RETURN

NOTICE OF PREPARATION
OF A
DRAFT ENVIRONMENTAL IMPACT REPORT
FOR
EVERGREEN · EAST HILLS VISION STRATEGY
SAN JOSÉ, CALIFORNIA

FILE NOS: GPT05-08-01, GP05-08-01A through F, PDC05-048 through -053

As the Lead Agency, the City of San Jose will prepare an Environmental Impact Report (EIR) for the above-referenced project and would like your views regarding the scope and content of the environmental information to be addressed in the EIR. This EIR may be used by your agency when considering approvals for this project.

The project description, location, and probable environmental effects are attached.

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

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Attn: John Baty
Planning, Building, & Code Enforcement
Planning Services Division
200 East Santa Clara Street
San Jose, California 95113-1905
Phone (408) 535-7894
Fax (408) 292-6055
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Deputy

Date: 9/29/05

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EVERGREEN · EAST HILLS VISION STRATEGY
SAN JOSÉ, CA

September 2005

A. INTRODUCTION

The purpose of an Environmental Impact Report (EIR) is to inform decision makers and the general public of the environmental effects of a proposed project. The EIR process is intended to enable public agencies to evaluate a proposed project, establish methods for reducing adverse environmental impacts, and consider alternatives to a project prior to the approval of a project.

