: 10/15/2018 9:25:38 AM; 73.71.190.112;

ADDRESS

Letter of Support

Sent By:

Completed By: Public User

Sent On: 10/14/2018 12:22pm CT

Completed: 10/14/2018 1:51pm CT

DATE:

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to rezone the land the district office/maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

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Lastly, in addition to the financial benefits that our schools will enjoy, your support of this proposal will demonstrate to the community at large that you are fully committed to improving our schools and neighborhoods.

Additional Message to Mayor Liccardo:

Sincerely,
NAME:

X

Signed: **Kris Suzuki**

Stamped: 10/14/2018 1:51:21 PM; 76.103.160.53;

ADDRESS

Letter of Support

Sent By:

Completed By: Public User

Sent On: 10/13/2018 9:54am CT

Completed: 10/13/2018 9:57am CT

DATE:

10/13/2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to rezone the land the district office/maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

The proposed development for this parcel of land is compatible with the surrounding neighborhood, and the proposed improvements will therefore benefit both the immediate community, as well as the broader (district-wide) community.

Lastly, in addition to the financial benefits that our schools will enjoy, your support of this proposal will demonstrate to the community at large that you are fully committed to improving our schools and neighborhoods.

Additional Message to Mayor Liccardo:

Thank you for your consideration of this win-win effort.

Sincerely,
NAME:

X

Signed: **Kerry Haywood**

Stamped: 10/13/2018 9:56:30 AM; 76.126.36.41;

ADDRESS

entered

Letter of Support

Sent By:

Completed By: Public User

Sent On: 10/13/2018 9:30am CT

Completed: 10/13/2018 9:32am CT

DATE:

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to rezone the land the district office/maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

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Additional Message to Mayor Liccardo:

Sincerely,
NAME:

X

Signed: **Marcelo Glusman**

Stamped: 10/13/2018 9:31:44 AM; 47.143.89.95;

ADDRESS

entered

Letter of Support

Sent By:

Completed By: Public User

Sent On: 10/17/2018 5:55pm CT

Completed: 10/17/2018 5:56pm CT

DATE:

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to rezone the land the district office/maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

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Additional Message to Mayor Liccardo:

Sincerely,
NAME:

X

Signed: **Catherine Lorigan**

Stamped: 10/17/2018 5:56:12 PM; 206.213.186.253;

ADDRESS

Letter of Support

Sent By:

Completed By: Public User

Sent On: 10/19/2018 12:20am CT

Completed: 10/19/2018 12:22am
CT

DATE:

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to rezone the land the district office/maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

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Additional Message to Mayor Liccardo:

Sincerely,
NAME:

X

Signed: **Dina**

Stamped: 10/19/2018 12:21:13 AM; 107.220.151.65;

ADDRESS

Letter of Support

Sent By:

Completed By: Public User

Sent On: 10/19/2018 12:23am CT

Completed: 10/19/2018 12:25am C

DATE:

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to rezone the land the district office/maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

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Additional Message to Mayor Liccardo:

Sincerely,
NAME:

X

Signed: **Lara Norman-Stowers**

Stamped: 10/19/2018 12:24:45 AM; 76.236.30.198;

ADDRESS

Letter of Support

Sent By:

Completed By: Public User

Sent On: 10/19/2018 9:20am CT

Completed: 10/19/2018 9:21am CT

DATE:

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to rezone the land the district office/maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

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Additional Message to Mayor Liccardo:

Sincerely,
NAME:

X

Signed: **Constance Fisher**

Stamped: 10/19/2018 9:20:34 AM; 71.198.208.158;

ADDRESS

Letter of Support

Sent By:

Completed By: Public User

Sent On: 10/19/2018 9:46am CT

Completed: 10/19/2018 9:48am CT

DATE:

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to rezone the land the district office/maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

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Additional Message to Mayor Liccardo:

Sincerely,
NAME:

X

Signed: **Rachel Collier**

Stamped: 10/19/2018 9:47:26 AM; 108.72.126.68;

ADDRESS

Letter of Support

Sent By:

Completed By: Public User

Sent On: 10/19/2018 11:25am CT

Completed: 10/19/2018 11:26am CT

DATE:

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to rezone the land the district office/maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

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Additional Message to Mayor Liccardo:

Sincerely,
NAME:

X

Signed: **Samantha Leavy**

Stamped: 10/19/2018 11:25:55 AM; 71.202.112.170;

ADDRESS

Letter of Support

Sent By:

Completed By: Public User

Sent On: 10/19/2018 12:36pm CT

Completed: 10/19/2018 12:37pm CT

DATE:

10/19/2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to rezone the land the district office/maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

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Additional Message to Mayor Liccardo:

Sincerely,
NAME:

X

Signed: **Helena Hearn**

Stamped: 10/19/2018 12:36:32 PM; 17.230.152.130;

ADDRESS

Letter of Support

Sent By:

Completed By: Public User

Sent On: 10/19/2018 1:16pm CT

Completed: 10/19/2018 1:17pm CT

DATE:

10/19/2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to rezone the land the district office/maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

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Additional Message to Mayor Liccardo:

My son is a student at Leigh High School. I have another son who is a 7th grader at Union and will attend Leigh. I very much support this proposal.

Sincerely,
NAME:

X

Signed: **John O'Donovan**

Stamped: 10/19/2018 1:16:08 PM; 73.15.55.218;

ADDRESS

Letter of Support

Sent By:

Completed By: Public User

Sent On: 10/19/2018 3:04pm CT

Completed: 10/19/2018 3:08pm CT

DATE:

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to rezone the land the district office/maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

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Lastly, in addition to the financial benefits that our schools will enjoy, your support of this proposal will demonstrate to the community at large that you are fully committed to improving our schools and neighborhoods.

Additional Message to Mayor Liccardo:

I am proud the school district is looking for additional ways to obtain funding. I live very close to the site the district wants to refine and I'm in full support of the proposal. Please support this I initiative.

Sincerely,
NAME:

X

Signed: **Michelle Schoonmaker**

Stamped: 10/19/2018 3:07:43 PM; 107.77.213.110;

ADDRESS

Letter of Support

Sent By:

Completed By: Public User

Sent On: 10/19/2018 7:20pm CT

Completed: 10/19/2018 7:21pm CT

DATE:

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to rezone the land the district office/maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

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Additional Message to Mayor Liccardo:

Sincerely,
NAME:

X

Signed: Lynn Offenhartz

Stamped: 10/19/2018 7:21:10 PM; 107.193.212.159;

ADDRESS

Letter of Support

Sent By:

Completed By: Public User

Sent On: 10/24/2018 10:14am CT

Completed: 10/24/2018 10:15am
CT

DATE:

10/24/2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to rezone the land the district office/maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

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Additional Message to Mayor Liccardo:

Sincerely,
NAME:

X

Signed: **Barbara Pollock**

Stamped: 10/24/2018 10:15:23 AM; 99.7.136.139;

ADDRESS

Letter of Support

Sent By:

Completed By: Public User

Sent On: 10/24/2018 10:24am CT

Completed: 10/24/2018 10:24am
CT

DATE:

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

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Additional Message to Mayor Liccardo:

Sincerely,
NAME:

X

Signed: **Nicole Marowelli**

Stamped: 10/24/2018 10:24:11 AM; 66.129.239.15;

ADDRESS

Letter of Support

Sent By:

Completed By: Public User

Sent On: 10/19/2018 10:36pm CT

Completed: 10/19/2018 10:37pm CT

DATE:

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

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Additional Message to Mayor Liccardo:

Sincerely,
NAME:

X

Signed: **GiGi Griffin**

Stamped: 10/19/2018 10:37:18 PM; 75.51.148.204;

ADDRESS

Letter of Support

Sent By:

Completed By: Public User

Sent On: 10/20/2018 1:06am CT

Completed: 10/20/2018 1:07am CT

DATE:

2018-10-19

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

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Additional Message to Mayor Liccardo:

Sincerely,
NAME:

X

Signed: **Mareese Keane**

Stamped: 10/20/2018 1:06:56 AM; 67.164.33.64;

ADDRESS

Letter of Support

Sent By:

Completed By: Public User

Sent On: 10/20/2018 9:13am CT

Completed: 10/20/2018 9:15am CT

DATE:

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

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Additional Message to Mayor Liccardo:

Sincerely,
NAME:

X

Signed: **Lisa DiMarino**

Stamped: 10/20/2018 9:14:37 AM; 73.231.200.220;

ADDRESS

Letter of Support

Sent By:

Completed By: Public User

Sent On: 10/20/2018 9:58am CT

Completed: 10/20/2018 10:00am
CT

DATE:

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

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Additional Message to Mayor Liccardo:

Sincerely,
NAME:

X

Signed: **Kerry Rapp Ferguson**

Stamped: 10/20/2018 9:59:04 AM; 172.58.37.70;

ADDRESS

Letter of Support

Sent By:

Completed By: Public User

Sent On: 10/20/2018 10:01am CT

Completed: 10/20/2018 10:03am
CT

DATE:

2018-10-20

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

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Additional Message to Mayor Liccardo:

Please do the needful. Appreciate your help

Sincerely,
NAME:

X

Signed: **Anand Poomagame**

Stamped: 10/20/2018 10:02:45 AM; 67.164.46.212;

ADDRESS

Letter of Support

Sent By:

Completed By: Public User

Sent On: 10/20/2018 10:09am CT

Completed: 10/20/2018 10:11am CT

DATE:

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

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Additional Message to Mayor Liccardo:

Sincerely,
NAME:

X

Signed: **May Young**

Stamped: 10/20/2018 10:10:02 AM; 24.5.11.174;

ADDRESS

Letter of Support

Sent By:

Completed By: Public User

Sent On: 10/20/2018 10:31am CT

Completed: 10/20/2018 10:33am
CT

DATE:

2018-10-20

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

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Additional Message to Mayor Liccardo:

Sincerely,
NAME:

X

Signed: **Jeffrey Yoder**

Stamped: 10/20/2018 10:32:07 AM; 24,130,157.250;

ADDRESS

Letter of Support

Sent By:

Completed By: Public User

Sent On: 10/20/2018 11:09am CT

Completed: 10/20/2018 11:10am CT

DATE:

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

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Additional Message to Mayor Liccardo:

Sincerely,
NAME:

X

Signed: **Vista Khosravi**

Stamped: 10/20/2018 11:09:54 AM; 73.252.176.57;

ADDRESS

Letter of Support

Sent By:

Completed By: Public User

Sent On: 10/20/2018 12:03pm CT

Completed: 10/20/2018 12:04pm
CT

DATE:

10/20/2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

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Additional Message to Mayor Liccardo:

Sincerely,
NAME:

