



NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT FOR THE WINCHESTER RANCH RESIDENTIAL PROJECT

FILE NOS: GP18-014 & PDC18-037
PROJECT APPLICANT: Pulte Homes Company, LLC
APN: 303-38-001

Project Description: General Plan Amendment to change the Land Use/Transportation Diagram Designation from RN Residential Neighborhood to UR Urban Residential and a Planned Development Zoning from the A(PD) Planned Development Zoning District to the R-M(PD) Planned Development Zoning District for up to 691 residential units on a 15.7-gross acre site. **Location:** Winchester Ranch Mobilehome Community, 555 S. Winchester Boulevard.

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.

A Community and Environmental Scoping meeting for this project will be held at the following date, time, and location:


When: Thursday March 21, 2019, 6:30 – 8:00 p.m.
Where: Cypress Community and Senior Center
403 Cypress Avenue, San Jose, CA 95117

The project description, location, and probable environmental effects that will be analyzed in the EIR for the project can be found on the City’s Active EIRs website at www.sanjoseca.gov/activeeirs, including the EIR Scoping Meeting information.

According to State law, the deadline for your response is 30 days after receipt of this notice. The City will accept comments on the scope of the EIR until **5 p.m. on April 15, 2019**. If you have comments on this Notice of Preparation, please identify a contact person from your organization, and send your response to:

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

Rosalynn Hughey, Director
Planning, Building and Code Enforcement


Deputy

3/11/19
Date

Introduction

The purpose of an EIR is to inform decision makers and the general public of the environmental effects of the 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, environmental impacts, and mitigation measures for the project;
- 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 commitment of resources; (c) the growth inducing impacts of the proposed project; and (d) cumulative impacts

Project Location

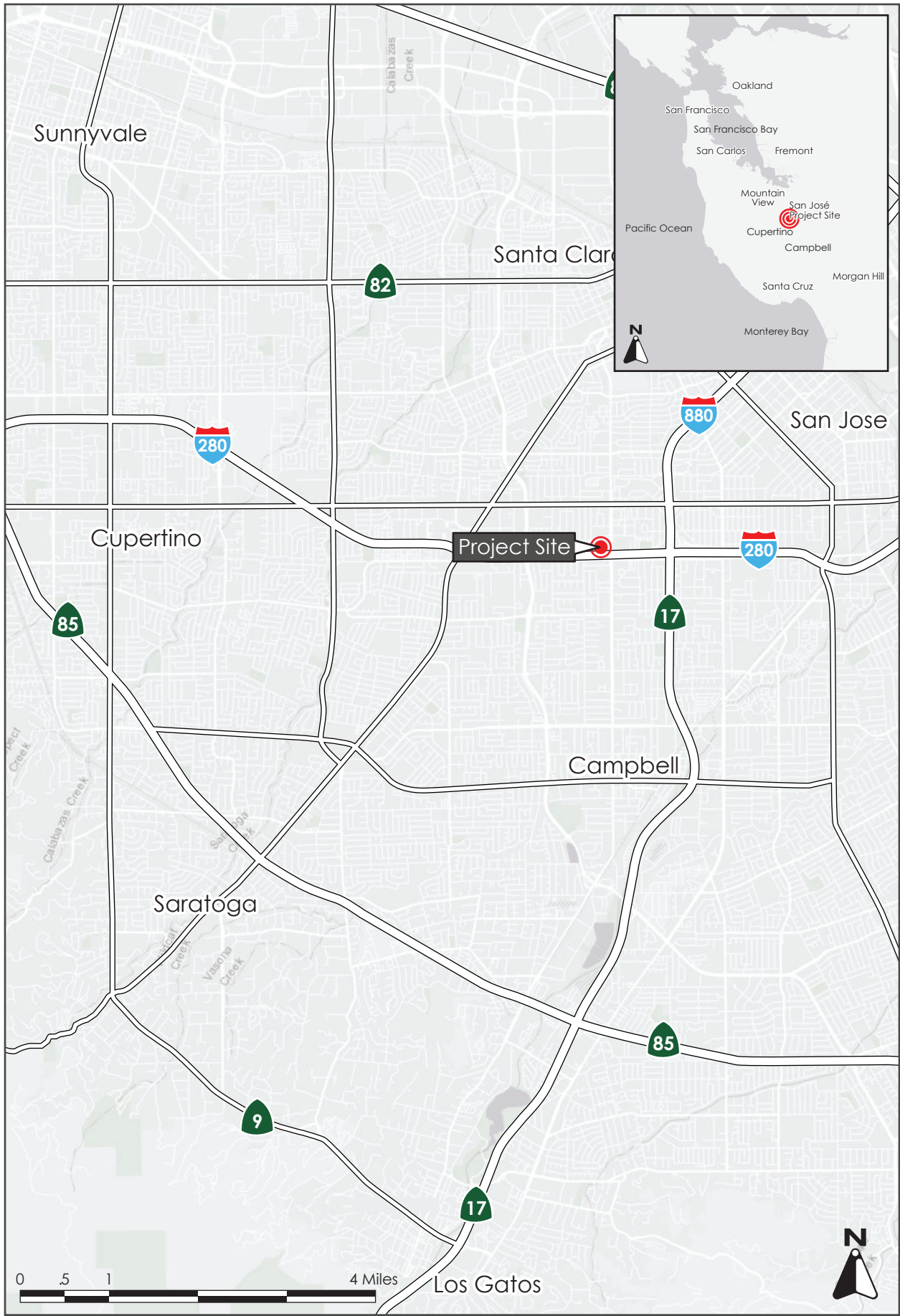
The Winchester Ranch Mobile Home Park, approximately 15.7 acres, is comprised of a single parcel (APN 303-38-001) located at the northwest corner of the Winchester Boulevard and Interstate 280 (I-280) intersection in the City of San José. Regional and vicinity maps of the project site are shown in Figure 1 and Figure 2, respectively.