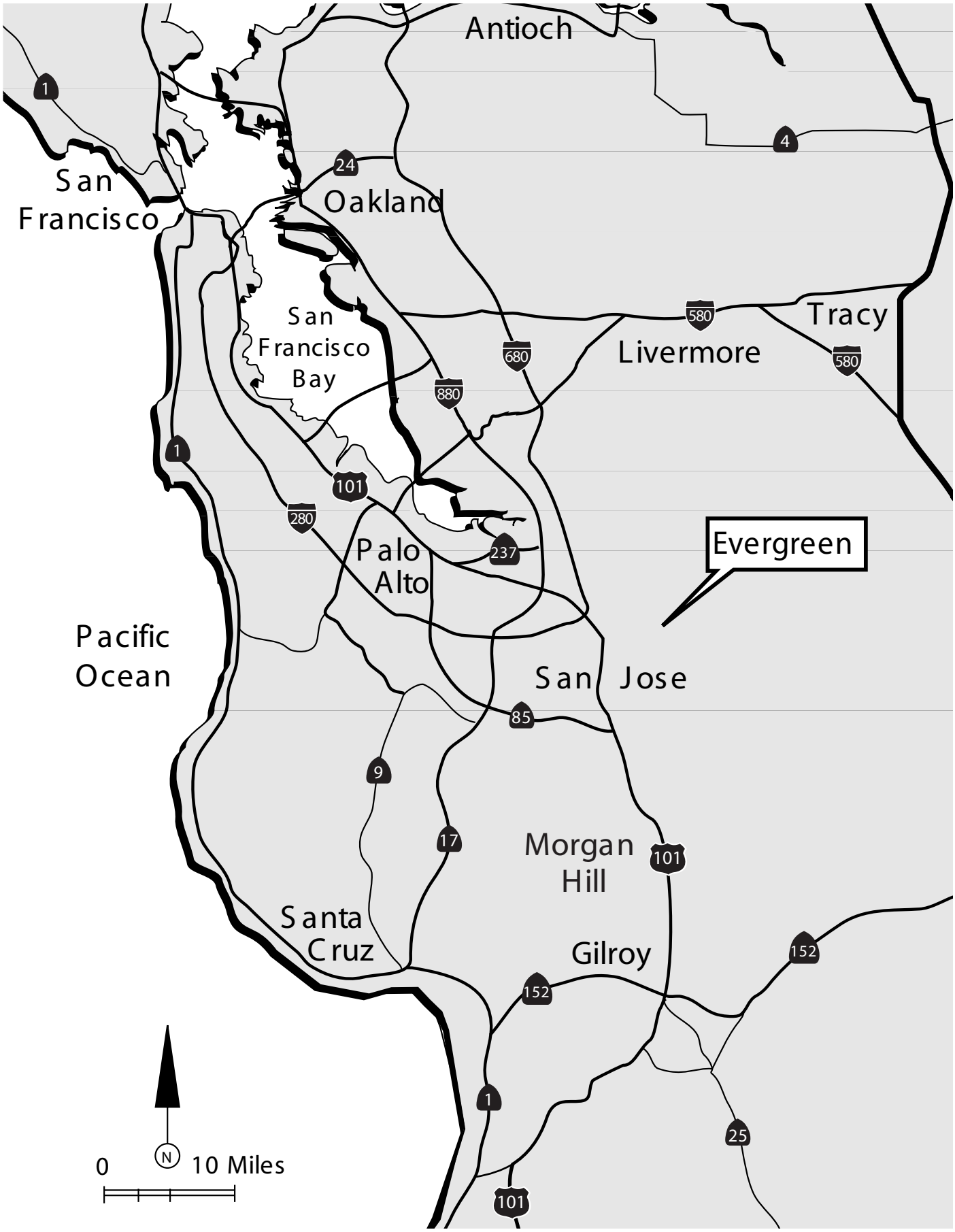
B. PROJECT LOCATION

The proposed project is located within the City of San José in an area commonly known as Evergreen. Per the Evergreen Development Policy, this area generally refers to the portion of the City of San José that lies east of U.S. 101 and south of Story Road, excluding properties south of the intersection of U.S. 101 and Hellyer Avenue. Properties within San José, but outside of the Urban Service