X

Signed: **Susan Lovelady**

Stamped: 10/20/2018 12:03:45 PM; 76.103.162.94;

ADDRESS

Letter of Support

Sent By:

Completed By: Public User

Sent On: 10/20/2018 12:29pm CT

Completed: 10/20/2018 12:31pm
CT

DATE:

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

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Additional Message to Mayor Liccardo:

Sincerely,
NAME:

X

Signed: **Mary Katayama**

Stamped: 10/20/2018 12:30:50 PM; 108.68.123.227;

ADDRESS

Letter of Support

Sent By:

Completed By: Public User

Sent On: 10/20/2018 3:56pm CT

Completed: 10/20/2018 3:56pm CT

DATE:

10/20/2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

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Additional Message to Mayor Liccardo:

Sincerely,
NAME:

X

Signed: **Kalyan Siddam**

Stamped: 10/20/2018 3:56:19 PM; 67.169.35.109;

ADDRESS

Letter of Support

Sent By:

Completed By: Public User

Sent On: 10/20/2018 5:49pm CT

Completed: 10/20/2018 5:50pm CT

DATE:

10/20/2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

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Additional Message to Mayor Liccardo:

Sincerely,
NAME:

X

Signed: **Michelle Lohn**

Stamped: 10/20/2018 5:49:50 PM; 24.6.113.185;

ADDRESS

Letter of Support

Sent By:

Completed By: Public User

Sent On: 10/20/2018 11:45pm CT

Completed: 10/20/2018 11:46pm
CT

DATE:

10/20/2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to rezone the land the district office/maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

The proposed development for this parcel of land is compatible with the surrounding neighborhood, and the proposed improvements will therefore benefit both the immediate community, as well as the broader (district-wide) community.

Lastly, in addition to the financial benefits that our schools will enjoy, your support of this proposal will demonstrate to the community at large that you are fully committed to improving our schools and neighborhoods.

Additional Message to Mayor Liccardo:

Sincerely,
NAME:

X

Signed: **Ann Aguilar**

Stamped: 10/20/2018 11:46:15 PM; 73.71.116.140;

ADDRESS

Letter of Support

Sent By:

Completed By: Public User

Sent On: 10/21/2018 5:48pm CT

Completed: 10/21/2018 5:48pm CT

DATE:

10/21/2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to rezone the land the district office/maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

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Lastly, in addition to the financial benefits that our schools will enjoy, your support of this proposal will demonstrate to the community at large that you are fully committed to improving our schools and neighborhoods.

Additional Message to Mayor Liccardo:

Sincerely,
NAME:

X

Signed: **Sarah Hofheimer**

Stamped: 10/21/2018 5:48:19 PM; 99.7.136.139;

ADDRESS

Letter of Support

Sent By:

Completed By: Public User

Sent On: 10/21/2018 11:53pm CT

Completed: 10/21/2018 11:55pm CT

DATE:

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to rezone the land the district office/maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

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Lastly, in addition to the financial benefits that our schools will enjoy, your support of this proposal will demonstrate to the community at large that you are fully committed to improving our schools and neighborhoods.

Additional Message to Mayor Liccardo:

Sincerely,
NAME:

X

Signed: **Karen Fang**

Stamped: 10/21/2018 11:55:04 PM; 73.241.47.251;

ADDRESS

Letter of Support

Sent By:

Completed By: Public User

Sent On: 10/22/2018 10:49pm CT

Completed: 10/22/2018 10:54pm
CT

DATE:

2018-10-22

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to rezone the land the district office/maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

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Lastly, in addition to the financial benefits that our schools will enjoy, your support of this proposal will demonstrate to the community at large that you are fully committed to improving our schools and neighborhoods.

Additional Message to Mayor Liccardo:

Sincerely,
NAME:

X

Signed: **Kimberly Nakamoto**

Stamped: 10/22/2018 10:53:40 PM; 24.130.207.232;

ADDRESS

Letter of Support

Sent By:

Completed By: Public User

Sent On: 10/23/2018 4:10am CT

Completed: 10/23/2018 4:11am CT

DATE:

10/23/2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to rezone the land the district office/maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

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Additional Message to Mayor Liccardo:

Sincerely,
NAME:

X

Signed: **Mekonnen Asrat**

Stamped: 10/23/2018 4:10:30 AM; 73.223.236.211;

ADDRESS

Letter of Support

Sent By:

Completed By: Public User

Sent On: 10/23/2018 12:57pm CT

Completed: 10/23/2018 12:58pm
CT

DATE:

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to rezone the land the district office/maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

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Additional Message to Mayor Liccardo:

Sincerely,
NAME:

X

Signed: **Lorna Karabey**

Stamped: 10/23/2018 12:58:17 PM; 71.198.208.162;

ADDRESS

Letter of Support

Sent By:

Completed By: Public User

Sent On: 10/23/2018 1:30pm CT

Completed: 10/23/2018 1:31pm CT

DATE:

10/23/2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to rezone the land the district office/maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

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Additional Message to Mayor Liccardo:

Thank you!

Sincerely,
NAME:

X

Signed: **Jennifer Pagano**

Stamped: 10/23/2018 1:31:17 PM; 73.162.248.104;

ADDRESS

Letter of Support

Sent By:

Completed By: Public User

Sent On: 10/23/2018 3:12pm CT

Completed: 10/23/2018 3:14pm CT

DATE:

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to rezone the land the district office/maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

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Additional Message to Mayor Liccardo:

Sincerely,
NAME:

X

Signed: **Alice Bird**

Stamped: 10/23/2018 3:14:01 PM; 24.130.200.125;

ADDRESS

Letter of Support

Sent By:

Completed By: Public User

Sent On: 10/23/2018 3:51pm CT

Completed: 10/23/2018 3:52pm CT

DATE:

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to rezone the land the district office/maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

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Additional Message to Mayor Liccardo:

Sincerely,
NAME:

X

Signed: **Teresa Fiss**

Stamped: 10/23/2018 3:51:27 PM; 76.102.100.37;

ADDRESS

Letter of Support

Sent By:

Completed By: Public User

Sent On: 10/23/2018 5:49pm CT

Completed: 10/23/2018 5:50pm CT

DATE:

10/23/2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to rezone the land the district office/maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

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Additional Message to Mayor Liccardo:

Sincerely,
NAME:

X

Signed: **Kimberly Moore**

Stamped: 10/23/2018 5:50:10 PM; 4.14.110.186;

ADDRESS

Letter of Support

Sent By:

Completed By: Public User

Sent On: 10/23/2018 6:51pm CT

Completed: 10/23/2018 6:52pm CT

DATE:

10/23/2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

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Additional Message to Mayor Liccardo:

Sincerely,
NAME:

X

Signed: **Michael Dam**

Stamped: 10/23/2018 6:51:55 PM; 67.188.27.41;

ADDRESS

Letter of Support

Sent By:

Completed By: Public User

Sent On: 10/23/2018 6:54pm CT

Completed: 10/23/2018 6:54pm CT

DATE:

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to rezone the land the district office/maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

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Additional Message to Mayor Liccardo:

Sincerely,
NAME:

X

Signed: **Barbara Marowelli**

Stamped: 10/23/2018 6:54:18 PM; 66.129.239.10;

ADDRESS

Letter of Support

Sent By:

Completed By: Public User

Sent On: 10/23/2018 10:45pm CT

Completed: 10/23/2018 10:46pm
CT

DATE:

10/23/2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo:

As a member of the Campbell Union High School District community, I am urging you to support the District's efforts to rezone the land the district office/maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

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Lastly, in addition to the financial benefits that our schools will enjoy, your support of this proposal will demonstrate to the community at large that you are fully committed to improving our schools and neighborhoods.

Additional Message to Mayor Liccardo:

Sincerely,
NAME:

X

Signed: **Kevin S. Duisenberg**

Stamped: 10/23/2018 10:46:12 PM; 174.228.131.102;

ADDRESS

Name: Smita Garg

Email:

Address: _____

Comments.

Hi,

I am here as a community member and a concerned parent who worked hard on getting the Bond Measure AA approved for my High school district. My oldest just graduated from Prospect High School and I have a younger one ready to attend in just a few years. Prospect High School falls under the Campbell Union High School District. Having been a part of two school districts for last 15 years, I have seen first hand, the issues faced by district and school administrators, teachers, and parents with regard to making quality education and even basic amenities available to students. I fully support the districts in thinking outside the box to figure out ways to be self-reliant. As a parent, I am done with facing cuts to important programs for kids, as well as our schools not being able to provide top-class facilities due to lack of resources. We live in the part of the world which is known for innovation and top education but to be able to sustain that level of education and innovation, we need to keep working on providing our kids the best learning opportunities.

Hence, I fully support CUHSD's efforts in looking for long-term solutions that are a win-win for all parties involved through the proposed Land Development Initiative.

Thank you,
Smita Garg

October 3, 2018

Mayor Sam Liccardo
200 E. Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

The Campbell Union High School District has created a proposal that is a combination of ground leases and land exchange that has the potential to generate 1.5 million annually in badly needed ongoing unrestricted revenue to support student programs. The plan is in keeping with the character of the existing neighborhood and appears likely to have no significant impact on traffic in the area. It is contingent upon the acquisition of a property that already has tenants and which can house the District Office operations as well. In order for that to occur, it is my understanding that a portion of the land needs to be designated as residential.

I am in favor of this plan, and hope you will support the District's efforts. This is a creative use of the land and will help our students without raising taxes. Until education receives better funding, Districts must do what they can to deliver quality education to our youth.

Thank you!

Yours truly,



Gloria Fields
Frankie's Awards

Sept. 27, 2018

Mayor Sam Liccardo
200 E. Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

The Campbell Union High School District has created a proposal that is a combination of ground leases and land exchange that has the potential to generate 1.5 million annually in badly needed ongoing unrestricted revenue to support student programs. The plan is in keeping with the character of the existing neighborhood and appears likely to have no significant impact on traffic in the area. It is contingent upon the acquisition of a property that already has tenants and which can house the District Office operations as well. In order for that to occur, it is my understanding that a portion of the land needs to be designated as residential.

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Thank you!

Yours truly,

LINDA CAROL LINDLEY
RETIRED CUHSD TEACHER

Sept. 27, 2018

Mayor Sam Liccardo
200 E. Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

The Campbell Union High School District has created a proposal that is a combination of ground leases and land exchange that has the potential to generate 1.5 million annually in badly needed ongoing unrestricted revenue to support student programs. The plan is in keeping with the character of the existing neighborhood and appears likely to have no significant impact on traffic in the area. It is contingent upon the acquisition of a property that already has tenants and which can house the District Office operations as well. In order for that to occur, it is my understanding that a portion of the land needs to be designated as residential.