Project Description

The project site is currently developed with 111 single-story mobile home units and associated club house and parking. The site is accessed by one ingress/egress driveway on Olsen Drive and one ingress-only driveway on Charles Cali Drive. The project site is currently designated *RN – Residential Neighborhood* and is located within the *Santana Row/Valley Fair Urban Village* under the City's General Plan. The project site has a zoning designation of *A(PD) – Planned Development*. The proposed project would be inconsistent with the General Plan and zoning designation. Therefore, the project proposes a General Plan Amendment (GPA) and rezoning.

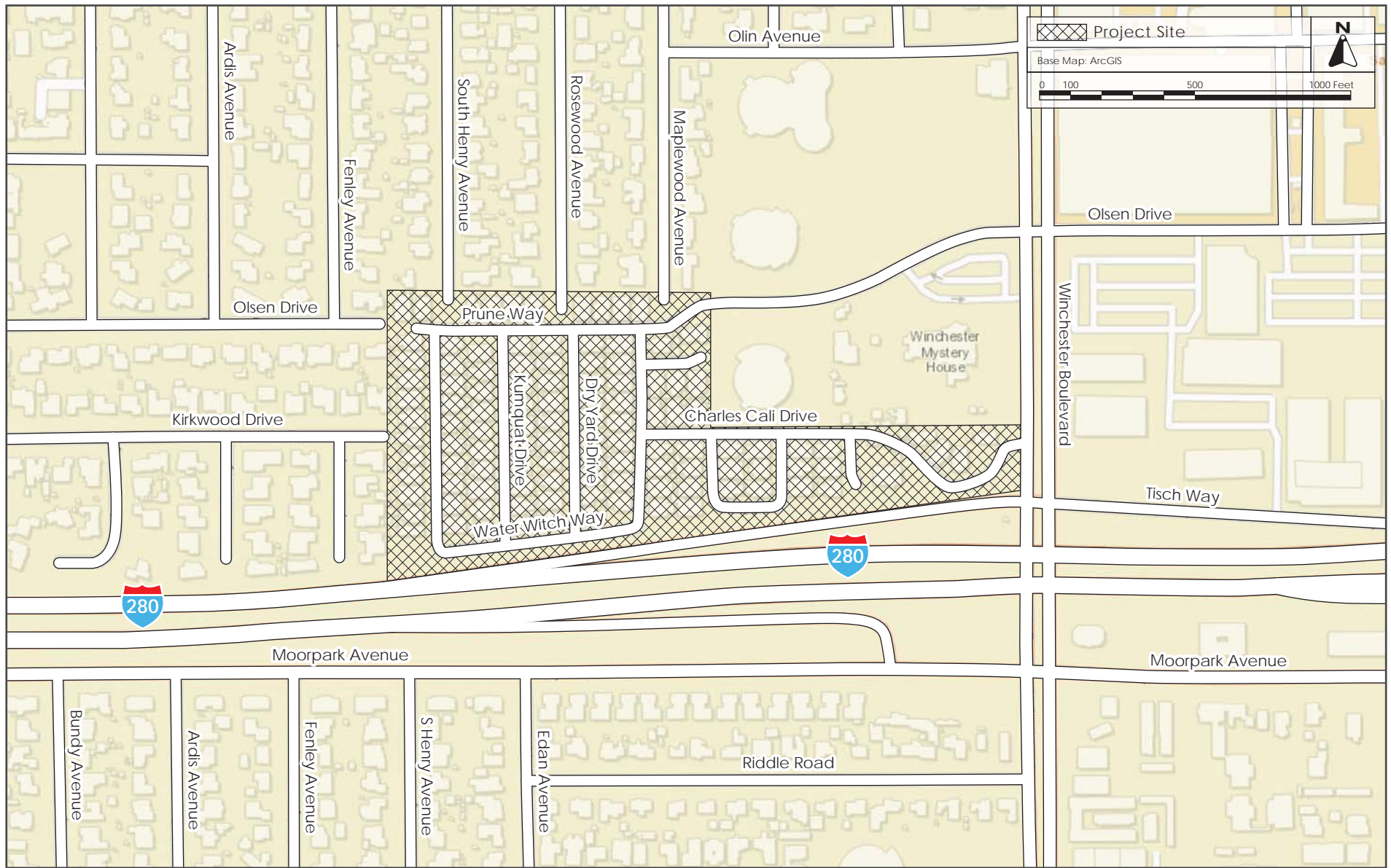
The project would demolish the existing structures, hardscape, and landscaping on-site and construct up to 691 residential units (44 dwelling units per acre¹) and an approximately 0.5-acre public park. Please refer to Figure 3 below for a conceptual site plan. Per the plan, the project proposes to construct a combination of townhomes/condominiums and apartments. The conceptual plan proposes four-story residential buildings along the western portion of the property with a maximum height of 53 feet. The residential units proposed on the eastern portion of the site closest to Winchester

