

**NOTICE OF PREPARATION OF A
DRAFT ENVIRONMENTAL IMPACT REPORT
FOR THE BLANCHARD ROAD WAREHOUSE/DISTRIBUTION CENTER PROJECT**

FILE NOS: - C15-057 and H15-061
PROJECT APPLICANT: Panattoni Development Company
APNs: 708-25-004 and 708-25-005

Project Description: A Conforming Rezoning from the A Agricultural Zoning District to the IP Industrial Park Zoning District and a Site Development Permit to allow the construction of an approximately 414,000-square foot warehouse/distribution center. **Location:** The project site is a 29.9 gross acre site to the southwest of the intersection of Blanchard Road and the Union Pacific Railroad right-of-way (parallel to Old Monterey Road), approximately one mile north of Bailey Avenue in Coyote Valley.

As the Lead Agency, the City of San José will prepare an Environmental Impact Report (EIR) for the project referenced above. The City welcomes your input regarding the scope and content of the environmental information that is relevant to your area of interest, or to your agency's statutory responsibilities in connection with the proposed project. If you are affiliated with a public agency, this EIR may be used by your agency when considering subsequent approvals related to the project. The project description, location, and probable environmental effects that will be analyzed in the EIR for the project are attached.

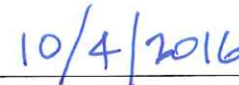
Community/Scoping Meeting: A Community/EIR Scoping meeting will be held on **Monday, October 17, 2016** from 6:30 p.m. to 8:00 p.m. at the **Southside Community Center** at 5585 Cottle Road, San Jose, CA 95123.

According to State law, the deadline for your response is 30 days after receipt of this notice (by **November 8, 2016**); however, we would appreciate an earlier response, if possible. Please identify a contact person, and send your response to:

City of San José
Department of Planning, Building, and Code Enforcement
Attn: David Keyon
200 East Santa Clara Street, 3rd Floor Tower
San José CA 95113-1905
Phone: (408) 535-7898, E-mail: david.keyon@sanjoseca.gov

Harry Freitas, Director
Planning, Building and Code Enforcement


Deputy


Date

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October 2016

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 that an agency may implement or approve. The EIR process is intended to provide information sufficient to evaluate a project and its potential for significant impacts on the environment; to examine methods of reducing adverse impacts; and to consider alternatives to the project.

The EIR for the proposed project will be prepared and processed in accordance with the California Environmental Quality Act (CEQA) of 1970, as amended. In accordance with the requirements of CEQA, the EIR will include the following:

- A summary of the project;
- A project description;
- A description of the existing environmental setting, potential environmental impacts, and mitigation measures;
- Alternatives to the project as proposed; and
- Environmental consequences, including (a) any significant environmental effects which cannot be avoided if the project is implemented; (b) any significant irreversible and irretrievable commitments of resources; (c) the growth inducing impacts of the proposed project; (d) effects found not to be significant; and (e) cumulative impacts.

Project Location

The proposed project is located in the Coyote Valley area of the City of San José, Santa Clara County (Exhibit 1). The project site is located on Blanchard Road, approximately 250 feet east of Old Monterey Road and is bound by the Union Pacific Railroad right-of-way to the east, Blanchard Road to the north, and undeveloped land to the south and west (see Exhibits 2 and 3). Existing land uses adjacent to the project site include the Metcalf Energy Center, residential homes, commercial businesses, roads, Union Pacific Railroad, undeveloped open spaces, and undeveloped agricultural land. The City of San José categorizes this land as “Farmland of Local Importance.”