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Thank you!

Yours truly,

Mark Sundberg

Sept. 27, 2018

Mayor Sam Liccardo
200 E. Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

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Thank you!

Yours truly,



Vicki Essert

Sept. 27, 2018

Mayor Sam Liccardo
200 E. Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

The Campbell Union High School District has created a proposal that is a combination of ground leases and land exchange that has the potential to generate 1.5 million annually in badly needed ongoing unrestricted revenue to support student programs. The plan is in keeping with the character of the existing neighborhood and appears likely to have no significant impact on traffic in the area. It is contingent upon the acquisition of a property that already has tenants and which can house the District Office operations as well. In order for that to occur, it is my understanding that a portion of the land needs to be designated as residential.

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Thank you!

Yours truly,

3

parent of former Boynton student

Cindy Anzalone

Sept. 25, 2018

Mayor Sam Liccardo
200 East Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

I have studied the proposal that the Campbell Union High School District has set forth which is dependent upon the option of placing single family homes on a parcel of land that runs between two existing residential neighborhoods. Their plan includes ground leases and the acquisition of a property that already has tenants as a way of generating ongoing revenue for the students in a manner which is in keeping with the values and ambience of the community.

I wish to go on record in support of this plan, and hope you will lend your support as well. Our students deserve the best education possible, and our schools are far from fully funded.

Thank you!

Yours truly,

H. Lloyd Gillespie
California Retired Teachers Association member

Sept. 24, 2018

Mayor Sam Liccardo
200 East Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

I have studied the proposal that the Campbell Union High School District has set forth which is dependent upon the option of placing single family homes on a parcel of land that runs between two existing residential neighborhoods. Their plan includes ground leases and the acquisition of a property that already has tenants as a way of generating ongoing revenue for the students in a manner which is in keeping with the values and ambience of the community.

I wish to go on record in support of this plan, and hope you will lend your support as well. Our students deserve the best education possible, and our schools are far from fully funded.

Thank you!

Yours truly,

From Frances McClellan - lives on Stokes across from Del Mar

Sept. 24, 2018

Mayor Sam Liccardo
200 East Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

I have studied the proposal that the Campbell Union High School District has set forth which is dependent upon the option of placing single family homes on a parcel of land that runs between two existing residential neighborhoods. Their plan includes ground leases and the acquisition of a property that already has tenants as a way of generating ongoing revenue for the students in a manner which is in keeping with the values and ambience of the community.

I wish to go on record in support of this plan, and hope you will lend your support as well. Our students deserve the best education possible, and our schools are far from fully funded.

Thank you!

Very truly,
Dale + Barbara Gilbert

Dale + Barbara Gilbert

Sept. 24, 2018

Mayor Sam Liccardo
200 East Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

I have studied the proposal that the Campbell Union High School District has set forth which is dependent upon the option of placing single family homes on a parcel of land that runs between two existing residential neighborhoods. Their plan includes ground leases and the acquisition of a property that already has tenants as a way of generating ongoing revenue for the students in a manner which is in keeping with the values and ambience of the community.

I wish to go on record in support of this plan, and hope you will lend your support as well. Our students deserve the best education possible, and our schools are far from fully funded.

Thank you!

Yours truly,

Mike A. Duarte
San Jose Resident

Sept. 27, 2018

Mayor Sam Liccardo
200 E. Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

The Campbell Union High School District has created a proposal that is a combination of ground leases and land exchange that has the potential to generate 1.5 million annually in badly needed ongoing unrestricted revenue to support student programs. The plan is in keeping with the character of the existing neighborhood and appears likely to have no significant impact on traffic in the area. It is contingent upon the acquisition of a property that already has tenants and which can house the District Office operations as well. In order for that to occur, it is my understanding that a portion of the land needs to be designated as residential.

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Thank you!

Douglas L. Knapp
Yours truly,

Sept. 27, 2018

Mayor Sam Liccardo
200 E. Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

The Campbell Union High School District has created a proposal that is a combination of ground leases and land exchange that has the potential to generate 1.5 million annually in badly needed ongoing unrestricted revenue to support student programs. The plan is in keeping with the character of the existing neighborhood and appears likely to have no significant impact on traffic in the area. It is contingent upon the acquisition of a property that already has tenants and which can house the District Office operations as well. In order for that to occur, it is my understanding that a portion of the land needs to be designated as residential.

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Thank you!

Yours truly,

*Dogpark friend &
grandmother of Branham freshman.*

Sept. 24, 2018

Mayor Sam Liccardo
200 East Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

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I wish to go on record in support of this plan, and hope you will lend your support as well. Our students deserve the best education possible, and our schools are far from fully funded.

Thank you!

Yours truly,

Sept. 29, 2018

retired teacher
from Campbell
Union High School
District
I taught English at
Campbell, Blackford, and
Prospect.

Sept. 24, 2018

Mayor Sam Liccardo
200 East Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

I have studied the proposal that the Campbell Union High School District has set forth which is dependent upon the option of placing single family homes on a parcel of land that runs between two existing residential neighborhoods. Their plan includes ground leases and the acquisition of a property that already has tenants as a way of generating ongoing revenue for the students in a manner which is in keeping with the values and ambience of the community.

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Thank you!

Yours truly,

Retired CUHSD Teacher

Sept. 24, 2018

Mayor Sam Liccardo
200 East Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

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I wish to go on record in support of this plan, and hope you will lend your support as well. Our students deserve the best education possible, and our schools are far from fully funded.

Thank you!

Yours truly,

(former CUHSD teacher)

Sept. 27, 2018


Mayor Sam Liccardo
200 E. Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

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Thank you!


Yours truly,

Betty Ewing
Chief & Culinary Arts Director
Metro/Ed SUCTE

Sept. 27, 2018

Mayor Sam Liccardo
200 E. Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

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Thank you!

Yours truly, //

Sept. 24, 2018

Mayor Sam Liccardo
200 East Santa Clara Street
18th Floor
San Jose, CA 95113

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I wish to go on record in support of this plan, and hope you will lend your support as well. Our students deserve the best education possible, and our schools are far from fully funded.

Thank you!

Yours truly,

Roan Bear

September 22, 2018

To the San Jose City Council and Mayor Liccardo:

As a lifelong resident of Campbell and supporter of the Campbell Union High School District, I would like to express my support and admiration for the land-use plan the District has set forth. It seems to me to be extremely creative and well-thought-out. They are not asking for anything but a clear shot at increasing their ability to provide quality education to our kids.

Please give your full support to Campbell's "For the Kids" Initiative.

Yours respectfully,

GARY CUNNINGHAM

Gary Cunningham

Gary Cunningham

Sept. 24, 2018

Mayor Sam Liccardo
200 East Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

I have studied the proposal that the Campbell Union High School District has set forth which is dependent upon the option of placing single family homes on a parcel of land that runs between two existing residential neighborhoods. Their plan includes ground leases and the acquisition of a property that already has tenants as a way of generating ongoing revenue for the students in a manner which is in keeping with the values and ambience of the community.

I wish to go on record in support of this plan, and hope you will lend your support as well. Our students deserve the best education possible, and our schools are far from fully funded.

Thank you!

Yours truly,

A handwritten signature in dark ink, appearing to be "M. J.", is located to the right of the "Yours truly," text.

Sept. 24, 2018

Mayor Sam Liccardo
200 East Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

I have studied the proposal that the Campbell Union High School District has set forth which is dependent upon the option of placing single family homes on a parcel of land that runs between two existing residential neighborhoods. Their plan includes ground leases and the acquisition of a property that already has tenants as a way of generating ongoing revenue for the students in a manner which is in keeping with the values and ambience of the community.

I wish to go on record in support of this plan, and hope you will lend your support as well. Our students deserve the best education possible, and our schools are far from fully funded.

Thank you!

Yours truly,

October 1, 2018

Mayor Sam Liccardo
200 E. Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

The Campbell Union High School District has created a proposal that is a combination of ground leases and land exchange that has the potential to generate 1.5 million annually in badly needed ongoing unrestricted revenue to support student programs. The plan is in keeping with the character of the existing neighborhood and appears likely to have no significant impact on traffic in the area. It is contingent upon the acquisition of a property that already has tenants and which can house the District Office operations as well. In order for that to occur, it is my understanding that a portion of the land needs to be designated as residential.

I am in favor of this plan, and hope you will support the District's efforts. This is a creative use of the land and will help our students without raising taxes. Until education receives better funding, Districts must do what they can to deliver quality education to our youth.

Thank you!

Yours truly,



Mike DiGrazia

Sept. 24, 2018

Mayor Sam Liccardo
200 East Santa Clara Street
18th Floor
San Jose, CA 95113

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Thank you!

Yours truly

retired 59 High teacher

Sept. 24, 2018

Mayor Sam Liccardo
200 East Santa Clara Street
18th Floor
San Jose, CA 95113

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Thank you!

Yours truly,

Retired teacher, CUHSD

October 3, 2018

Mayor Sam Liccardo
200 E. Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

The Campbell Union High School District has created a proposal that is a combination of ground leases and land exchange that has the potential to generate 1.5 million annually in badly needed ongoing unrestricted revenue to support student programs. The plan is in keeping with the character of the existing neighborhood and appears likely to have no significant impact on traffic in the area. It is contingent upon the acquisition of a property that already has tenants and which can house the District Office operations as well. In order for that to occur, it is my understanding that a portion of the land needs to be designated as residential.

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Thank you!

Yours truly,



San Jose resident - Lori Mazzola

October 3, 2018

Mayor Sam Liccardo
200 E. Santa Clara Street
18th Floor
San Jose, CA 95113

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Thank you!

Yours truly,

Marilyn Van Gastel
Library Volunteer

Sept. 24, 2018

Mayor Sam Liccardo
200 East Santa Clara Street
18th Floor
San Jose, CA 95113

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Thank you!

Yours truly

Sept. 27, 2018

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200 E. Santa Clara Street
18th Floor
San Jose, CA 95113

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Thank you!

This is a wonderful plan. I wholeheartedly support it!

Yours truly,

Sept. 27, 2018

Mayor Sam Liccardo
200 E. Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

The Campbell Union High School District has created a proposal that is a combination of ground leases and land exchange that has the potential to generate 1.5 million annually in badly needed ongoing unrestricted revenue to support student programs. The plan is in keeping with the character of the existing neighborhood and appears likely to have no significant impact on traffic in the area. It is contingent upon the acquisition of a property that already has tenants and which can house the District Office operations as well. In order for that to occur, it is my understanding that a portion of the land needs to be designated as residential.

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Thank you!

Yours truly,

Trevor Rowland

October 3, 2018

Mayor Sam Liccardo
200 E. Santa Clara Street
18th Floor
San Jose, CA 95113

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Thank you!

