

Sierra Point Towers Project Draft EIR Scoping Session

March 15, 2022



PRESENTATION OVERVIEW

- Purpose of Scoping Session
- Proposed Project Overview
- California Environmental Quality Act (CEQA) Overview
- Topics to be Addressed in the EIR
- EIR Procedural Steps and Public Input Opportunities
- Environmental Review Schedule
- Public Comment

PURPOSE OF SCOPING

Receive comments from the public and agencies regarding the scope of the environmental document to be prepared for the project, including:

- Key environmental issues of concern
- Potential mitigation measures
- Potential alternatives for consideration

EXISTING PROJECT SITE

- 15.84 acres
- Two 8- and 12-story buildings with 427,283 sq. ft. of existing office use
- 3-story parking garage
- Surface parking and landscaping



PROPOSED PROJECT OVERVIEW

Demolition of existing garage and surface parking and construction of three new buildings and a new parking garage. Two existing office buildings would be retained.

- Two new 9- and 14-story buildings with office/life science uses totaling 526,040 sq. ft.
- 2-story, 40,000 sq. ft. amenity building
- 12-story parking structure with 3,771 parking spaces
- 87 surface parking spaces
- 362,090 sq. ft. of open space



CEQA OVERVIEW

As a State law, CEQA mandates that lead agencies identify and disclose the significant environmental effects of projects or plans under their jurisdiction and either:

- Avoid significant environmental effects, where feasible; or
- Mitigate significant environmental effects, where feasible.

As lead agency, the City has determined that an Environmental Impact Report is the appropriate CEQA document to evaluate the potential effects of the project

CEQA OVERVIEW - EVALUATION PROCESS

- Identify baseline (existing) and cumulative environmental conditions
- Define significance threshold for each topic
- Conduct environmental analysis
- Conduct impact analysis to measure the change between baseline conditions and conditions during and after project implementation and how that relates to the significance threshold
 - Impacts are direct physical changes in the environment
 - Economic and social changes are not physical environmental impacts and are not required to be evaluated under CEQA

TOPICS TO BE ADDRESSED IN THE EIR

Aesthetics

Air Quality

**Cultural and
Tribal
Resources**

**Biological
Resources**

Energy

**Geology and
Soils**

**Greenhouse
Gas Emissions**

**Hazards and
Hazardous
Materials**

**Hydrology
and Water
Quality**

**Land Use and
Planning**

Noise

**Population
and Housing**

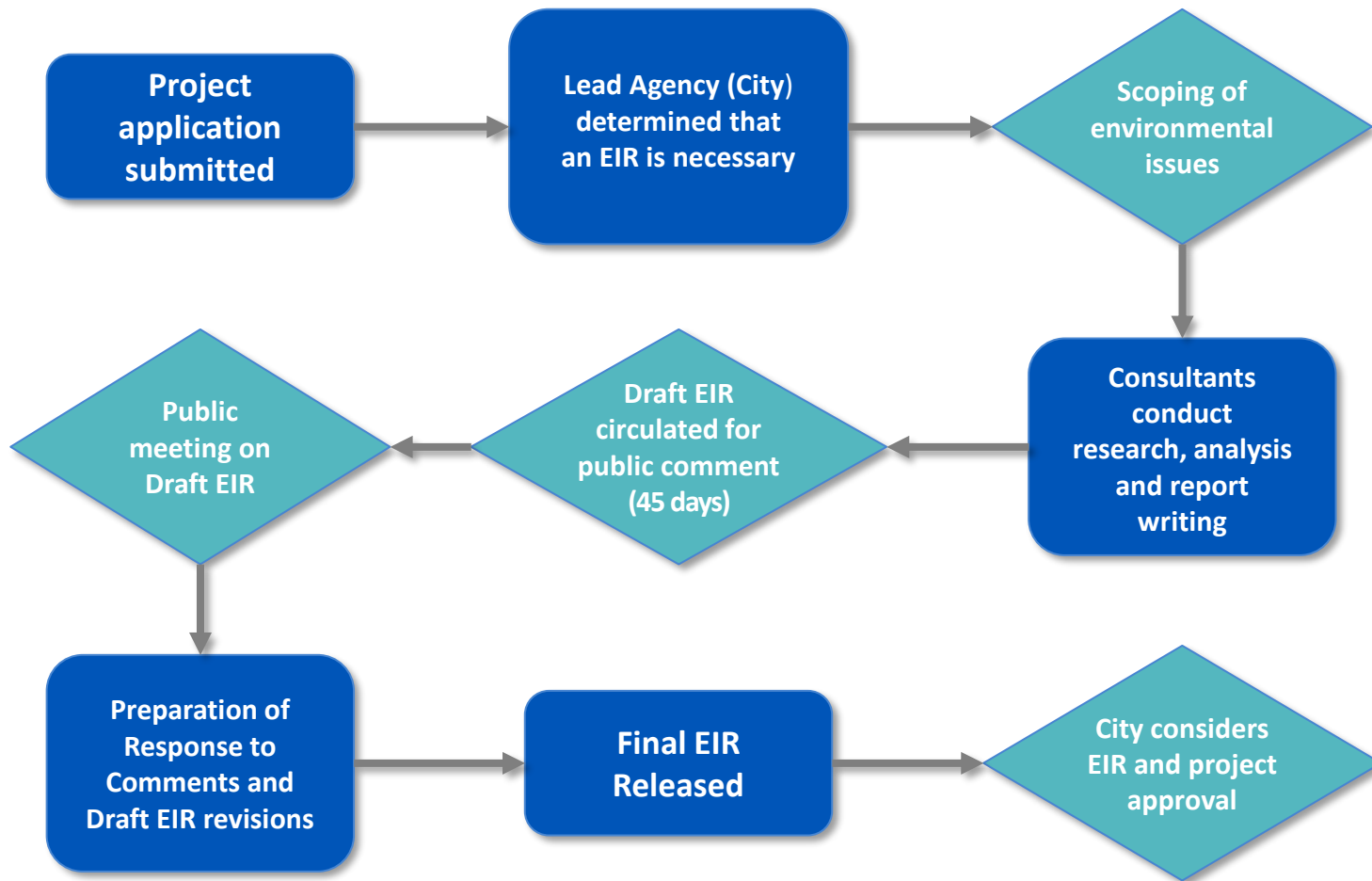
**Public Services
and
Recreation**

Transportation

**Utilities and
Service
Systems**

Alternatives

EIR PROCEDURAL STEPS AND PUBLIC INPUT OPPORTUNITIES



ENVIRONMENTAL REVIEW SCHEDULE

Milestone	Date
Publication of Notice of Preparation (NOP)	February 28, 2022
Draft EIR Scoping Session	March 15, 2022
End of 30 day NOP Comment Period	March 29, 2022
Publication of Draft EIR and Notice of Availability	Early Fall 2022
Draft EIR Comment Session	Fall 2022
Close of 45 day Draft EIR Comment Period	Late Fall 2022
Publication of Response to Comments on Draft EIR	Winter 2022/2023
EIR Certification Hearing	Early 2023

PUBLIC COMMENT

- Comments can be made on the NOP during this Scoping Meeting tonight by:
 - Zoom.us (please use the latest version: zoom.us/download)
 - Webinar ID: 970 0458 3387
 - Passcode: 215153
 - Raise hand feature with Host
 - Call In Number: 1 (669) 900-9128
 - *9 to Raise Hand and *6 to Unmute

PUBLIC COMMENT

Written comments on the scope of the Draft EIR
can be submitted until
Tuesday, March 29, 2022, before 5:00 p.m. to:

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