

From: [Elizabeth Fama](#)
To: [Hill, Shannon](#); [Daniel Oscarson](#)
Subject: Fwd: P51 comments on scope of Google's Downtown West EIR
Date: Thursday, November 21, 2019 5:07:56 PM
Attachments: [P51 Scoping Comments - NOP Downtown West Mixed-Use Project.pdf](#)

[External Email]

Dear Ms. Hill,

Attached please find Plant 51 HOA's "scoping comments" in response to the NOP for the Downtown West Mixed-Use Project.

Thank you,

-Elizabeth Fama
Plant 51 Board President

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PLANT 51 HOMEOWNERS ASSOCIATION
San Jose, California

via electronic mail

November 21, 2019

City of San José
Department of Planning, Building and Code Enforcement
Attn: Shannon Hill, Environmental Project Manager
200 East Santa Clara Street, 3rd Floor Tower
San Jose CA 95113-1905

**Re: Notice of Preparation (NOP) of Draft Environmental Impact Report (DEIR)
Downtown West (Google) Mixed-Use Project**

Dear Ms. Hill,

On behalf of the Plant 51 Homeowners Association (Plant 51 HOA), please accept this letter as “scoping comments” in response to the NOP for the Downtown West Mixed-Use Project.

The Plant 51 community is located immediately to the west of the Project Site, behind Diridon Station along Bush Street. As such, our community is positioned to be especially impacted by construction and operation of the Project. The Plant 51 HOA, therefore, wishes to ensure that the DEIR thoroughly evaluates the potential environmental impacts of the Project to our community. Specifically, the following:

- **Transportation/Circulation:** Please evaluate the addition of project-generated vehicular trips to the queuing capacities of the Alameda/Stockton intersection. Existing traffic volumes already result in unacceptable waiting periods for pedestrian crossings at this intersection, which will only worsen with completion of several approved projects along Stockton Avenue. Moreover, this intersection already contributes to excessive queuing on The Alameda (eastbound) that obstructs a mid-block pedestrian crossing at Bush Street. Ultimately, it is critical that pedestrian and bicycle movement not be further impaired by vehicular congestion associated with the Project.

In this regard, the DEIR should analyze all known mechanisms to discourage new vehicular trips and encourage public transportation usage by employees and residents. For example, the DEIR should evaluate requiring employer/landlord-paid transportation passes (e.g., VTA SmartPass) for all employees and residents; severely restricting the creation of new parking facilities (and/or ensuring that such parking is appropriately priced) in order to minimize the “latent-demand” effect of providing free parking; and limiting the number of inbound vehicular trips into the Project Site tied to an ongoing trip monitoring mechanism.

- **Construction-Related Vibration and Noise:** Due to our community’s proximity to the Project Site, construction-related vibration and noise could obstruct the free use of property, particularly those residences with outdoor recreational spaces. The DEIR should evaluate the incorporation of the highest-degree of sound attenuation measures that will limit noise impacts. Of particular concern is pile-driving activity occurring during weekends, which would unreasonably interfere with the comfortable enjoyment of our homes. Lastly, we would also recommend placement of noise monitoring station(s) within our community to ensure ongoing compliance with noise-related mitigation measures.
- **Construction-Related Air Quality Risk:** Construction of the scale proposed by the Project will result in significant generation of dust, exhaust, and particulate matter. Our community houses many families with young children, elderly, and disabled individuals who are especially vulnerable to such contaminants. As with construction-related noise, we also ask that air-quality monitoring station(s) be placed within our community to ensure ongoing compliance with air quality-related mitigation measures.
- **Light and Glare:** Since it can be anticipated that many of the new structures will incorporate glass curtain wall sheathing, please ensure that the DEIR looks at the potential impact of solar reflectivity to our easterly-facing condominium units.

The Plant 51 HOA also hereby requests that the City send by electronic mail, if possible or U.S. Mail to the address below notice of any and all actions or hearings related to activities undertaken, authorized, approved, permitted, licensed, or certified by the City and any of its subdivisions, and/or supported, in whole or in part, through contracts, grants, subsidies, loans or other forms of assistance from the City, including, but not limited to the following:

- Notice of any public hearing in connection with the Project as required by California Planning and Zoning Law pursuant to Government Code Section 65091.
- Any and all notices prepared for the Project pursuant to the California Environmental Quality Act (“CEQA”), including, but not limited to:
 - Notices of any public hearing held pursuant to CEQA.
 - Notices of determination that an Environmental Impact Report (“EIR”) is required for a project, prepared pursuant to Public Resources Code Section 21080.4.
 - Notices of any scoping meeting held pursuant to Public Resources Code Section 21083.9.
 - Notices of preparation of an EIR or a negative declaration for a project, prepared pursuant to Public Resources Code Section 21092.
 - Notices of availability of an EIR or a negative declaration for a project, prepared pursuant to Public Resources Code Section 21152 and Section 15087 of Title 14 of the California Code of Regulations.
 - Notices of approval and/or determination to carry out a project, prepared pursuant to Public Resources Code Section 21152 or any other provision of law.
 - Notices of approval or certification of any EIR or negative declaration, prepared pursuant to Public Resources Code Section 21152 or any other provision of law.

- Notices of determination that a project is exempt from CEQA, prepared pursuant to Public Resources Code section 21152 or any other provision of law.
- Notice of any Final EIR prepared pursuant to CEQA.
- Notice of determination, prepared pursuant to Public Resources Code Section 21108 or Section 21152.

Please note that we are requesting notices of CEQA actions and notices of any public hearings to be held under any provision of Title 7 of the California Government Code governing California Planning and Zoning Law. This request is filed pursuant to Public Resources Code Sections 21092.2 and 21167(f), and Government Code Section 65092, which requires agencies to mail such notices to any person or organization who has filed a written request for them with the clerk of the agency's governing body.

Please send notice by electronic mail, if possible, to DOscarson@gocompass.com and elizabeth.fama@gmail.com. If notice must be provided by US mail, please address to:

Compass Management Group, Inc.
ATTN: Daniel Oscarson
77 Las Colinas Lane,
San Jose, CA 95119510

We thank you for your consideration of these comments. If you have any questions, I may be contacted at (408) 368-0013 or by email at elizabeth.fama@gmail.com

Sincerely,



Elizabeth Fama
Plant 51 HOA President

Cc: Dan Oscarson, Plant 51 Community Manager