Yours truly,

Jacqueline Asbury

Sept. 27, 2018

Mayor Sam Liccardo
200 E. Santa Clara Street
18th Floor
San Jose, CA 95113

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Thank you!

Yours truly,

George Wano Paulos

General Contractor

Sept. 27, 2018

Mayor Sam Liccardo
200 E. Santa Clara Street
18th Floor
San Jose, CA 95113

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Thank you!

Yours truly,

Danielle Welsh
Sen. Exe. Asst to the Supt.
Metro Ed / SVCTE

Sept. 27, 2018

Mayor Sam Liccardo
200 E. Santa Clara Street
18th Floor
San Jose, CA 95113

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Thank you!

Yours truly,

Julia Xu
Accountant

Sept. 27, 2018

Mayor Sam Liccardo
200 E. Santa Clara Street
18th Floor
San Jose, CA 95113


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Thank you!

Michael Cortese


Yours truly,

Michael Cortese

Sept. 27, 2018

Mayor Sam Liccardo
200 E. Santa Clara Street
18th Floor
San Jose, CA 95113

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Thank you!

Yours truly,

Pilar
~~Peter~~ Vazquez-Vialva
Director of Ed Services
Metro Ed

Sept. 27, 2018

Mayor Sam Liccardo
200 E. Santa Clara Street
18th Floor
San Jose, CA 95113

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Thank you!

Yours truly,

Meagan Azevedo
San Jose resident

Sept. 27, 2018

Mayor Sam Liccardo
200 E. Santa Clara Street
18th Floor
San Jose, CA 95113

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Thank you!

Yours truly,

Sandra Smith
Teacher SVCTE
San Jose

Sept. 27, 2018

Mayor Sam Liccardo
200 E. Santa Clara Street
18th Floor
San Jose, CA 95113

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Thank you!

Yours truly,

Jason Sholl
Dir. of Communications
Metro / Ed SVCTE

Sept. 27, 2018

Mayor Sam Liccardo
200 E. Santa Clara Street
18th Floor
San Jose, CA 95113

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Thank you!

Yours truly,

Charles A. King
Information Technology Mgr
Metro Ed. SVCTE San Jose

Sept. 24, 2018

Mayor Sam Liccardo
200 East Santa Clara Street
18th Floor
San Jose, CA 95113

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Thank you!

Yours truly,

Tish (Leticia) Landers

Sept. 27, 2018

Mayor Sam Liccardo
200 E. Santa Clara Street
18th Floor
San Jose, CA 95113

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Thank you!

Yours truly,

Candace Basso

Sept. 27, 2018

Mayor Sam Liccardo
200 E. Santa Clara Street
18th Floor
San Jose, CA 95113

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Thank you!

Yours truly,



Ray Dyer

October 3, 2018

Mayor Sam Liccardo
200 E. Santa Clara Street
18th Floor
San Jose, CA 95113

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Thank you!

Yours truly,

TEACHER IN C.U.H.S.D. FOR 32 YRS.

Charles "Chuck" Slater

October 3, 2018

Mayor Sam Liccardo
200 E. Santa Clara Street
18th Floor
San Jose, CA 95113

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Thank you!

Yours truly,

Mayor Liccardo, my family, including my wife grew up in the Campbell Union High School District. We have followed the life of the District for over 50 years, and are excited about how they want to use this land to benefit the school District as well as benefit the neighborhood. Please do what you can to help the District. Grace.

Sept. 27, 2018

Mayor Sam Liccardo
200 E. Santa Clara Street
18th Floor
San Jose, CA 95113

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Thank you!

Yours truly,

Ray Jones

October 5, 2018

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200 E. Santa Clara Street
18th Floor
San Jose, CA 95113

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Thank you!

Yours truly,
L. T.

Lawrence Taillie
Resident CUSD

Lawrence Taillie
Grandparent of Branham Freshman
Resident of San Jose

October 5, 2018

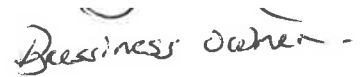
Mayor Sam Liccardo
200 E. Santa Clara Street
18th Floor
San Jose, CA 95113

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Thank you!

Yours truly,  Business Owner -

Carlos Rodriguez
Owns "La Bamba"

October 3, 2018

Mayor Sam Liccardo
200 E. Santa Clara Street
18th Floor
San Jose, CA 95113

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Thank you!

Yours truly,

Denise Johnson
1000 Avenue

October 3, 2018


Mayor Sam Liccardo
200 E. Santa Clara Street
18th Floor
San Jose, CA 95113

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Yours truly, 

DFELIA GUTMAN

October 5, 2018

Mayor Sam Liccardo
200 E. Santa Clara Street
18th Floor
San Jose, CA 95113

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Yours truly,



Monica Rieger

October 3, 2018

Mayor Sam Liccardo
200 E. Santa Clara Street
18th Floor
San Jose, CA 95113

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Thank you!

Yours truly,

Brenda Dragomir

October 5, 2018

Mayor Sam Liccardo
200 E. Santa Clara Street
18th Floor
San Jose, CA 95113

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Thank you!

Yours truly,

Sérgio Goytia

Sept. 27, 2018

Mayor Sam Liccardo
200 E. Santa Clara Street
18th Floor
San Jose, CA 95113

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Thank you!

Yours truly,



Nancy Rowley & her husband -
Westmont Parents

Sept. 27, 2018

Mayor Sam Liccardo
200 E. Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

The Campbell Union High School District has created a proposal that is a combination of ground leases and land exchange that has the potential to generate 1.5 million annually in badly needed ongoing unrestricted revenue to support student programs. The plan is in keeping with the character of the existing neighborhood and appears likely to have no significant impact on traffic in the area. It is contingent upon the acquisition of a property that already has tenants and which can house the District Office operations as well. In order for that to occur, it is my understanding that a portion of the land needs to be designated as residential.

I am in favor of this plan, and hope you will support the District's efforts. This is a creative use of the land and will help our students without raising taxes. Until education receives better funding, Districts must do what they can to deliver quality education to our youth.

Thank you!

Yours truly,



Date: _____

10/13/2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

As a member of the Campbell Union High School District community, I am urging you to support the District's request to rezone the land that the district office and maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

The proposed development for this parcel of land is compatible with the surrounding neighborhood, and the proposed improvements will therefore benefit both the immediate community, as well as the broader (district-wide) community.

Lastly, in addition to the financial benefits that our schools will enjoy, your support of this proposal will demonstrate to the community at large that you are fully committed to improving our schools and neighborhoods.

Sincerely,



Printed Name: _____

JAMES ARRASMITH

Address: _____

Date: 10/13/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

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Sincerely,

Printed Name: Ana Hrasmith

Address:

C

Date: 10.4.18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

As a member of the Campbell Union High School District community, I am urging you to support the District's request to rezone the land that the district office and maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

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Sincerely,

Printed Name: Heather Schavel

Address: _____

Date: 10/4/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

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Sincerely,

Printed Name: Nancy Cister

Address:

4

Date: 10/4/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

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Sincerely,

Printed Name: Nicole McLane

Address: _____

Q

Date: 10/8/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

As a member of the Campbell Union High School District community, I am urging you to support the District's request to rezone the land that the district office and maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

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Sincerely,

Printed Name: Basil Saleh

Address: _____

P

Date: 10-2-18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

As a member of the Campbell Union High School District community, I am urging you to support the District's request to rezone the land that the district office and maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

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Sincerely,


Printed Name: Cathie Watson-Short

Address: __

Date: 10/2/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

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Sincerely,

Printed Name: Shveta Bagade

Address: _____

Date: _____

10/2/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

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Sincerely,

Printed Name: _____

Kelly Masin

Address: _____

Date: 10/3/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

As a member of the Campbell Union High School District community, I am urging you to support the District's request to rezone the land that the district office and maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

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Sincerely,

Printed Name: Christine Kim

Address:

Date: 10-3-2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

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Sincerely,

Printed Name: Dlga Escobar

Address:

Date: 10/3/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

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Sincerely,

2018

Printed Name: Yassna Khosravi

Address:

Date: Oct. 3, 2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

As a member of the Campbell Union High School District community, I am urging you to support the District's request to rezone the land that the district office and maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

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Sincerely,

Printed Name: Dawn Hogg

Address: _____

Date: Oct. 3, 2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

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Sincerely,



Printed Name: Mike Scialabba

Address:

Date: 10/3/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

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Sincerely,

Printed Name: Daniel Kinnery

Address: _

Date: 10/4/2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

As a member of the Campbell Union High School District community, I am urging you to support the District's request to rezone the land that the district office and maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

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Sincerely,

Printed Name: DOUGLAS E KUNIS

Address:

W

Date: 10/3/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

As a member of the Campbell Union High School District community, I am urging you to support the District's request to rezone the land that the district office and maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

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Sincerely,

Printed Name: Fariba Reisi

Address

Date: Oct 3, 2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

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Sincerely,

Printed Name: _____

Jennifer MacQuiddy

Address: _____

Date: 10/3/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

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Sincerely,

Printed Name: Patrick Kane

Address: _____

Date: 10/3/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

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Sincerely,

✓
Printed Name: Cynthia Kane

Address: _____

Date: 10/3/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

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Sincerely,

Printed Name: Stephen Ken

Address:

Date: _____

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

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Sincerely,

Printed Name: MARI KATADA

Address: _____

Date: 10/9/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

As a member of the Campbell Union High School District community, I am urging you to support the District's request to rezone the land that the district office and maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

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Sincerely,

Printed Name: Elizabeth Derrington

Address: _____

Date: 10/9/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

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Sincerely,

Printed Name: SHEILA JUTHANI

Address: _____

Date: Oct 9, 2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113


Dear Mayor Liccardo,

As a member of the Campbell Union High School District community, I am urging you to support the District's request to rezone the land that the district office and maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

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Sincerely, 


Printed Name: Sameen Shoenhair

Address: _____

Date: 10/9/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

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Sincerely,

Printed Name: Nancy Pherrigo

Address: _

Date: 10-9-18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

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Sincerely,

Printed Name: Claudine Asrat

Address: _

Date: 6-9-18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

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Sincerely,

Printed Name: Julie Son

Address: 200 East Santa Clara Street, 18th Floor

Date: 10/9/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

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Sincerely,

Printed Name: Jennifer Loftus

Address: __

Date: Oct. 9, 2018

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Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

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Sincerely,

Lonie Fullerton

✓ 1

Printed Name: Lonie Fullerton

Address: _

Date: 10/09/2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

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Sincerely,

Printed Name: Xingli Zhu

Address:

Date: Oct 3rd, 2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

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Sincerely,

Printed Name: KIM NEVITT

Address

W

Date: 10/3/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

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Sincerely, _____

Printed Name: Melissa Raplee

Address

W

Date: _____

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

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Sincerely,

Printed Name: _____

Address: _____

Date: 10/3/18

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Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
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Sincerely,

Printed Name: Shanmei Zhou

Address: 1010 N. 1st St. Suite 1010 San Jose, CA 95128

Date: 10/3/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

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Lastly, in addition to the financial benefits that our schools will enjoy, your support of this proposal will demonstrate to the community at large that you are fully committed to improving our schools and neighborhoods.