Project Description

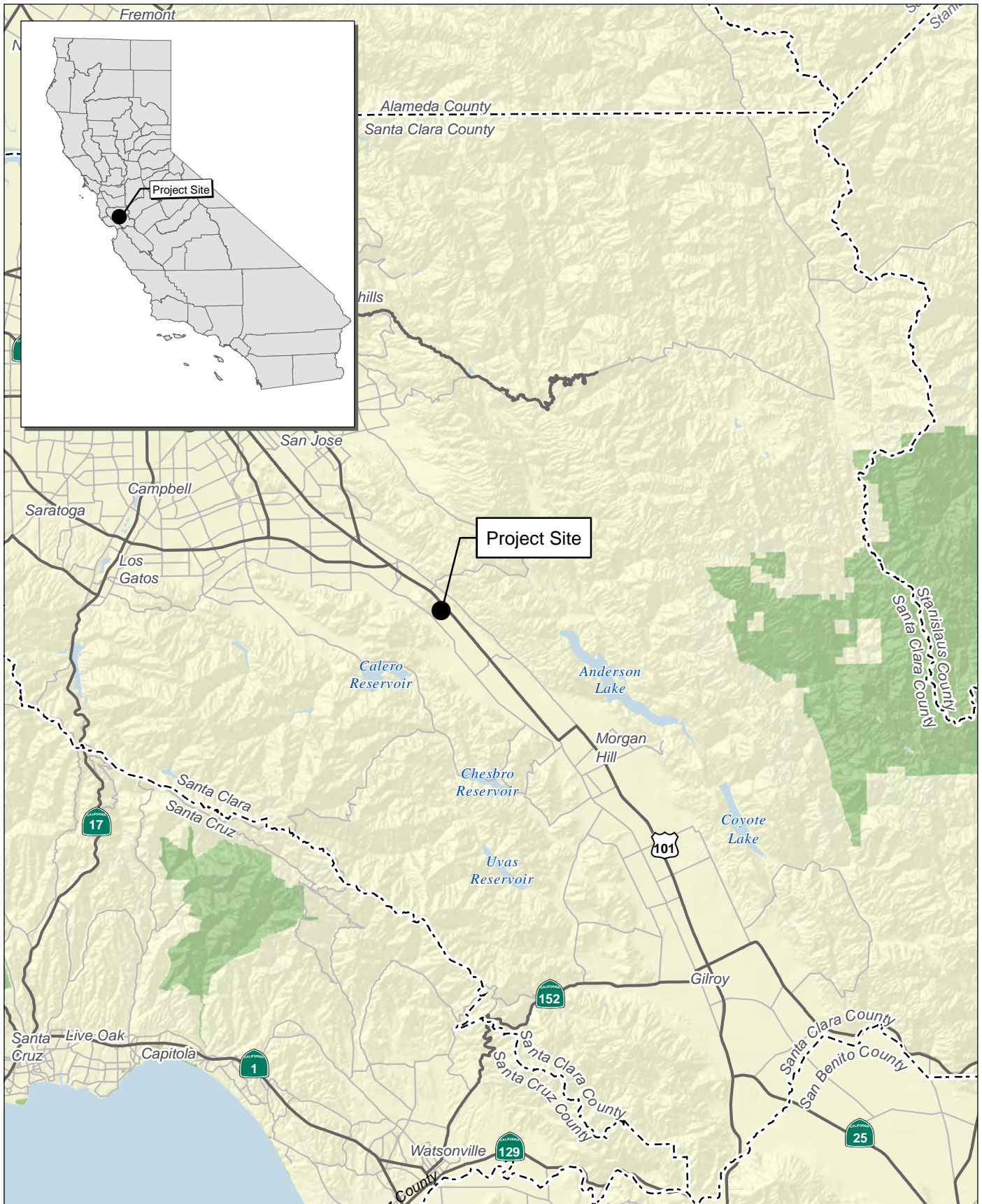
The proposed project would consist of the construction of an approximately 415,000-square-foot industrial warehouse on a 29.92-acre site on Blanchard Road in the Coyote Valley area of San José, consisting of APNs 708-25-004 and 708-25-005. The project is being constructed as a “spec” (speculative) project, meaning that the developer plans to find an operator for the warehouse after the project is entitled. The site will be paved and would include 196 stalls for employee and visitor parking, 72 truck docks, and 44 stalls provided for bicycles. The industrial warehouse would be used for general warehousing and distribution (Exhibit 4). Although the warehouse operator has not been identified, it is not anticipated that hazardous materials would be stored or distributed. The general hours of operation would be approximately 7:00 a.m.–5:00 p.m., seven days a week.

The structure will have a maximum height of 45 feet. The building would be lighted using pole and building mounted lights with a 25-foot fixture height for both fixtures.

Construction would take approximately nine months and would cover all site improvements as well as construction of the building. Blanchard Road would be widened to provide access to the site.