Area (USA), boundary are excluded. See Figures 1 - 3 on the following pages.

C. DESCRIPTION OF PROJECT

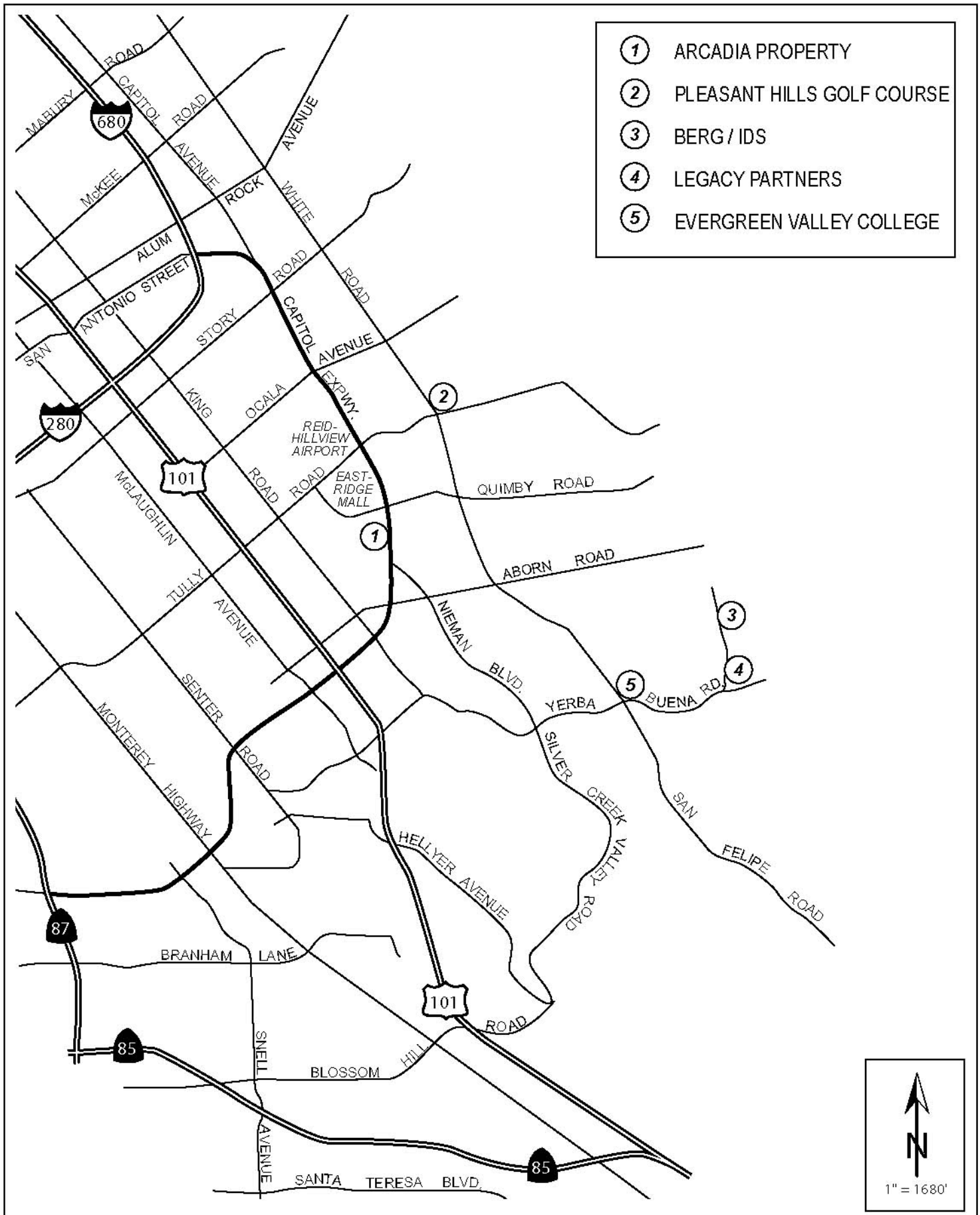
The proposed Evergreen · East Hills Vision Strategy (EEHVS) consists of various actions which, when taken together, will fulfill the City's vision for the Evergreen · East Hills area of the City of San José, such vision embodied in the following "expected outcomes" adopted by the City Council in June 2005:

1. Use the Guiding Principles (dated November 2003, viewable at www.sanjoseca.gov/planning/evergreen) as a basis for a vision of improved quality of life and enhanced livability by fostering vibrant commercial/business, mixed use, and residential areas linked by various transportation modes and community amenities. These Principles are incorporated by reference in their entirety in this Key Outcomes document.
2. Maintain the delicate balance of the "three legged stool" between new development, transportation improvements, and community amenities.



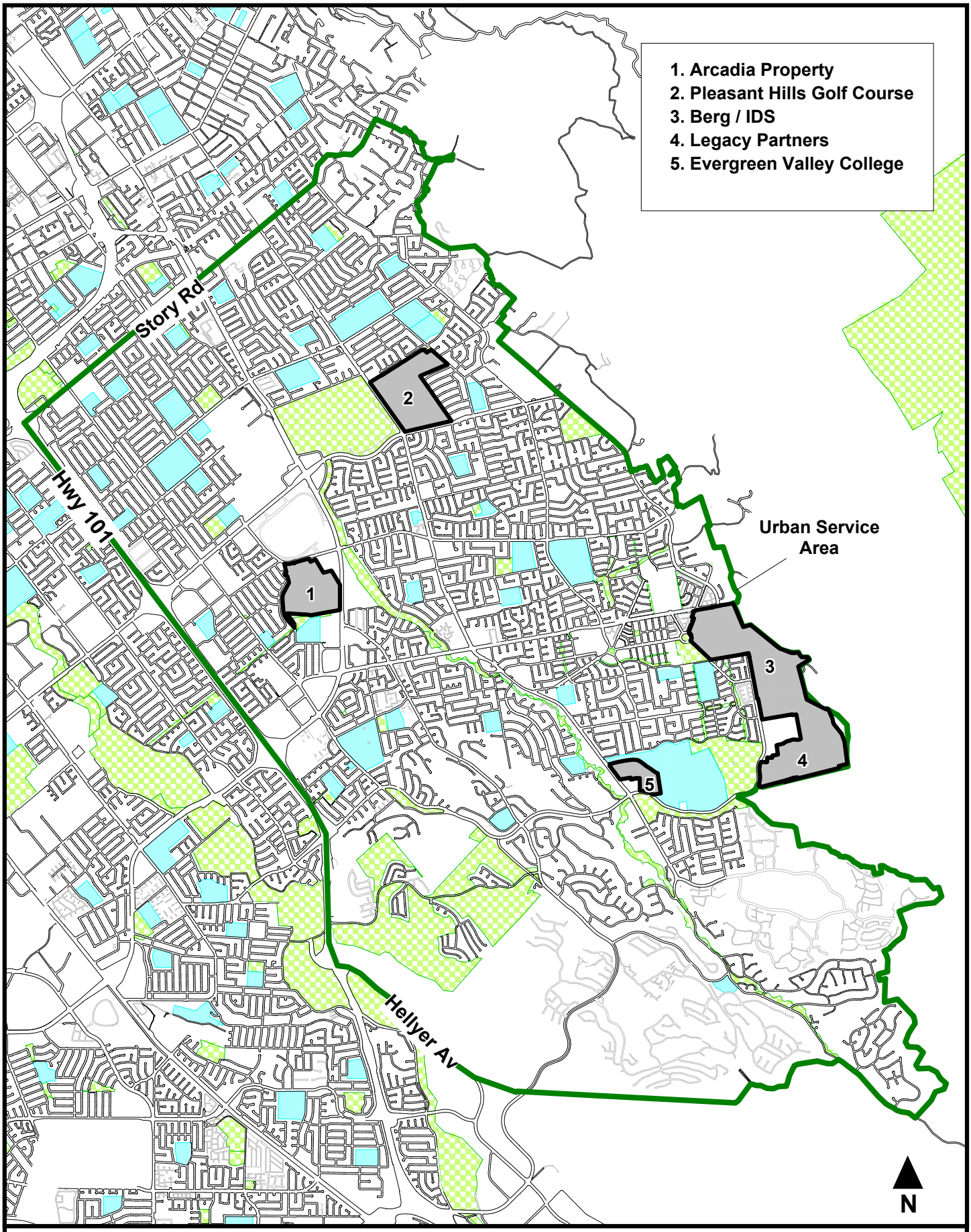
REGIONAL MAP

FIGURE 1



VICINITY MAP

FIGURE 2



PROJECT BOUNDARY MAP

FIGURE 3

3. Create a financially feasible plan with the appropriate use of Community Facilities District(s), developer contributions, and other mechanisms for the completion of transportation improvements and community amenities.
4. Explore the creation of affordable and mixed income housing to meet the needs of all household types by meeting the inclusionary housing requirements on sites in Redevelopment Project Areas and through other mechanisms, such as an inclusionary requirement on lands being converted from industrial uses.
5. Create opportunities for both home-ownership and rental units throughout the study area, and ensure a balance of ownership and rental housing on the Arcadia site.
6. Explore opportunities to increase workplace density on existing industrially zoned land to create mixed-use opportunities, utilizing information provided in the "Trade-Off Analysis."
7. Capture new retail and commercial opportunities while strengthening all existing retail including the commercial center at the Evergreen Village.
8. To the fullest extent possible, work with affected school districts to ensure adequate school capacity without sacrificing a high quality education environment.
9. Establish a ten-year supply, or "bank", of residential unit allocations beyond the four opportunity sites to facilitate infill and reuse development in the study area.
10. Protect, enhance, and/or restore natural resources, particularly streams, watersheds, and trees, as part of all private and public development (including parks, trails, etc.).

Proposed actions to be taken as part of the EEHVS include the following:

- Adoption of a revised Evergreen Development Policy (EDP); and
- Changes in General Plan land use designations and zonings on approximately 542 acres of land in Evergreen; and
- Financing plan, including formation of a Community Facilities District (CFD), which will provide a mechanism for the funding of various infrastructure, transportation, and community improvement projects in Evergreen · East Hills; and
- Adoption of design guidelines for future development in Evergreen · East Hills.

Including the No Project Alternative, the City is considering six different land use development scenarios for the EDP area. The scenarios are intended to facilitate in-fill development for both large and small projects. The bulk of the proposed development would be on the following five "opportunity" sites:

Arcadia Property (File Nos: GP05-08-01A and PDC05-050): The Arcadia property is an 81-acre site that is located just south of the Eastridge Shopping Mall. The site is bounded by Quimby Road on the north, commercial uses and Capitol Expressway on the east, Meadowfair Park and LeyVa Middle School on the south, and single-family residences on the west. The site is currently undeveloped.

Pleasant Hills Golf Course Property (File Nos: GP05-08-01B and PDC05-051): The Pleasant Hill Golf Course property is a 114-acre site that is located in the northeast quadrant of the Tully Road/White Road intersection. The site is bordered by Flint Avenue and Vista Verde Drive to the east and

single-family residences to the north. The site was developed in the 1960's into the privately-owned and operated Pleasant Hills Golf Course. The golf course was closed in 2004. Although the site is located in San José, the property itself is unincorporated and would be annexed to the City of San José as part of the project.