Sincerely,

Printed Name: Elijah Raplee

Address:

W

Date: 10-3-18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

As a member of the Campbell Union High School District community, I am urging you to support the District's request to rezone the land that the district office and maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

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Sincerely,

Printed Name: Diane Young

Address:

Date: 10/9/2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

As a member of the Campbell Union High School District community, I am urging you to support the District's request to rezone the land that the district office and maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

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Sincerely,

Printed Name: Judi Thayne

Address: _____

Date: 9 Oct 18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

As a member of the Campbell Union High School District community, I am urging you to support the District's request to rezone the land that the district office and maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

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Sincerely,

Printed Name: DAWN - MARIE COOK

Address: _

Date: Oct 9 2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

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Sincerely,

Printed Name: MUFFIE WATERMAN

Address: __

Date: Oct 9' 2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

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Sincerely,

Printed Name: RUCHI SARAN

Address: _____

Date: 10/09/2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

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Sincerely,

Printed Name: ARCHANA SARWATE

Address: _

Date: 10-9-2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

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Sincerely,

Printed Name: Maria Guardado

Address: _____

Date: 10-16-18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

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Sincerely,

Printed Name: Gretchen Grabner

Address: _____

Date: 10/16/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

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Sincerely,

Printed Name: Susan Dahl

Address: _

Date: 10/16/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

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Sincerely,

Printed Name: XIAO QIANG CHANG

Address: _____

Date: _____

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

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Sincerely,

Printed Name: _____

JODD BUTLER

Address: _____

Date: 10/16/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

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Sincerely,

Printed Name: Zack Strachman

Address: _____

Date: 10-16-18

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Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

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Sincerely,

Printed Name: Lance Strickman

Address:

Date: 10/16/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

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Sincerely,

Printed Name: Tamara Strachman

Address: _____

Date: 10/16/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

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Sincerely,

Printed Name: Luke Edelman

Address: _____

Date: 10/22/2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

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Sincerely,

Printed Name: Nathalie GORIANEC

Address: _____

Date: 10/22/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

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Sincerely,

Printed Name: Sean Smorson

Address:

Date: October 22, 2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

As a member of the Campbell Union High School District community, I am urging you to support the District's request to rezone the land that the district office and maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

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Sincerely,

Printed Name: Maureen Currie

Address: _

Date: 10/22/18

The Honorable Sam Liccardo
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200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

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Sincerely,

Printed Name: Amy M GARDNER

Address: _____

Date: 10/22/18

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Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

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Sincerely,

Printed Name: Jennifer Green

Address: _____

Date: 10/22/18

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Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

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Sincerely,

Printed Name: Kara Butler

Address: _____

Date: 10/22/18

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Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

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Sincerely,

Printed Name:

Jennifer Petroff

Address: _

Date: 10/19/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

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Sincerely,

Printed Name: Nick Murgia

Address: _____

Date: 10/19/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

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Sincerely,

Printed Name: Amanda Mungai

Address

Date: 10/19/18

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Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

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Sincerely,

Printed Name: Gusan Murgu

Address:

Date: 10/19/18

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Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

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Sincerely,

Printed Name: Marco Murgu

Address:

Date: 10/18/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

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Sincerely,

Printed Name: DAVID OSMAN

Address: _

Date: 10/18/2018

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

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Sincerely,

Printed Name:

Ashleigh Coffeng

Address: _

Date: 10/17/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

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Sincerely,

Printed Name: Matthew Masini

Address: _____

Date: 10/17/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

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Sincerely,

Printed Name: MARGARET KNOX

Address: _____

Date: 10/17/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

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Sincerely,

Printed Name: THOMAS PARKS

Address: _____

Date: 10/17/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

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Sincerely,

Printed Name: EILEEN PARKS

Address: _____

Date: 10/17/18

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Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

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Sincerely,

Printed Name: Alex Masini

Address: _____

Date: 10/14/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

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Sincerely,

Printed Name: Mario Masini

Address:

Date: 10/22/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

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Sincerely,

Printed Name: Jacqueline Eliscan

Address: _

Date: 10/22/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113


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Lastly, in addition to the financial benefits that our schools will enjoy, your support of this proposal will demonstrate to the community at large that you are fully committed to improving our schools and neighborhoods.

Sincerely,


Printed Name: Jessie Erickson

Address

Date: 10/20/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

As a member of the Campbell Union High School District community, I am urging you to support the District's request to rezone the land that the district office and maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

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Sincerely,

Printed Name: JACOB ERICKSON

Address:

Date: 10/22/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

As a member of the Campbell Union High School District community, I am urging you to support the District's request to rezone the land that the district office and maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

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Sincerely,

Printed Name: Bradley Erickson

Address: _____

Date: 10/20/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

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Sincerely,

Printed Name: Amee Pineda

Address: __

Date: 10/18/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

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Sincerely,

Printed Name: Nolan Crow

Address: _____

Date: 10/18/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

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Sincerely,

Printed Name: Karen Elliston

Address: _____

Date: 10/18/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

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Sincerely, 

Printed Name: Kristine Thompson

Address: _____

Date: 10/19/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

As a member of the Campbell Union High School District community, I am urging you to support the District's request to rezone the land that the district office and maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

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Sincerely,

Printed Name: Christine Dobler

Address: _____

Date: 10/18/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

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Sincerely,

Printed Name: Megan ashe

Address: _____

Date: 10-18-18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

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Sincerely,

Printed Name: Gina Ashe

Address: _____

Date: 10/18/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

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Sincerely,

Printed Name: Cindy Schultz

Address: _____

Date: 10/18/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

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Sincerely,

Printed Name: Jen Nerus

Address: _____

Date: 10/18/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

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Sincerely,

Printed Name: Melissa Schwartz

Address:

Date: 10/20/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113


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Sincerely,


Printed Name: Samantha Polanco

Address: _

Date: 10/25/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

As a member of the Campbell Union High School District community, I am urging you to support the District's request to rezone the land that the district office and maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

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Sincerely,

Printed Name: DEBRAH MAGGOKA

Address:

B

Date: 10-29-18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

As a member of the Campbell Union High School District community, I am urging you to support the District's request to rezone the land that the district office and maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

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Sincerely,
/

Printed Name: Kyiana Sayer-Peterson

Address: _____

D

Date: 10/18/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

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Lastly, in addition to the financial benefits that our schools will enjoy, your support of this proposal will demonstrate to the community at large that you are fully committed to improving our schools and neighborhoods.

Sincerely,

Printed Name: Linda Harvey

Address: _____

D

October 5, 2018

Mayor Sam Liccardo
200 East Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

I have studied the proposal that the Campbell Union High School District has set forth which is dependent upon the option of placing single family homes on a parcel of land that runs between two existing residential neighborhoods. Their plan includes ground leases and the acquisition of a property that already has tenants as a way of generating ongoing revenue for the students in a manner which is in keeping with the values and ambience of the community.

This plan appears to be very well-constructed and thoughtful. It is expected to provide approximately 1.5 million in ongoing revenue to go toward the education of our kids.

I wish to go on record in support of this plan, and hope you will lend your support as well. Our students deserve the best education possible, and our schools are far from fully funded.

Thank you!

Yours truly,

Luis Vega

Sept. 27, 2018

Mayor Sam Liccardo
200 E. Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

The Campbell Union High School District has created a proposal that is a combination of ground leases and land exchange that has the potential to generate 1.5 million annually in badly needed ongoing unrestricted revenue to support student programs. The plan is in keeping with the character of the existing neighborhood and appears likely to have no significant impact on traffic in the area. It is contingent upon the acquisition of a property that already has tenants and which can house the District Office operations as well. In order for that to occur, it is my understanding that a portion of the land needs to be designated as residential.

I am in favor of this plan, and hope you will support the District's efforts. This is a creative use of the land and will help our students without raising taxes. Until education receives better funding, Districts must do what they can to deliver quality education to our youth.

Thank you!

Yours truly,

Jesus A. Ramirez

October 5, 2018

Mayor Sam Liccardo
200 East Santa Clara Street
18th Floor
San Jose, CA 95113

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I wish to go on record in support of this plan, and hope you will lend your support as well. Our students deserve the best education possible, and our schools are far from fully funded.

Thank you!

Yours truly,

2/

Sept. 27, 2018

Mayor Sam Liccardo
200 E. Santa Clara Street
18th Floor
San Jose, CA 95113

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Thank you!

Yours truly,

October 5, 2018

Mayor Sam Liccardo
200 E. Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

If a school district can find a creative way to generate significant revenue without raising taxes or negatively impacting the community, that sounds to me like a win for everybody. The proposal put forward by the Campbell Union High School District has the potential to generate 1.5 million annually in unrestricted revenue to support student programs. These are difficult times for school districts as the pension mandates continue to eat into their budgets. Some districts are already reducing programs and services.

The CUHSD development plan for a strip of under-utilized land is blend of business ground leases for a memory care facility, a pre-school and a self-storage complex as well as residential housing to blend with the existing neighborhood. The District Office will relocate, so no noticeable impact on traffic flow in the area is expected. The plan is contingent upon the acquisition of a property that already has tenants and which can also house the District Office operations. In order for that to occur, a portion of the land needs to be designated as residential.

The CUHSD has clearly put much time and thoughtful effort into crafting a creative solution a financial problem while remaining committed to being a good neighbor in the community.

I support the plan, and I urge you to lend your support as well.

Thank you!

Yours truly,



Herman Celaya

October 5, 2018

Mayor Sam Liccardo
200 E. Santa Clara Street
18th Floor
San Jose, CA 95113

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Thank you!

Yours truly,

Steve Cahill

October 5, 2018

Mayor Sam Liccardo
200 East Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

I have studied the proposal that the Campbell Union High School District has set forth which is dependent upon the option of placing single family homes on a parcel of land that runs between two existing residential neighborhoods. Their plan includes ground leases and the acquisition of a property that already has tenants as a way of generating ongoing revenue for the students in a manner which is in keeping with the values and ambience of the community.

This plan appears to be very well-constructed and thoughtful. It is expected to provide approximately 1.5 million in ongoing revenue to go toward the education of our kids.

I wish to go on record in support of this plan, and hope you will lend your support as well. Our students deserve the best education possible, and our schools are far from fully funded.

Thank you!