The proposed project requires the following approvals:

- 1) A conforming conventional rezoning from the A Agriculture Zone District to the IP Industrial Park Zone District (File no. C15-057) and;
- 2) A Site Development Permit to construct an approximately 415,000-square-foot warehouse/distribution center, including administrative office space.
- 3) Encroachment Permits
- 4) Demolition, Grading and Building Permits



Source: Census 2000 Data, The CaSIL, FCS GIS 2013.

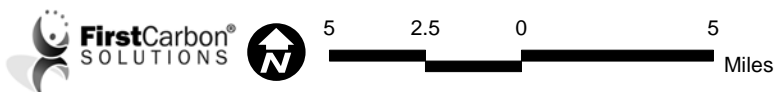


Exhibit 1 Regional Location Map



Source: ESRI Imagery, 2014

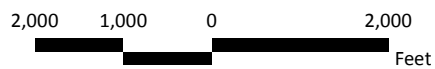
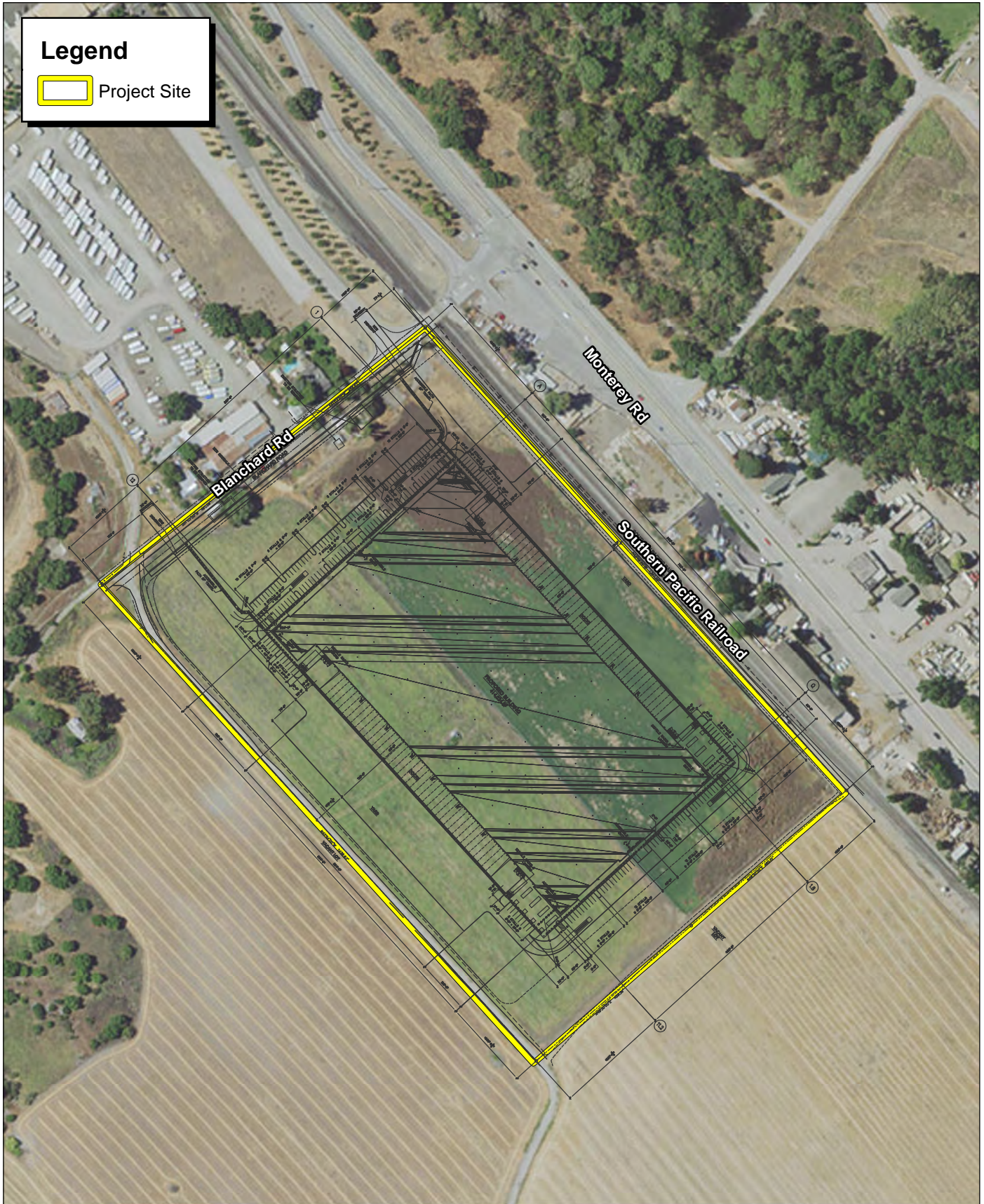
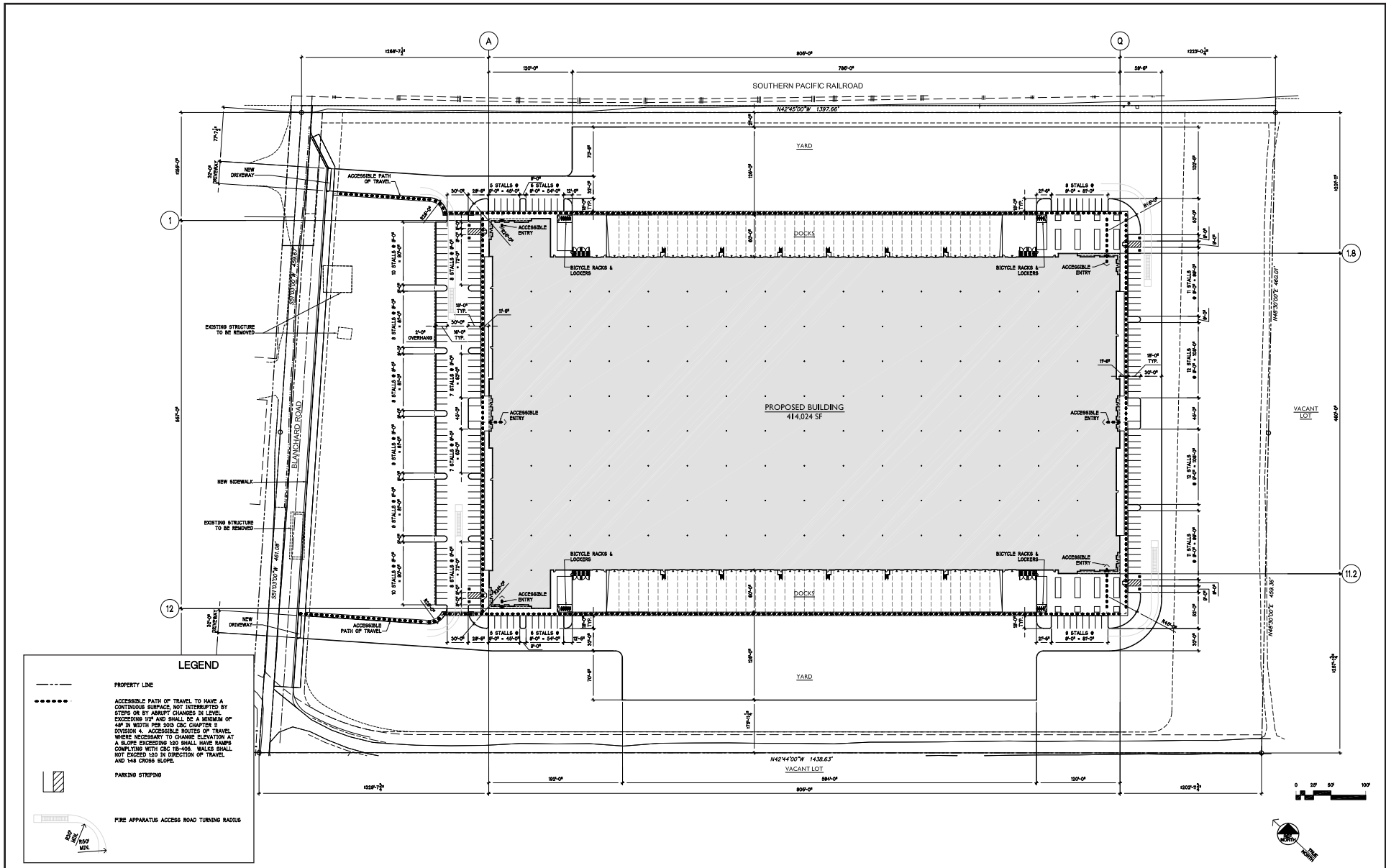


