

From: [Hill, Shannon](#)
To: [Hillary Gitelman](#); [Karl Heisler](#); [Pete Choi](#)
Cc: [Keyon, David](#)
Subject: Downtown West (PDC19-039): NOP Comments
Attachments: [Giancola, Heidi Parking and Open Space 111319.pdf](#)
[McMillan, Annette GHGs 111319.pdf](#)
[Nguyen, Tracy TACS-Hazards-Cultural Resources 111319.pdf](#)

Hi there,

I have attached a few more comments.

Thanks!

Shannon Hill, Planner

Planning, Building & Code Enforcement | Environmental Review Section

City of San José | 200 East Santa Clara Street

Shannon.Hill@sanjoseca.gov | (408) 535 - 7872

From: [Heidi Giancola](#)
To: [Hill, Shannon](#)
Cc: [REDACTED]
Subject: NOP comment letter for Downtown West Mixed Use Plan.
Date: Wednesday, November 13, 2019 11:07:11 AM

[External Email]

Heidi Giancola
1 Washington Sq,
San Jose, CA 95192

Environmental Project Manager
Shannon Hill
(408) 535-7872
shannon.hill@sanjoseca.gov

Dear Shannon Hill,

I am writing to you with regards to the Notice of Preparation for the Downtown West Mixed Use Plan. I am an Environmental Studies masters student attending San Jose State University and have been assigned to review this proposed project and conduct a mock draft EIR.

During the review of the proposed project the area of most concern is the number of parking lots proposed to be eliminated, without the prospect of additional parking to the same scale. In the Downtown West Mixed Use Plan under the category of existing parking the estimated amount states N/A in all categories. As seen in the images and when visiting the sites, there are numerous parking lots that are full or nearly full during week days. By eliminating the SAP center parking and the CALTrain parking it puts additional stress on other parking structures in the city. There should be a documented amount of parking spaces that are being eliminated to accurately describe the effects that this project is having in the area.

Additionally, with the proposed units of housing, hotel and daily use of this area there will be increased strain on the neighboring parks of Arena Green and Guadalupe River park. The increase of foot traffic, possible animal use and damages to the park should all be considered when conducting the EIR. It will be essential to have additional green space for the increase of people that will be using this area. I propose that a mitigation measure be made to set aside additional funds to maintain the surrounding parks.

Thank you for your time!

Sincerely,

Heidi Giancola

cc: David C. Ralston: [REDACTED]

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From: [Annette McMillan](#)
To: [Hill, Shannon](#)
Cc: david.ralston@sjsu.edu
Subject: NOP Meeting Downtown West Mixed-Use Plan
Date: Wednesday, November 13, 2019 10:29:12 AM

[External Email]

Annette McMillan

November 13, 2019

City of San Jose, Department of Planning, Building and Code Enforcement
Shannon Hill, Environmental Project Manager
200 East Santa Clara Street
3rd Floor Tower, San Jose CA 95113-1905
shannon.hill@sanjoseca.gov

Dear Ms. Hill,

Please accept my comments on the Notice of Preparation for the Downtown West Mixed-Use Plan (Google Project). Below I have outlined some of my concerns in regards to the 2013 Draft Environmental Impact Report (DEIR) for the Diridon Station Area Plan (DSAP). I have some misgivings regarding greenhouse gas (GHG) impacts from this project.

While I recognize that this project is in line with meeting the statewide 2020 GHG goals as set forth by AB 32, my concern is the knowledge that “without further reductions, the City’s projected 2035 GHG emissions per service population would exceed the average carbon-efficiency standard necessary to maintain a trajectory to meet statewide 2050 goals as established by Executive Order S-3-05”. The DSAP clearly states that there would be a significant cumulative impact on climate change from the implementation of the 2040 General Plan.

If these knowns exist before beginning a project, isn’t it a better practice to work towards solutions to mitigate them before getting too deep into the plan? In the Notice of Preparation (NOP) announcement, mention was made of designing ways to reduce the number of vehicle trips to the site and organizing worker transport ahead of the project. I’m interested to know what the status is of those goals as I was unable to attend the NOP meeting.