Berg/IDS Property (File Nos: GP05-08-01C & D and PDC05-048 & -049): The Berg/IDS property is a 200-acre site that located along the east side of Yerba Buena Road adjacent to the Evergreen Specific Plan area. The site is generally bounded by San José's Urban Growth Boundary to the east, a campus industrial site (Hitachi Headquarters) to the south, and single-family residences to the west and north. With the exception of two single-family residences, the site is vacant. The site currently has a Planned Development (PD) zoning that would allow the development of up to approximately 2.9 million square feet of campus industrial buildings.

Legacy Partners Property (File Nos: GP05-08-01E and PDC05-052): The Legacy Partners property is a 120-acre site that is located along the east side of Yerba Buena Road and is directly south of the Berg/IDS property. The site is generally bounded by San José's Urban Growth Boundary to the east and south, a campus industrial site (Hitachi Headquarters) to the north, and Montgomery Hill Park to the west. The site is vacant and has a PD zoning that would allow the development of up to approximately 1.8 million square feet of campus industrial buildings.

Evergreen Valley College Property (File Nos: GP05-08-01F and PDC05-053): The Evergreen Valley College property is a 27-acre portion of the 165-acre Evergreen Valley College campus. The 27-acre area is located in the western portion of the campus near the intersection of Yerba Buena Road and San Felipe Road. Offices and a criminal justice training center occupy part of the 27 acres, with the balance of the site being vacant.

The six land use development scenarios under consideration are summarized in Table 1 and are as follows:

Scenario I, the No Project, is defined as no changes to existing land use designations, zonings, or the EDP. Under this scenario, the 320 acres of the Berg/IDS and Legacy Partners properties would be developed with the approved land use, which is up to 4.66 million square feet of Campus Industrial uses. The Arcadia property could be developed with 217 dwelling units. The Pleasant Hills Golf Course and Evergreen Valley College properties would remain in their current condition as there are no unbuilt entitlements on those sites.

Scenario II, the "Very Low" scenario, would provide for the construction of up to 3,600 dwelling units in the EDP area. Most of the residences would be constructed on the five properties that are the focus of the EEHVS. Campus Industrial uses would not be constructed on the Berg/IDS and Legacy Partners properties. Scenario II would also provide for the construction of approximately 500,000 square feet of commercial uses throughout the area. Approximately 75,000 square feet of additional office uses would be constructed on the Evergreen Valley College property.

TABLE 1 SUMMARY OF LAND USE DEVELOPMENT SCENARIOS				
Scenario	**Residential (dwelling units)**	**Commercial (square feet)**	**Office (square feet)**	**Industrial (square feet)**
Scenario I (No Project)	217	0	0	4,660,000
Scenario II (Very Low)	3,600	500,000	75,000	0
Scenario III (Low)	4,200	500,000	75,000	0
Scenario IV (Medium)	4,600	500,000	75,000	0
Scenario V (High)	5,700	500,000	75,000	0
Scenario VI (Retain Industrial)	3,900	500,000	75,000	4,660,000

Scenario III, the "Low" scenario, would provide for the construction of up to 4,200 dwelling units in the EDP area. Most of the residences would be constructed on the five properties that are the focus of the EEHVS. Campus Industrial uses would not be constructed on the Berg/IDS and Legacy Partners properties. Scenario III would also provide for the construction of approximately 500,000 square feet of commercial uses throughout the area. Approximately 75,000 square feet of additional office uses would be constructed on the Evergreen Valley College property.

Scenario IV, the "Medium" scenario, would provide for the construction of up to 4,600 dwelling units in the EDP area. Most of the residences would be constructed on the five properties that are the focus of the EEHVS. Campus Industrial uses would not be constructed on the Berg/IDS and Legacy Partners properties. Scenario IV would also provide for the construction of approximately 500,000 square feet of commercial uses throughout the area. Approximately 75,000 square feet of additional office uses would be constructed on the Evergreen Valley College property.

Scenario V, the "High" scenario, would provide for the construction of up to 5,700 dwelling units in the EDP area. Most of the residences would be constructed on the five properties that are the focus of the EEHVS. Campus Industrial uses would not be constructed on the Berg/IDS and Legacy Partners properties. Scenario V would also provide for the construction of approximately 500,000 square feet of commercial uses throughout the area. Approximately 75,000 square feet of additional office uses would be constructed on the Evergreen Valley College property.