Exhibit 2
Local Vicinity Map
Aerial Base



Source: ESRI Imagery, 2014

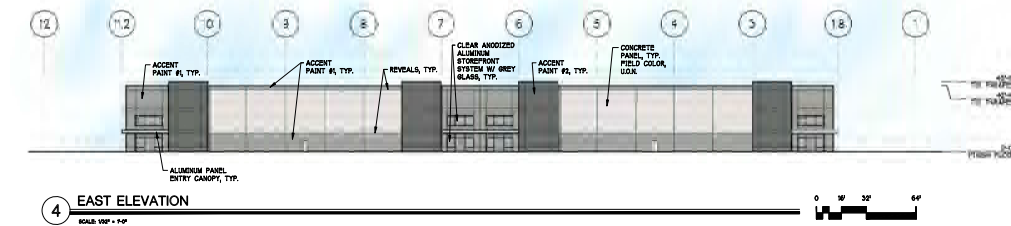
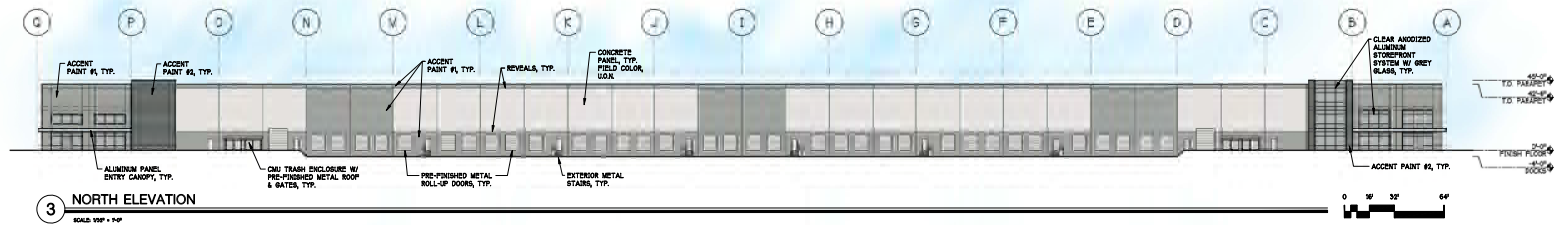
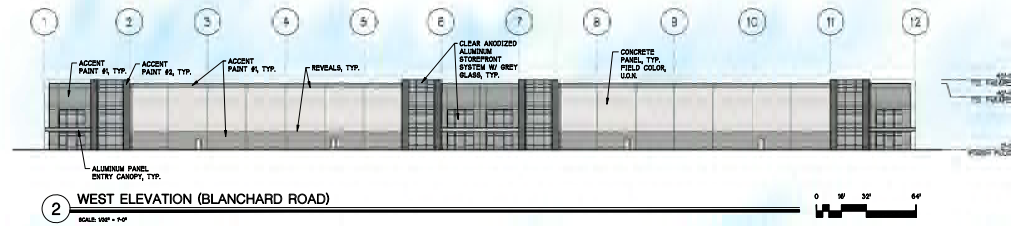
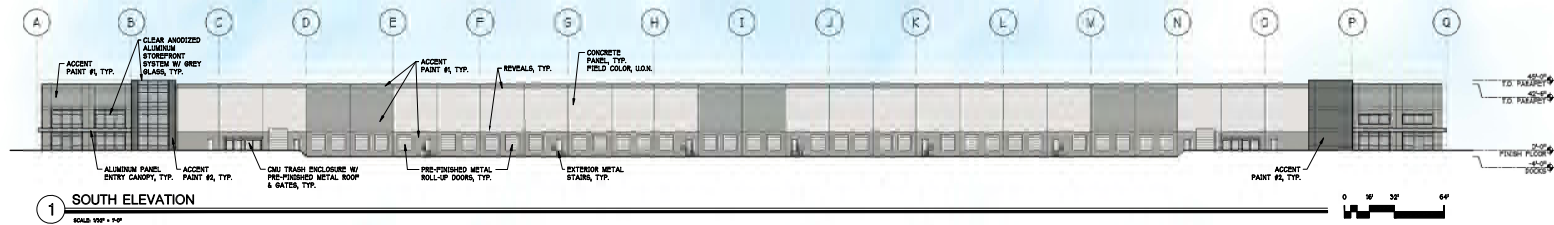




Source: Vitae, 2016



Exhibit 4 Conceptual Site Plan



Source: Vitae, 2016



Potential Environmental Impacts of the Project

The EIR will describe the existing environmental conditions on the project site and will identify the significant environmental impacts anticipated to result from development of the project as proposed. Where potentially significant environmental impacts are identified, the EIR will also discuss mitigation measures that may make it possible to avoid or reduce significant land use impacts, as appropriate. The analysis in the EIR will include the following specific categories of environmental impacts and concerns related to the proposed project. Additional subjects may be added at a later date, as new information comes to light.