Yours truly,

Franklin A. Rivera

Sept. 27, 2018

Mayor Sam Liccardo
200 E. Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

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Thank you!

Yours truly

Alan Stricizich

October 5, 2018

Mayor Sam Liccardo
200 E. Santa Clara Street
18th Floor
San Jose, CA 95113

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I support the plan, and I urge you to lend your support as well.

Thank you!

Yours truly,



Robert Westrup

Sept. 27, 2018

Mayor Sam Liccardo
200 E. Santa Clara Street
18th Floor
San Jose, CA 95113

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Thank you!

Yours truly,

Sept. 27, 2018

Mayor Sam Liccardo
200 E. Santa Clara Street
18th Floor
San Jose, CA 95113

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Thank you!

Yours truly,

Peter Brown /

October 5, 2018

Mayor Sam Liccardo
200 E. Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

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I support the plan, and I urge you to lend your support as well.

Thank you!

Yours truly,

MARK FINNEN

J

October 5, 2018

Mayor Sam Liccardo
200 E. Santa Clara Street
18th Floor
San Jose, CA 95113

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I support the plan, and I urge you to lend your support as well.

Thank you!



DONALD C. BARRY

Sept. 27, 2018

Mayor Sam Liccardo
200 E. Santa Clara Street
18th Floor
San Jose, CA 95113

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Thank you!

Yours truly,

KIRK HARMON

October 5, 2018

Mayor Sam Liccardo
200 East Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

I have studied the proposal that the Campbell Union High School District has set forth which is dependent upon the option of placing single family homes on a parcel of land that runs between two existing residential neighborhoods. Their plan includes ground leases and the acquisition of a property that already has tenants as a way of generating ongoing revenue for the students in a manner which is in keeping with the values and ambience of the community.

This plan appears to be very well-constructed and thoughtful. It is expected to provide approximately 1.5 million in ongoing revenue to go toward the education of our kids.

I wish to go on record in support of this plan, and hope you will lend your support as well. Our students deserve the best education possible, and our schools are far from fully funded.

Thank you!

Yours truly,

Arturo Palomino

October 5, 2018

Mayor Sam Liccardo
200 East Santa Clara Street
18th Floor
San Jose, CA 95113

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Thank you!

Yours truly, /

Jon Sanchez

Sept. 27, 2018

Mayor Sam Liccardo
200 E. Santa Clara Street
18th Floor
San Jose, CA 95113

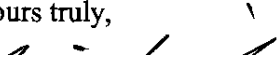
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Thank you!

Yours truly,


Eric Bishop

October 5, 2018

Mayor Sam Liccardo
200 E. Santa Clara Street
18th Floor
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I support the plan, and I urge you to lend your support as well.

Thank you!

Yours truly,

October 5, 2018

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Thank you!

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City of San Jose

via email

200 East Santa Clara Street, 3rd Floor Tower
San Jose, CA 95113-1905

October 20th, 2018

Attention: City of San Jose Council, Planning Commission, and Planning Staff

Subject: File No. GP18-004 General Plan Amendment to change Land Use Designation for CUHSD District office maintenance yard

Greetings Honorable Mayor, Councilmembers, Commissioners, and Staff,

As follow-up to my September 22nd, 2018 email regarding GP18-004, the proposed General Plan Amendment to change Land Use Designation for CUHSD District office maintenance yard, I am changing my recommendation and believe that the city should approve a zoning change to allow for the redevelopment of CUHSD's property for the reasons and with the caveats listed herein.

After a conversation with and a presentation from Board Trustee Stacy Brown at the Del Mar PTSA meeting, I am going to place my trust in the board that they made the right decision, based on what has been discussed in open and closed sessions and the information and assumptions they were given by their consultant. I also trust that CUHSD will find a way to distribute its buses from its existing bus yard, so as not to unduly burden any one school.

As stated by CUHSD on its website, it is early in the process, so if the city has suggestions that change the underlying assumptions, I trust that the CUHSD will make changes as possible and as appropriate, to provide maximum benefit to all parties. This also represents just 12-acres of CUHSD's approximately 244-acres of property and I trust that, given what is learned from this process, CUHSD and the City of San Jose will find ways work together to look at opportunities for those other parcels.

With that said, as outlined in my September correspondence, the process for deciding how to develop school properties needs to improve and I suggest a proactive and collaborative approach between the City of San Jose, the school districts and the community, as outlined at the end of this letter.

Let's Be Creative

The parcel at Union and Camden is a bonus for the City of San Jose, as it offers a potential location for new jobs and/or providing much-needed housing, particularly housing that meets Mayor Liccardo's affordable housing goals of 10,000 units. At the same time, to meet the City of San Jose's environmental goals, the configuration of this property should be based on a future that is less single-person car dependent and more energy efficient than in the past. With that in mind, here are some high-level thoughts:

- It is encouraging to see a Staff Alternative ("Scenario 2") for the 12-acre property, as it indicates a willingness by the City of San Jose to consider alternative uses for this property. When painting alternative scenarios, why not look at other scenarios, such as what is being explored at the BAREC site in Santa Clara, which mixes 361 units of affordable, senior, market-rate housing, and a working urban farm on a 6-acre site; a site that is also adjacent to single family homes?

- Provide zoning flexibility to CUHSD, so that all potential scenarios can be explored from a commercial perspective. This might be a different way of doing things, but it might help CUHSD and its development partners create a plan that optimizes the value of the property from both a monetary and community standpoint.
- Looking to the future, the City of San Jose should look at relaxing rules regarding parking, if alternatives are provided (e.g. Traffic Demand Programs, workforce housing for nearby jobs, etc.)

So, let's be creative and look for ways that we help the school district exceed its revenue goals, help the greater community meet affordable housing and job targets while ensuring that it meets zoning requirements that respect the adjacent neighbors.

City of San Jose/School District Opportunities

This section is less about CUHSD's specific project and more about the challenges and opportunities school districts face when attempting to maximize utilization of their properties. The recent kerfuffle with San Jose Unified School District's preliminary proposal to create housing for teachers is a great example of the challenges school districts face when attempting to develop their properties.

School properties present a huge opportunity for school districts to supplement and provide stable funding sources while helping cities in Santa Clara County meet workforce housing needs and providing opportunities to reduce Vehicles Mile Traveled. Collectively, the school districts own thousands of acres, but managing these assets for development outside traditional school uses is challenging for many reasons, including:

- This is outside their core mission of educating students, so it can be a distraction for board and staff.
- Uncertainty regarding how the land can be developed because of uncertainty in what zoning the city will approve.
- The school district effectively becomes a master developer. Again, this is outside its core mission and it means having to deal with developers, neighbors, and other government agencies regarding land-use issues.

With those challenges in mind, here are some initial thoughts as to how to improve the process:

- Investigate whether it makes sense for the City and School Districts to engage with the UC Berkeley's Center for Cities and Schools and its Plus Leadership initiative to cultivate collaboration between these disparate public entities.
- Commission joint city, school district, citizen and business workgroups to proactively examine school properties and how they could be developed in a complementary way to the City of San Jose's goals. These workgroups would be similar in concept to what was done with the Winchester and Steven Creek Urban Villages. The priority should be to look at those properties nearest proposed urban villages,
- There might be an opportunity for an existing organization to assist school districts in evaluating and making their properties available to developers (e.g. assisting with RFPs, etc.), taking the burden off of staff and individual school districts. This might be a public organization, such as the City of San Jose, the Santa Clara Board of Education, the County of Santa Clara or a private organization. Funding for such an effort might be obtained from grants and/or contributions from each district with the premise being that

the cost of funding a collective approach would be more cost-effective than each district going it alone. The idea is more than about cost savings as the hope would be that by looking at the bigger picture and dealing with the city and developers on a full-time basis, opportunities would be found that would otherwise be missed.

Summary

This rezoning is a first for CUHSD and, although I have concerns about the process, I laud the Board of Trustees for looking at new ways to generate needed revenue from existing assets. I also appreciate their many volunteer hours in directing CUHSD.

I look forward to contributing ideas to both the board and the City of San Jose to help CUHSD monetize portions of the remaining 232 acres. And lastly, if you haven't watched them yet, please take a look at the WNAC-produced Teachers Village & More panel.

In Community,

Ken Pyle
Parent of a CUHSD Student

Appendix A - Specific Comments on the Initial Study

The City of San Jose's planning department issued their Initial Study for the proposed General Plan Amendment of the Campbell Union High School District District Office Property with a "Negative Declaration" meaning that the proposal would have no significant environmental impact.

What is interesting is that staff spent the effort to create an **alternative scenario** (which also sports a Negative Declaration) that would re-zone 9-acres of the property from Public-Quasi Public (PQP) to Combined Industrial Commercial (CIC). This alternative scenario is exclusively commercial and suggests it would lead to an increase in 411 jobs, (page 2-8).

"This Initial Study would also explore a staff alternative and, for the purpose of this report, is referred to as Scenario 2. As shown in Figure 3-4, under Scenario 2 an approximately 9-acre portion of the site is proposed to be CIC. Under the CIC designation, approximately 185,000 square feet of commercial uses could be developed. The current proposal would keep 3 acres fronting Union Avenue as PQP without any changes to the General Plan designation and would continue to be used as the CUHSD Administrative and Maintenance offices. Similarly to Scenario 1, future development of the 3 acres designated PQP would need to be consistent with the uses and intensities allowed under the PQP General Plan land use designation. No residential development is proposed under Scenario 2. "

This alternative scenario is consistent with the city's desire to create more opportunities for jobs and to not convert land for residential use. What is not clear is whether this type of land-use designation would be more valuable than what CUHSD proposes?

That is, and, based on the timeline provided by CUHSD, it looks like they were unsuccessful in attracting interest from commercial tenants in their discussions with, " Kaiser Permanente,

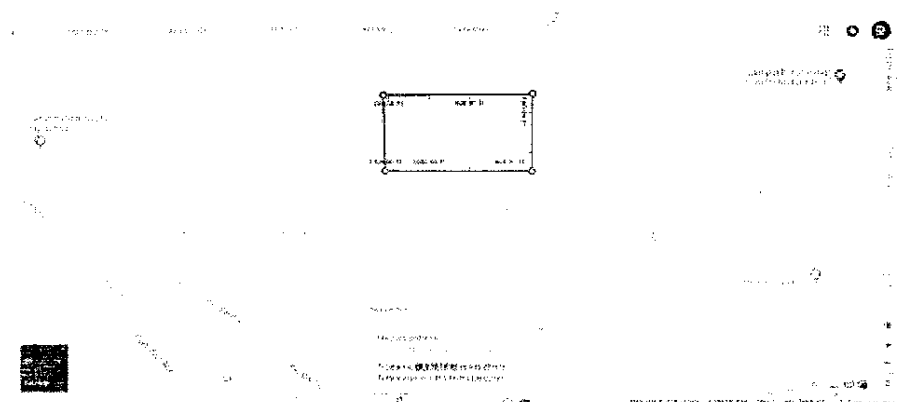
WeWorks, Facebook, Apple, Google and other potential office uses on site." (see [CUHSD Timeline of Events, Real Property Options](#))

Could there be a third scenario of, say, a mixed-use development (that combines jobs and residential density of >55 dwelling units per acre - a density that does not put a fiscal drain on city resources) ***be of even more value to the District and the larger community?***

For instance, is this the type of property that could be ripe for an Agrihood-type project, such as what is being proposed on the 6-acre BAREC site in Santa Clara? That project is a "residential mixed-use development consisting of 160 mixed-income apartments, 165 affordable senior apartments, 36 townhomes and approximately 1.5 acres of agricultural open space."