¹ 691 proposed units/15.7-acre site = 44.0 dwelling units per acre



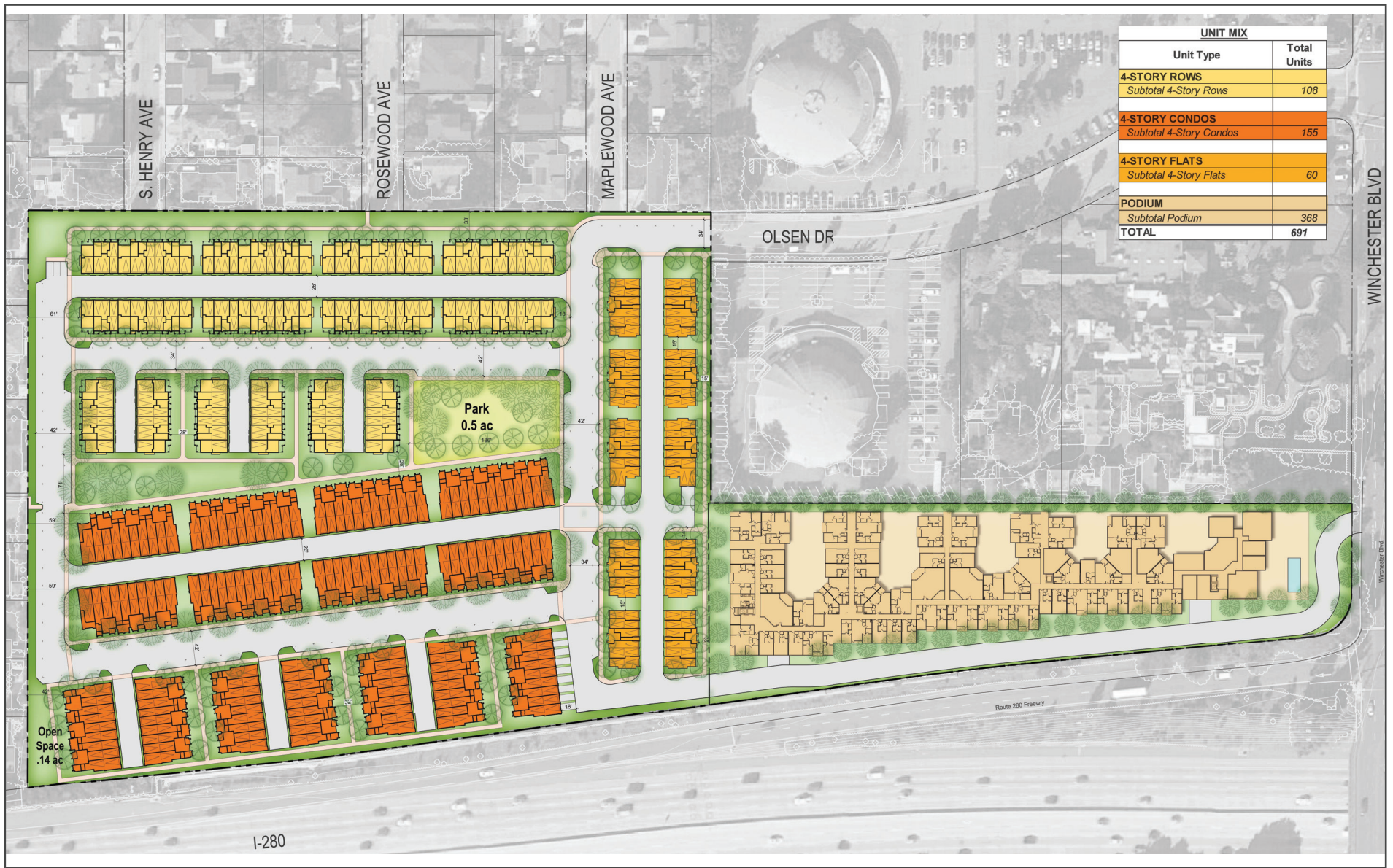
REGIONAL MAP

FIGURE 1



VICINITY MAP

FIGURE 2



CONCEPTUAL SITE PLAN

FIGURE 3

Boulevard would be within an apartment building above a parking podium. The building would be up to seven stories (approximately 80 feet tall) which would include residential units and above-grade parking.

A total of approximately 1,248 parking spaces would be provided on-site. The site will be accessed by the existing ingress/egress driveway on Olsen Drive and right-in/right-out driveway on Winchester Blvd.

The project is proposed to be developed in two phases. Existing residents whose mobile homes are not removed in Phase 1 could remain living on-site until initiation of Phase 2.

Required Project Approvals:

1. General Plan Amendment
2. Planned Development Rezoning
3. Planned Development Permits
4. Tentative Map
5. Demolition Permits
6. Building Permits
7. Grading Permits
8. Encroachment Permits and other Department of Public Works Clearances

Potential Environmental Impacts of the Project

The EIR will identify the significant environmental effects anticipated to result from development of the project as proposed. Mitigation measures will be identified for significant impacts, as warranted. The EIR will include the following specific environmental categories as related to the proposed project:

1. Aesthetics

The proposed development would demolish the existing structures and hardscape and remove landscaping on-site. The EIR will describe the existing visual setting of the project area and the visual changes that are anticipated to occur as a result of the proposed project. The EIR will also discuss possible light and glare issues from the development.

2. Air Quality

The EIR will address the regional air quality conditions in the Bay Area and discuss the proposed project's construction and operational emissions impacts to local and regional air quality in accordance with the 2017 Bay Area Air Quality Management District (BAAQMD) CEQA guidelines and thresholds.