Scenario VI, the "Retain Industrial" scenario, would provide for the construction of up to 3,900 dwelling units in the EDP area while, at the same time, allowing for construction of the approved 4.66 million square feet of Campus Industrial uses on the Berg/IDS and Legacy Partners properties. Most of the 3,900 residences would be constructed on the Arcadia, Pleasant Hills Golf Course, and Evergreen Valley College properties. Scenario VI would also provide for the construction of approximately 500,000 square feet of commercial uses throughout the area. Approximately 75,000 square feet of additional office uses would be constructed on the Evergreen Valley College property.

Tables 2 and 3 provide a breakdown by location of the residential and commercial land uses that would be constructed under each of the development scenarios.

D. ENVIRONMENTAL IMPACTS TO BE ANALYZED

The EIR will address the environmental impacts associated with the proposed EEHVS, including each of the six development scenarios. The City anticipates that the EIR will focus on the following issues:

1. Land Use

Each of the development scenarios will be assessed in the EIR in terms of whether the proposed land uses would be compatible with adjacent and nearby land uses. The assessment will include a determination of project consistency with relevant land use plans, including the San José General Plan. Due to the proximity of the Arcadia property to Reid-Hillview Airport, a determination of project consistency with the ALUC's Land Use Plan for Areas Surrounding Santa Clara County Airports will also be included in the EIR.

2. Traffic

The EIR will include a comprehensive traffic analysis that will conform to the Transportation Impact Assessment (TIA) requirements of the City of San José and the Santa Clara County Congestion Management Agency (CMA). The analysis will quantify A.M. and P.M. peak-hour traffic operations at intersections and on freeways in the project area. Mitigation measures will be described for impacts that are determined to be significant.

3. Noise

The EIR will quantify increases in noise due to increases in traffic volumes on roadways in the project area. The EIR will also quantify existing noise levels at all sites where development is being considered, for the purpose of determining whether they are compatible with the proposed land uses. Noise impacts will be assessed using the City of San José's noise/land use compatibility policies and goals.

TABLE 2 LOCATIONS OF RESIDENTIAL DWELLING UNITS BY SCENARIO						
	Scenario I	**Scenario II**	**Scenario III**	**Scenario IV**	**Scenario V**	**Scenario VI**
Arcadia Property	217	1,500	1,850	2,025	1,875	1,875
Pleasant Hills Golf Course Property	0	540	600	660	825	825
Berg/IDS Property	0	620	685	755	1,275	0
Legacy Partners Property	0	330	365	395	675	0
Evergreen Valley College Property	0	275	300	330	500	500
Other Sites in Evergreen	0	335	400	435	550	700
Total	**217**	**3,600**	**4,200**	**4,600**	**5,700**	**3,900**

TABLE 3 LOCATIONS OF COMMERCIAL USES BY SCENARIO [Expressed in Square Feet]						
	Scenario I	**Scenario II**	**Scenario III**	**Scenario IV**	**Scenario V**	**Scenario VI**
Arcadia Property Area	0	300,000	300,000	300,000	300,000	300,000
Pleasant Hills Golf Course Property	0	0	0	0	0	0
Berg/IDS Property	0	0	0	0	0	0
Legacy Partners Property	0	0	0	0	0	0
Evergreen Valley College Property	0	100,000	100,000	100,000	100,000	100,000
Quimby/White Area	0	35,000	35,000	35,000	35,000	35,000
Other Sites in Evergreen	0	65,000	65,000	65,000	65,000	65,000
Total	**0**	**500,000**	**500,000**	**500,000**	**500,000**	**500,000**

4. Biological Resources

Each of the sites being considered for development in Evergreen will be surveyed for the purpose of determining existing biological resources. Particular emphasis will be placed on assessing the presence of sensitive habitats such as wetlands, riparian corridors, and those utilized by special status plant and animal species.

Impacts to existing habitats will be quantified. Mitigation/avoidance measures will be disclosed for all significant impacts.

The EIR will also quantify the number and type of trees to be removed on each site.

5. Cultural Resources

Each of the sites being considered for development will be surveyed by a qualified archaeologist for the purpose of determining the presence of cultural resources. The survey will include an assessment of structures to determine historical or architectural significance. The survey will also assess the potential for the project to impact known or suspected archaeological resources.