Additionally, I’d like to see some mitigations incorporated such as:

- Work to exceed the City of San Jose's Green Building Ordinance
- Include installation of solar panels on new buildings and over parking areas
- Require installation of cool roofs, green roofs or solar panels on all new building construction
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- Implement the purple-pipe recycled water system for all landscaping & toilet/urinal flushing

I understand you are very busy and I appreciate your time in reading my comment letter. Thank you and I look forward to your response.

With Concern,

Annette McMillan, SJSU student of Environmental Studies

cc: David C. Ralston, SJSU

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From: [Tracy Nguyen](#)
To: [Hill, Shannon](#)
Cc: [REDACTED]
Date: Downtown West Mixed-Use Project Comment Letter
Wednesday, November 13, 2019 8:55:44 PM

[External Email]

November 13, 2019

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

Review of the Notice of Preparation for Downtown West Mixed-Use Project

Dear Ms. Hill,

I appreciate the opportunity to comment on the Notice of Preparation (NOP) for the Downtown West Mixed-Use Project. The following comments will focus on toxic air contaminants (TACs), potential hazardous materials discarded by homeless individuals, abandoned houses and their possible status as cultural resources as well as the potential presence of harmful materials (e.g., lead-based paint and asbestos). In an effort to demonstrate its best efforts at putting together and completing the final environmental impact report (FEIR), the lead agency should take into account these concerns and address them if they have not already been mentioned in the NOP and scoping meeting.

In the NOP document, there are no mentions of what will happen if TACs exceeded acceptable levels. Based on the location of the project and its inclusion of and/or proximity to parks and schools to sensitive receptors, it is highly possible that children and elderlies may be more affected by poor air quality. In such a case, what does the lead agency propose as a possible mitigation or protection measure? Will the project applicant distribute protective masks and/or will the lead agency posts air quality notices for days and times that have the most TACs so as to deter outside activities? It is important to assess future action plans because excessive exposure to high levels of harmful contaminants can be detrimental to everyone in the area. There needs to be some kind of action plan in place right now, so when an issue does arise, there are prompt and efficient responses to lessen harmful exposure. As such, the lead agency should work in concert with the BAAQMD, Santa Clara County Public Health Department, and other related organizations and departments to provide proper

notification alerts and appropriate protection measures for areas with high levels of TACs.

Additionally, within the project site, there are several areas listed under the Cortese List. However, the NOP document does not mention or address the potential hazardous materials discarded by homeless individuals. Living along the banks of the Los Gatos Creek on West San Carlos St. and Bird Ave. are many homeless individuals. Although most of the trash generated by these people are day-to-day items such as food packages, the lead agency should consider the possibility of hazardous materials such as syringes. By acknowledging this possibility, the lead agency can better equip workers' with better knowledge on how to dispose of certain hazardous materials and how to avoid hurting oneself when cleaning up the homeless encampment areas.

Another point of concern for this project is the two abandoned houses near the homeless encampment area mentioned previously. These abandoned houses should be assessed for their potential cultural resource status. If they do end up to be registered cultural resources, how does the lead agency plan to redevelop the area? If the agency plans to build around these houses, how will the new buildings compromise the cultural significance of these houses? This should also be assessed and included in the FEIR as these houses may be important cultural resources for the city and its people.

Finally, in regards to the abandoned houses on West San Carlos St. again, if they are proven to not be cultural resources and are demolished, how will the lead agency mitigate the lead-based paint and asbestos that will be released in the ambient air? Since these abandoned houses look quite old, there is the possibility of them being painted with lead-based paint and having asbestos insulation in their walls. If this is true, what protection measures will the lead agency take to protect construction workers and nearby businesses and residents? Exposure to lead and asbestos are health hazards; therefore, it is crucial to provide proper protection measures.

Sincerely,
Tracy Nguyen

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From: [Heidi Giancola](#)
To: [Hill, Shannon](#)
Cc: daoudra1@gmail.com
Subject: NOP comment letter for Downtown West Mixed Use Plan.
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2868 Buena Crest Court
San Jose CA 95121
anky1963@comcast.net

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