3. Biological Resources

Habitats in the project area are low in species diversity and include predominately urban adapted

birds and animals. The EIR will address the loss of trees on-site, within and adjacent to the construction zones. In addition, the EIR will identify and discuss potential biological impacts resulting from construction of the project.

4. *Cultural Resources*

This area of San José is not considered a sensitive area for prehistoric and historic resources. No buildings on-site have been listed in the City's Historic Resources Inventory. The EIR will address the project's potential impacts to the Winchester Mystery House, which is designated as a City Landmark, a California State Landmark, and is listed on the National Register of Historic Places (NRHP). Additionally, the EIR will address the project's impacts to the Century 21 Theater, which is designated as a City Landmark and is listed on the California Register of Historic Resources. The Century 21 Theater is eligible for listing in the NRHP. The EIR will address the impacts to known and unknown buried archaeological resources on-site.

5. *Energy*

Implementation of the proposed project would result in an increased demand for energy on-site. The EIR will address the increase in energy usage on-site and proposed design measures to reduce energy consumption.

6. *Geology*

The project site is located in the most seismically active region in the United States. The EIR will discuss the possible geological impacts associated with seismic activity and the existing soil conditions on the project site.

7. *Greenhouse Gas Emissions*

The EIR will address the project's contribution to regional and global greenhouse gas (GHG) emissions. Proposed design measures to reduce energy consumption, which in turn would reduce GHG emissions, will be discussed.