Several times in the document, it mentions that this project is within the boundaries of SJUSD and Cambrian School District. This fails the logic test, as SJUSD and the Cambrian School District both serve K-8 students. Additionally, given that CUHSD's former Camden High School campus was located on the project site, it stands to reason this is actually within CUHSD. Further, [this map](#) indicates that SJUSD's boundaries do not extend to the project site.

"The project site is within the boundaries of the San José Unified School District (SJUSD) for and the Cambrian School District. With the exception of the Camden Community Day School, which is on the project site fronting Camden Avenue, the closest schools to the project site are Farnham Elementary School (0.5 miles southwest) in the Cambrian School District, Saint Francis Cabrini Catholic School (0.15 miles south) a private school and not subject to public funding, Ida Price Middle School (0.7 miles to the northeast) in the Cambrian School District, and Willow Glen High School (2.5 miles to the northeast) in the SJUSD."



Narrowest Part of CUHSD Property - 190'

From page 4-20, Scenario 2 would allow heights of 50 to 65 feet. Even within the narrowest part of the so-called barbel (which is 190 feet wide and is about 1.6-acres), this could mean a building at this portion of the site could be as tall as 50 feet if it were 50 feet from the property line (45-degree angle). This would allow the building(s) to be 90 feet wide, even at the narrowest part of the property. Of course, this portion could also be open space or some other non-structure use.

"With respect to the 3-acre parcel, future development could be up to 24 stories under CIC. However, future development, residential and nonresidential, would further be limited to the zoning districts of the parcels. Conforming Zoning Districts to the CIC General Plan Land Use Designation could potentially be CN Commercial Neighborhood, CP Commercial Pedestrian, or CG Commercial General. Those zoning districts have a height maximum of 50-65 feet."

The question is whether the proposed CUHSD project leaving money on the table by limiting heights to less than they could be under the City of San Jose's planning rules?

The project, as proposed, doesn't have a development proposal. (page 4-31). This is an odd statement, as, at the 7/19/18 board meeting, multiple developers were mentioned, including Robson, who plans on purchasing the property at Campbell Avenue and Winchester to swap for the 6-acres of proposed residential.

"Under Scenario 1, the potential future development of this site could consist of approximately 36 dwelling units, 50,000 square foot of retail/commercial. Under Scenario 2, the potential future development could consist of 185,000 square foot of commercial uses. The proposed project, under both scenarios, would only facilitate for the potential to re-development the site with different uses in the future and the resulting proposal would be subject to additional review once submitted. The project as it is currently proposed does not have a development proposal and therefore, the current proposed land use change would not be considered a regionally significant project per Section 15206(b) of the CEQA Guidelines."

This paragraph from section page 4-106) doesn't make sense, as it suggests that CUHSD will keep Administrative and Maintenance offices on Union. Under CUHSD's proposal, those offices would move to Campbell and Winchester.

"Under both Scenario 1 and 2, either 3 or 9 acres of the site would redeveloped with potentially office, light industrial uses such as storage, or small retail center. The 3 acres to the east of the project site, fronting Union Avenue, is *proposed to remain as PQP designation and continue to operate as CUHSD Administrative and Maintenance offices.* (italics mine) These type of uses and development to the area would not divide the existing community, but rather, could add into the existing amenities of this area."

It seems like the EIR ignores the people who would live in the senior care facility. Granted, these residents would not require vehicles and, given their level of care, would not be driving to grocery stores, etc.

"The proposed General Plan amendment to re-designate the project site from Public/Quasi-Public (PQP) to Residential Neighborhood (RN) on approximately 6 acres in the center of the site and Combined Industrial/Commercial (CIC) on approximately 3 acres fronting Camden Avenue would permit a maximum allowable residential density of 8 du/ac. Future residential development on the 6-acre portion could result in the development of approximately 36 multi-family units. , assuming the average household size of 3.06 persons per household, approximately 110 new residents. In addition, it is assumed that up to 50,000 square feet of non-residential development could be developed on the 3-acre portion of the site generating up to 111 employees, which would support an appropriate urban form for the surrounding uses."

What are the assumptions that go into Vehicle Miles Traveled? These assumptions could make a big difference. For instance, if the residential units reduce a 30-mile commute to 0-miles (e.g. a resident can walk to work at the nearby retail), that could be huge. Page 4-143

"As shown in Table 4-7, the citywide daily VMT would increase slightly under the proposed project Scenario 2 when compared to the current General Plan PQP land use designation. However, the VMT per service population would not change when compared to the current General Plan PQP land use designation. The small increase in daily VMT is due to the shifting of land use/growth within different parts of the city. However, the increase in daily VMT is too small to have a measurable effect on the citywide VMT per service population."

It doesn't look like the assumptions include city policies intended to reduce VMT. Page 4-175

"It is important to note that the VMT per service population is based on raw model output and does not reflect the implementation of adopted General Plan policies and goals that would further reduce VMT by increased use of non-automobile modes of travel."

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Date: 10/24/18

The Honorable Sam Liccardo
Mayor of the City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

As a member of the Campbell Union High School District community, I am urging you to support the District's request to rezone the land that the district office and maintenance yard currently occupy. This will be the first step in enabling the district to convert an underutilized asset into a revenue stream that will benefit our district's students.

The proposed development for this parcel of land is compatible with the surrounding neighborhood, and the proposed improvements will therefore benefit both the immediate community, as well as the broader (district-wide) community.

Lastly, in addition to the financial benefits that our schools will enjoy, your support of this proposal will demonstrate to the community at large that you are fully committed to improving our schools and neighborhoods.

Sincerely,

Printed Name: Roma Markwick

Address: _

October 5, 2018

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Yours truly, —

Tony LaScola

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✓
Jodi M. Gillians

Travis nurses
former Good Sam ER nurse

October 5, 2018

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Yours truly,

Robert
~~Rich~~ Ortega
Job Placement Director

October 5, 2018

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I am in favor of this plan, and hope you will support the District's efforts. This is a creative use of the land and will help our students without raising taxes. Until education receives better funding, Districts must do what they can to deliver quality education to our youth.

Thank you!

Yours truly,

Rich AGWA
Firefighter

Rich Cagina
S.J. Firefighter

October 5, 2018

Mayor Sam Liccardo
200 E. Santa Clara Street
18th Floor
San Jose, CA 95113

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Yours truly,

Laura Brose, MA, PPS
Educator, Counselor

October 5, 2018

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200 E. Santa Clara Street
18th Floor
San Jose, CA 95113

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Yours truly,

Fan of the Campbell Union
High School District

Christopher Murphy

October 5, 2018


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San Jose, CA 95113


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Yours truly, 


Teacher and Supporter of
San Jose Schools

Dawn Sharp

October 5, 2018

Mayor Sam Liccardo
200 E. Santa Clara Street
18th Floor
San Jose, CA 95113

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Yours truly,

A handwritten signature in black ink, appearing to read "Brett Woods", with a horizontal line underneath.

Brett Woods
Graphic Artist - owns Woods Art and Film

October 5, 2018


Mayor Sam Liccardo
200 E. Santa Clara Street
18th Floor
San Jose, CA 95113

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Yours truly, 

KITTY E MURPHY
Supporter of public education
10/20/18

October 5, 2018

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200 E. Santa Clara Street
18th Floor
San Jose, CA 95113

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NICK MEINZER

October 5, 2018

Mayor Sam Liccardo
200 E. Santa Clara Street
18th Floor
San Jose, CA 95113

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Thank you!

Yours truly,

Janine Marr
Real Estate Broker

October 5, 2018

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200 E. Santa Clara Street
18th Floor
San Jose, CA 95113

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Thank you!

Ki Scott Kachta
Photographer

(His business is called "Shot by Scott")

Sept. 27, 2018

Mayor Sam Liccardo
200 E. Santa Clara Street
18th Floor
San Jose, CA 95113

Dear Mayor Liccardo,

The Campbell Union High School District has created a proposal that is a combination of ground leases and land exchange that has the potential to generate 1.5 million annually in badly needed ongoing unrestricted revenue to support student programs. The plan is in keeping with the character of the existing neighborhood and appears likely to have no significant impact on traffic in the area. It is contingent upon the acquisition of a property that already has tenants and which can house the District Office operations as well. In order for that to occur, it is my understanding that a portion of the land needs to be designated as residential.

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Thank you!

Yours truly,

The following
items were
received after
packets were
distributed.

Cambrian Community Council

Your Avenue To A Better Community

cambriancommunitycouncil@yahoo.com

www.cambriancommunitycouncil.com

District 1

Garnetta Annable
garnetta_annable@hotmail.com
408.839.5343

October 21, 2018

District 2

Ed Chirco
edwardchirco@att.net
408.377.3066

Honorable Mayor Sam Liccardo,
City Council Members, and
Planning Commissioners
200 East Santa Clara Street
San Jose, CA 95113

District 3

Vacant

Re: Campbell Union High School District (CUHSD)
General Plan Amendment GP18-004
Proposed Adoption of Negative Declaration
Tentative Public Hearing Schedule:

District 4

Cole Cameron
acolecam.com@gmail.com
408.499.9096

November 7, 2018 Planning Commission
December 4, 2018 City Council

Dear Mayor and City Council Members:

District 5

Mike Smithwick
smithwickmw@yahoo.com
408.206.0087

The Cambrian Community Council (CCC) was established in 1983 with support from local city and county elected officials to preserve and enhance the quality of life in the Cambrian Area. The Cambrian Area is where the 'Four Corners' of San Jose, Los Gatos, Campbell and a County pocket all come together. Development and redevelopment within the Cambrian Area impacts residents, businesses, municipalities and agencies located in all four jurisdictions.