1. Land Use and Visual &Aesthetic

The EIR will identify the land uses on and around the project site and evaluate potential land use constraints created by existing conditions in the project area, including the project's compatibility with existing and proposed land uses in the project area and consistency with the City policies and plans. This section will also discuss the visual and aesthetic resources of the site and any impacts that would potentially occur as a result of the project.

2. Population, Jobs and Housing

The EIR will describe the existing and projected employment, population, and housing conditions in the City of San José, and evaluate the potential for the project to result in impacts due to increases in population.

3. Transportation

A Transportation Impact Analysis (TIA) will be prepared for the project. The TIA will identify both existing and "background" traffic conditions (i.e., existing traffic plus traffic associated with projects that have been approved but not yet built) in the project area, based on the City of San José's methodology outlined in the City's Transportation Impact Policy (Council Policy 5-3). The TIA prepared for the EIR will describe the existing roadway conditions, circulation patterns, and other transportation elements (light rail, bus routes, truck routes, etc.) of the transportation system in and around the site, including the local streets and intersections, regional facilities, and freeways.

4. Air Quality

The EIR will address the regional air quality conditions in the Bay Area and discuss the proposed project's impacts to local and regional air quality according to 2010 Bay Area Air Quality Management District (BAAQMD) guidelines and thresholds. Because the project is located in proximity to existing housing, air quality impacts to these sensitive receptors as a result of construction and operation of the project will also be analyzed.

5. Noise and Vibration

The EIR will include a discussion of noise impacts on nearby sensitive receptors from project noise sources and potential vibration impacts from construction of the project. A noise analysis will identify the existing setting and the noise levels associated with the project and project traffic. The noise analysis will determine whether the ambient noise levels at the site are compatible with the adjacent land uses and if noise generated by the project is consistent with standards in the Envision San José 2040 General Plan and the City's Municipal Code. Potential impacts resulting from construction noise will also be addressed.

6. Biological Resources

A biological resources report will be prepared to evaluate the potential for the project to result in impacts to biological resources on the site, including mature trees and migratory birds. The EIR will also discuss the project's conformance with the Santa Clara Valley Habitat Conservation Plan.

7. Hydrology and Water Quality

The EIR will discuss the drainage conditions in the project area and the potential for flooding on the project site. Water quality impacts and conformance with the Santa Clara Valley Urban Runoff Pollution Prevention Program as well as other Regional Water Quality Control Board requirements will be addressed.

8. Geology and Soils

The EIR will discuss the existing geologic, seismic, and soil conditions on the project site. Any potential impacts to future users of the site will be identified.

9. Hazardous Materials

The EIR will discuss the potential for soil contamination from existing and previous users of the project site as well as the use and storage of hazardous materials in the proposed warehouse and distribution facility.

10. Cultural Resources

Because of the location of the site in an area of archaeological sensitivity, the EIR will discuss the potential for archaeological resources to be present on the site, and the project's potential impacts on those resources.

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. Energy

The EIR will examine the potential for the project to result in excessive or inefficient use of energy and will discuss the energy conservation measures included in the project.

13. 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.

14. Agricultural Resources

The project sites currently consist of undeveloped land that has been used for agricultural purposes. The California Department of Conservation Farmland Mapping and Monitoring Program map the project sites as

containing prime farmland. The General Plan EIR identified then loss of prime farmland as a significant unavoidable impact, and the City adopted overriding considerations as part of the certification of the EIR and approval of the General Plan. The discussion of agricultural resources will rely on the General Plan and does not assume that a Land Evaluation and Site Assessment (LESA) would be required to assess impacts to agricultural resources.

15. Greenhouse Gas Emissions

The EIR will evaluate the project's consistency with the City's adopted Greenhouse Gas Reduction Strategy, and will outline measures included in the project to reduce greenhouse gas emissions.

16. 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.

17. 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. 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.

18. 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.