8. *Hazards and Hazardous Materials*

The project area is surrounded by commercial businesses, offices, and residences. The EIR will summarize known hazardous materials conditions on and adjacent to the project site and will address the potential for hazardous materials impacts to result from implementation of the proposed project.

9. *Hydrology and Water Quality*

Based on the Federal Emergency Management Agency (FEMA) flood insurance rate maps, the EIR will address the possible flooding issues of the site as well as the effectiveness of the storm drainage system and the project's effect on storm water quality consistent with the requirements of the Regional Water Quality Control Board (RWQCB).

10. Land Use

The project site is located within a developed urbanized area of San José surrounded by residential, office, and commercial land uses. The EIR will describe the existing land uses adjacent to and within the project area. The EIR will also include a shade and shadow diagram and a discussion of any shade and shadow impacts that may occur. Land use impacts that would occur as a result of the proposed project will be analyzed, including the consistency of the project with the City's General Plan, zoning code, and Urban Village Plan, and compatibility of the proposed and existing land uses in the project area.

11. Noise and Vibration

Noise levels in the project area are primarily influenced by vehicular noise on Winchester Boulevard, I-280, and the surrounding roadways. The EIR will discuss noise that would result from operation of the proposed project, including a discussion of the increase in traffic noise that would result from implementation of the project, and the impact of any noise increase on nearby sensitive receptors. The EIR will also discuss temporary construction noise. Noise levels will be evaluated for consistency with applicable standards and guidelines in the City of San José.

12. Public Services

Implementation of the proposed project would increase the resident population of the City which would result in an increased demand on public services, including police and fire protection, schools, and recreational facilities. The EIR will address the availability of public facilities and services and the potential for the project to require the construction of new facilities.

13. Transportation

The EIR will examine the existing traffic conditions in the immediate vicinity of the project site. A Transportation Analysis (TA) will be prepared that will identify the transportation impacts of the proposed project on the existing local and regional transportation system and the planned long-range transportation network based on the City's Transportation Analysis Policy (Council Policy 5-1). Consistent with Policy 5-1, the TA will include both a vehicle miles traveled (VMT) analysis to evaluate the project's impacts under CEQA and a local transportation analysis (LTA) to evaluate the project's effect on the local transportation network. The LTA includes an evaluation of project access, circulation, parking, Congestion Management Plan conformance, and multi-modal (bicycle and pedestrian) facilities.

On September 20, 2016, the City Council adopted the I-280/Winchester Boulevard Transportation Development Policy to construct a northbound off-ramp from I-280 to Winchester Boulevard. The project will be required to conform to this policy. The City is currently evaluating potential off-ramp configurations to implement this project. The LTA may evaluate potential changes in local circulation patterns resulting from development of the I-280/Winchester Boulevard interchange.

14. *Tribal Cultural Resources*

The EIR will discuss the project's potential for impacts to tribal cultural resources.

15. *Utilities*

Implementation of the proposed project would result in an increased demand on utilities and public facilities compared to existing conditions. The EIR will examine the impacts of the project on public services, including utilities such as sanitary sewer and storm drains, water supply/demand, and solid waste management.

16. *Wildfire*

The proposed project is located within a developed area of San José. The EIR will discuss project impacts on wildfire.

17. *Other Topic Areas*

The EIR will also address the project's impacts on agricultural resources, population and housing, and mineral resources. These discussions will be based, in part, upon information provided by the project applicant, as well as the City's General Plan EIR and other available technical data.

18. *Alternatives*

The EIR will examine alternatives to the proposed project including a "No Project" alternative and one or more alternative development scenarios depending on the impacts identified. Other alternatives that may be discussed could include reduced development alternatives (e.g., smaller project), alternative land uses, and/or alternative locations. Alternatives discussed will be chosen based on their ability to reduce or avoid identified significant impacts of the proposed project while achieving most of the identified objectives of the project.

19. *Significant Unavoidable Impacts*

The EIR will identify those significant impacts that cannot be avoided, if the project is implemented as proposed.

20. *Cumulative Impacts*

The EIR will include a Cumulative Impacts section that will address the potentially significant cumulative impacts of the project when considered with other past, present, and reasonably foreseeable future projects in the development area.

In conformance with the CEQA Guidelines, the EIR will also include the following sections: 1) consistency with local and regional plans and policies, 2) growth inducing impacts, 3) significant irreversible environmental changes, 4) references and organizations/persons consulted, and 5) EIR authors.