District 6

George Stuckert
gstuckert1@juno.com
408.377.3066

At CCC's September 10, 2018 monthly meeting, representatives of CUHSD presented to the community CUHSD Board's proposed General Plan Amendment to change portions of the District Offices, Maintenance/Storage Area, and Bus Yard from Public-Quasi Public to:

Member-At-Large

Bob Burres
Home: 408.832.0706
Email:
bob_burres@hotmail.com

Approximately 6 acres to Residential Neighborhood (Center of Lands)
Approximately 3 acres to Industrial/Commercial (Lands fronting Camden)
Retain approximately 3 acres as Public-Quasi Public (Lands fronting Union)

Tentative Public Hearing Schedule is November 7, 2018 Planning Commission and December 4, 2018 City Council.

Mailing Address:

Cambrian Community Council
C/O Garnetta Annable
951 Dry Creek Road
Campbell, Ca 95008

Based upon the CUHSD Board's explanation of need for revenue and intended sale of the residential lands; intended long-term lease of the Industrial/Commercial lands, and intended long-term lease of the remaining public-quasi public lands--the CCC voted unanimously to support the General Plan amendment and have no objection to the adoption of a Negative Declaration.

Re: Campbell Union High School District (CUHSD)
General Plan Amendment GP18-004
Proposed Adoption of Negative Declaration
Tentative Public Hearing Schedule:
November 7, 2018 Planning Commission
December 4, 2018 City Council

Concern has been expressed regarding the proposed three story height of the intended storage facility planned for the Industrial/Commercial lands because it is adjacent to primarily single story older residential homes on the north. We have been informed that these concerns can be addressed later when formal planned development proposals are submitted after the general plan amendment is completed.

Please add each CCC Council Member to City's mailing list for future notifications.

Respectfully submitted,



Ed Chirco, Chairman

CC:

Campbell Union High School District, Board of Directors
Ken Yeager, Supervisors, County of Santa Clara
Thai-Chau Le, San Jose Planning
Todd Trekell, Toeniskeotter
Mark Robson, Robson Homes
Barry Schimmel, Terra Realty

City of San Jose
200 East Santa Clara Street, 3rd Floor Tower
San Jose, CA 95113-1905

via email
October 27th, 2018

Attention: City of San Jose Council, Planning Commission, and Planning Staff

Subject: File No. GP18-004 General Plan Amendment to change Land Use Designation for CUHSD District office maintenance yard

Greetings Honorable Mayor, Councilmembers, Commissioners, and Staff,

As follow-up to my September 22nd, 2018 email regarding GP18-004, the proposed General Plan Amendment to change Land Use Designation for CUHSD District office maintenance yard, I am changing my recommendation and believe that the city should approve a zoning change to allow for the redevelopment of CUHSD's property, so as not to delay potential revenue generation for CUHSD.

After a conversation with and a presentation from Board Trustee Stacy Brown at the Del Mar PTSA meeting, I am going to place my trust in the board that they made the right decision, based on what has been discussed in open and closed sessions and the information and assumptions they were given by their consultant. I also trust that CUHSD will find a way to distribute its buses from its existing bus yard, so as not to unduly burden any one school.

As stated by CUHSD on its website, it is early in the process, so if the city has suggestions that change the underlying premises and assumptions, I assume that the CUHSD will make changes as possible and as appropriate, to provide maximum benefit to all parties. This also represents just 12-acres of CUHSD's approximately 244-acres of property and I implore CUHSD and the City of San Jose to find ways to work together to maximize the community benefit from those other parcels.

With that said, as outlined in my September correspondence, the process for deciding how to develop school properties needs to improve and I suggest a proactive and collaborative approach between the City of San Jose, the school districts that serve San Jose and the community. I plan on suggesting some ideas on how that might be done in a separate, future letter.

In Community,

Ken Pyle
Parent of a CUHSD Student

Attachment: Appendix A - Comments on the Initial Study

Appendix A - Comments on the Initial Study

The City of San Jose's planning department issued their [Initial Study for the proposed General Plan Amendment of the Campbell Union High School District District Office Property with a "Negative Declaration" meaning that the proposal would have no significant environmental impact.](#)

What is interesting is that staff spent the effort to create an **alternative scenario** (which also sports a Negative Declaration) that would re-zone 9-acres of the property from Public-Quasi Public (PQP) to Combined Industrial Commercial (CIC). This alternative scenario is exclusively commercial and suggests it would lead to an increase in 411 jobs, (page 2-8).

"This Initial Study would also explore a staff alternative and, for the purpose of this report, is referred to as Scenario 2. As shown in Figure 3-4, under Scenario 2 an approximately 9-acre portion of the site is proposed to be CIC. Under the CIC designation, approximately 185,000 square feet of commercial uses could be developed. The current proposal would keep 3 acres fronting Union Avenue as PQP without any changes to the General Plan designation and would continue to be used as the CUHSD Administrative and Maintenance offices. Similarly to Scenario 1, future development of the 3 acres designated PQP would need to be consistent with the uses and intensities allowed under the PQP General Plan land use designation. No residential development is proposed under Scenario 2. "

This alternative scenario is consistent with the city's desire to create more opportunities for jobs and to not convert land for residential use. What is not clear is whether this type of land-use designation would even be viable?

That is, and, based on the timeline provided by CUHSD, it looks like they were unsuccessful in attracting interest from commercial tenants in their discussions with, "Kaiser Permanente, WeWorks, Facebook, Apple, Google and other potential office uses on site." (see [CUHSD Timeline of Events, Real Property Options](#))

Could there be a third scenario of, say, a mixed-use development (that combines jobs and residential density of >55 dwelling units per acre - a density that does not put a fiscal drain on city resources) **be of even more value to the District and the larger community?**

For instance, is this the type of property that could be ripe for an Agrihood-type project, such as what is being proposed on the [6-acre BAREC site in Santa Clara](#)? That project is a "residential mixed-use development consisting of 160 mixed-income apartments,



165 affordable senior apartments, 36 townhomes and approximately 1.5 acres of agricultural open space."

Several times in the document, it mentions that this project is within the boundaries of SJUSD and Cambrian School District. This fails the logic test, as SJUSD and the Cambrian School District both serve K-8 students. Additionally, given that CUHSD's former Camden High School campus was located on the project site, it stands to reason this is actually within CUHSD. Further, [this map](#) indicates that SJUSD's boundaries do not extend to the project site.

"The project site is within the boundaries of the San José Unified School District (SJUSD) for and the Cambrian School District. With the exception of the Camden Community Day School, which is on the project site fronting Camden Avenue, the closest schools to the project site are Farnham Elementary School (0.5 miles southwest) in the Cambrian School District, Saint Francis Cabrini Catholic School (0.15 miles south) a private school and not subject to public funding, Ida Price Middle School (0.7 miles to the northeast) in the Cambrian School District, and Willow Glen High School (2.5 miles to the northeast) in the SJUSD."



Narrowest Part of CUHSD Property - 190'

From page 4-20, Scenario 2 would allow heights of 50 to 65 feet. Even within the narrowest part of the so-called barbel (which is 190 feet wide and is about 1.6-acres), this could mean a building at this portion of the site could be as tall as 50 feet if it were 50 feet from the property line (45-degree angle). This would allow the building(s) to be 90 feet wide, even at the narrowest part of the property. Of course, this portion of the property could also be open space, leaving structures to other portions of the property.

"With respect to the 3-acre parcel, future development could be up to 24 stories under CIC. However, future development, residential and nonresidential, would further be limited to the zoning districts of the parcels. Conforming Zoning Districts to the CIC General Plan Land Use Designation could potentially be CN Commercial Neighborhood,

CP Commercial Pedestrian, or CG Commercial General. Those zoning districts have a height maximum of 50-65 feet."

The question is whether the proposed CUHSD project leaves money on the table by limiting heights to less than they could be under the City of San Jose's planning rules?

The project, as proposed, doesn't have a development proposal. (page 4-31). This is an odd statement, as, at the [7/19/18 board meeting](#), multiple developers were mentioned, including Robson, who plans on purchasing the property at Campbell Avenue and Winchester to swap for the 6-acres of proposed residential.

"Under Scenario 1, the potential future development of this site could consist of approximately 36 dwelling units, 50,000 square foot of retail/commercial. Under Scenario 2, the potential future development could consist of 185,000 square foot of commercial uses. The proposed project, under both scenarios, would only facilitate for the potential to re-development the site with different uses in the future and the resulting proposal would be subject to additional review once submitted. The project as it is currently proposed does not have a development proposal and therefore, the current proposed land use change would not be considered a regionally significant project per Section 15206(b) of the CEQA Guidelines."

This paragraph from page 4-106 doesn't make sense, as it suggests that CUHSD will keep Administrative and Maintenance offices on Union. Under CUHSD's proposal, those offices would move to Campbell and Winchester.

"Under both Scenario 1 and 2, either 3 or 9 acres of the site would redeveloped with potentially office, light industrial uses such as storage, or small retail center. The 3 acres to the east of the project site, fronting Union Avenue, is *proposed to remain as PQP designation and continue to operate as CUHSD Administrative and Maintenance offices.* (italics mine) These type of uses and development to the area would not divide the existing community, but rather, could add into the existing amenities of this area."

It seems like the EIR ignores the people who would live in the senior care facility. Granted, these residents would not require vehicles and, given their level of care, would not be driving to grocery stores, etc.

"The proposed General Plan amendment to re-designate the project site from Public/Quasi-Public (PQP) to Residential Neighborhood (RN) on approximately 6 acres in the center of the site and Combined Industrial/Commercial (CIC) on approximately 3 acres fronting Camden Avenue would permit a maximum allowable residential density of 8 du/ac. Future residential development on the 6-acre portion could result in the development of approximately 36 multi-family units. , assuming the average household size of 3.06 persons per household, approximately 110 new residents. In addition, it is

assumed that up to 50,000 square feet of non-residential development could be developed on the 3-acre portion of the site generating up to 111 employees, which would support an appropriate urban form for the surrounding uses."

What are the assumptions that go into Vehicle Miles Traveled? These assumptions could make a big difference. For instance, if the residential units reduce a 30-mile commute to 0-miles (e.g. a resident can walk to work at the nearby retail), that could be huge. Page 4-143

"As shown in Table 4-7, the citywide daily VMT would increase slightly under the proposed project Scenario 2 when compared to the current General Plan PQP land use designation. However, the VMT per service population would not change when compared to the current General Plan PQP land use designation. The small increase in daily VMT is due to the shifting of land use/growth within different parts of the city. However, the increase in daily VMT is too small to have a measurable effect on the citywide VMT per service population."

It doesn't look like the assumptions include city policies intended to reduce VMT. Page 4-175

"It is important to note that the VMT per service population is based on raw model output and does not reflect the implementation of adopted General Plan policies and goals that would further reduce VMT by increased use of non-automobile modes of travel."