If warranted, mitigation measures to avoid/minimize significant impacts will be described.

6. Hydrology and Water Quality

Development of the project sites will substantially increase the amount of impervious surfaces in the area which, in turn, will increase stormwater runoff. The potential flooding and water quality aspects of the increased runoff will be described in the EIR. Measures to reduce construction and post-construction impacts will be described.

The analyses in this section of the EIR will address the "C3" requirements of Santa Clara County's NPDES permit.

7. Air Quality

The development associated with the project will generate additional vehicle trips, which in turn will increase emissions of air pollutants in the area. Such emissions will be quantified in the EIR and compared to the relevant federal and state standards. The methodology to be used for the analysis will comply with the Bay Area Air Quality Management District's Guidelines for Assessing Impacts of Projects.

8. Visual Impacts

The sites that are the focus of the proposed project are largely vacant, with the exception of the Evergreen Valley College property. The development of the sites will change the existing visual and aesthetic character of the properties. The EIR will describe the anticipated changes to determine if they would represent a significant visual or aesthetic effect. Where appropriate, the EIR will include graphics (e.g., photos, architectural drawings, artist's renderings, or photosimulations) for the purpose of illustrating the change that would occur if the project is approved and constructed.

9. Geology

The EIR will describe the geology of each of the project sites, with emphasis on any conditions that could affect the viability or safety of the project. If onsite geologic conditions (e.g., unstable soils, steep slopes, etc.) warrant the inclusion of mitigation measures to reduce impacts, such measures will be described in the EIR.

10. Energy

The EIR will include an analysis of the project with regard to projected energy consumption. Usage will be evaluated in the context of projected energy supply. The analysis will focus on energy use by each land use, including energy used for transportation. Measures to reduce energy usage will be described, as appropriate.

11. Utilities and Service Systems

The EIR will discuss the ability of existing infrastructure in the project area, such as sanitary sewer, storm drains, water supply, and solid waste, to serve the project site. The EIR will also discuss the availability of the existing water supply to provide for the future development of the site.

12. Population and Housing

The EIR will quantify projected changes to the City's population, housing supply, and jobs under the various EEHVS scenarios. The discussion will focus on such changes in the context of the City's goal of achieving a jobs/housing balance.

13. Hazardous Materials

The EIR will describe existing conditions at each of the project sites with regard to the presence of hazardous materials and/or contamination from such. If any of the development scenarios would place people in proximity to hazardous substances, the effects of such will be described. Where appropriate, mitigation measures will be disclosed.

14. Availability of Public Facilities and Services

The EIR will discuss the availability of public facilities and service systems, and the potential for the project to require the construction of new facilities. This discussion will include a review of the effects on the provision of police and fire services, public school districts, libraries, and parks that would occur as a result of the project.

15. Alternatives to the Project

The EIR will identify and evaluate project alternatives that might reasonably be assumed to reduce project impacts, especially significant impacts. Analysis of a "No Project" alternative is required by law. Other alternatives that may be discussed could include a reduced scale scenario (either reduced development intensities and/or a smaller project area), alternative land uses (development of the site with

a land use other than the high-density residential land use that is presently proposed), and an alternative location.

The EIR will identify the degree to which each alternative might reduce one or more of the project's impacts, whether or not the alternative could result in other or increased impacts, the viability of the alternative, and the degree to which the alternative is consistent with the project's goals and objectives.

16. Cumulative Impacts

The EIR will include a discussion of the potentially significant cumulative impacts of the project when considered with other past, present, and reasonably foreseeable future projects in the area. The analysis will include a discussion of all General Plan amendment projects for which applications have been filed. This section will cover all relevant subject areas discussed in the EIR (e.g., traffic, air quality, and noise) and will specify which of the areas are anticipated to experience significant cumulative impacts. Cumulative impacts will be discussed qualitatively, unless specific quantitative information on other pending projects is available prior to publication of the Draft EIR.

17. Other Required Sections

The EIR will also include other information typically required for an EIR. These other sections include the following: 1) Growth Inducing Impacts; 2) Significant, Unavoidable Impacts; 3) Significant Irreversible Environmental Changes; 4) References; and 5) EIR Authors. Relevant technical reports will be provided in a technical appendix.