



Planning, Building and Code Enforcement

CHRISTOPHER BURTON, DIRECTOR

NOTICE OF PREPARATION OF DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE 1065 SOUTH WINCHESTER BOULEVARD MIXED-USE PROJECT

FILE NO: SP21-006/ER21-035
PROJECT APPLICANT: A&Z Development, LLC (ATTN: Adam Askari)
APN: 299-25-037

Project Description: Special Use Permit for the demolition of a residence, one dilapidated structure, two sheds, and a barn, and construction of a six-story, 65-foot-high, mixed-use building with 70 residential units and approximately 20,410 square feet of commercial area. Parking would be located on the first floor and underground parking garage of the proposed building; the proposed project includes 107 vehicle parking spaces, 58 bicycle parking spaces, and 24 motorcycle parking spaces.

Location: 1065 South Winchester Boulevard; The 0.93-acre project site is located approximately 0.5 mile west of State Route 17, approximately 0.66 mile south of Interstate 280 (I-280), and approximately three miles southwest of Norman Y. Mineta San José International Airport.

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 **joint community and environmental public scoping meeting** for this project will be held:

When: Monday, September 13, 2021 from 6:30 p.m.

Where: Via Zoom (see instructions below and on www.sanjoseca.gov/activeeirs)

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. However, responses earlier than 30 days are always welcome. The City will accept comments on the scope of the **EIR until 5:00 p.m. on Monday, September 27, 2021**. If you have comments on this Notice of Preparation (NOP), please identify a contact person from your organization, and send your response via mail or email to:

City of San José
Department of Planning, Building and Code Enforcement
Attn: Thai-Chau Le, Environmental Project Manager
200 East Santa Clara Street, 3rd Floor Tower
San José CA 95113-1905
Phone: (408) 535-5658, e-mail: Thai-Chau.Le@sanjoseca.gov

Christopher Burton, Director
Planning, Building and Code Enforcement

Deputy

Date

08/17/2021

**NOTICE OF PREPARATION OF AN
ENVIRONMENTAL IMPACT REPORT
FOR THE 1065 SOUTH WINCHESTER BOULEVARD MIXED-USE PROJECT**

July 2021

Introduction

The purpose of an Environmental Impact Report (EIR) is to inform decision-makers and the public of the environmental effects of a proposed project that an agency may 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 avoiding or reducing adverse impacts, and to consider alternatives to the project.

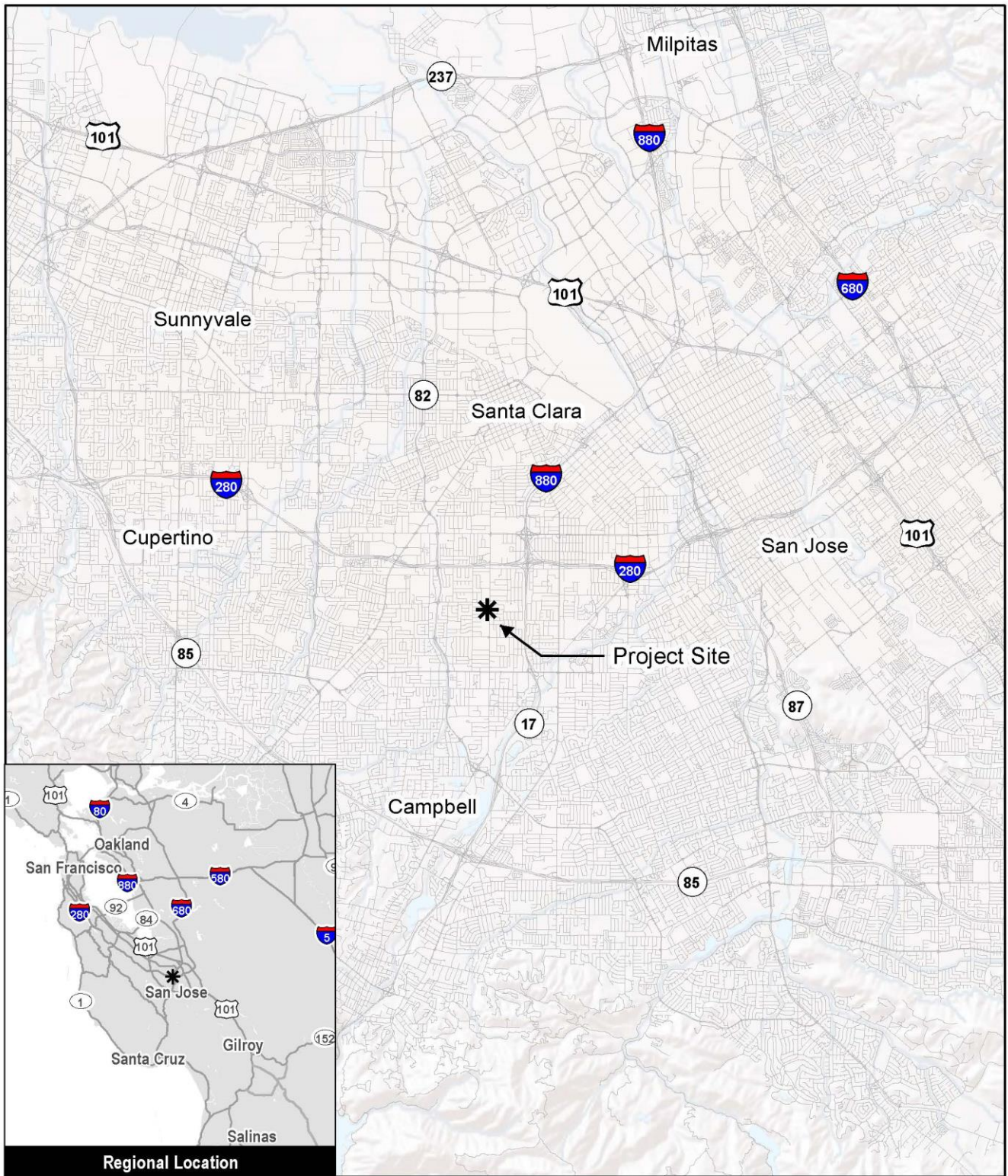
As the Lead Agency, the City of San José will prepare an EIR for the proposed project in accordance with the California Environmental Quality Act (CEQA) of 1970, as amended.

In accordance with Sections 15120 et seq. of the CEQA Guidelines, the EIR will include the following:

- A summary of the project;
- A project description;
- A description of the existing environmental setting, probable environmental impacts, and mitigation measures;
- Alternatives to the project; and
- Environmental consequences, including (a) any significant environmental effects which cannot be avoided if the project is implemented; (b) the growth-inducing impacts of the proposed project; and (c) cumulative impacts.

Project Location

The 0.93-acre project site is located approximately 0.5 mile west of State Route 17, approximately 0.66 mile south of Interstate 280 (I-280), and approximately three miles southwest of Norman Y. Mineta San José International Airport. The project site is located at 1065 South Winchester Boulevard. The project site is located on the west side of South Winchester Boulevard and is within the Winchester Urban Village Plan, which extends from Interstate 280 in the north to Impala Drive to the south. The project site is currently developed with a residence, one dilapidated structure, two sheds, and a barn. [Figure 1, Location Map](#), illustrates the project site's regional location; [Figure 2, Aerial Photograph](#), provides a visual of the project site and its surroundings; [Figure 3, Site Plan](#), provides the site plan proposed for the project; and [Figure 4, Elevation](#), provides an illustration of what the proposed project would look like viewed from South Winchester Boulevard.



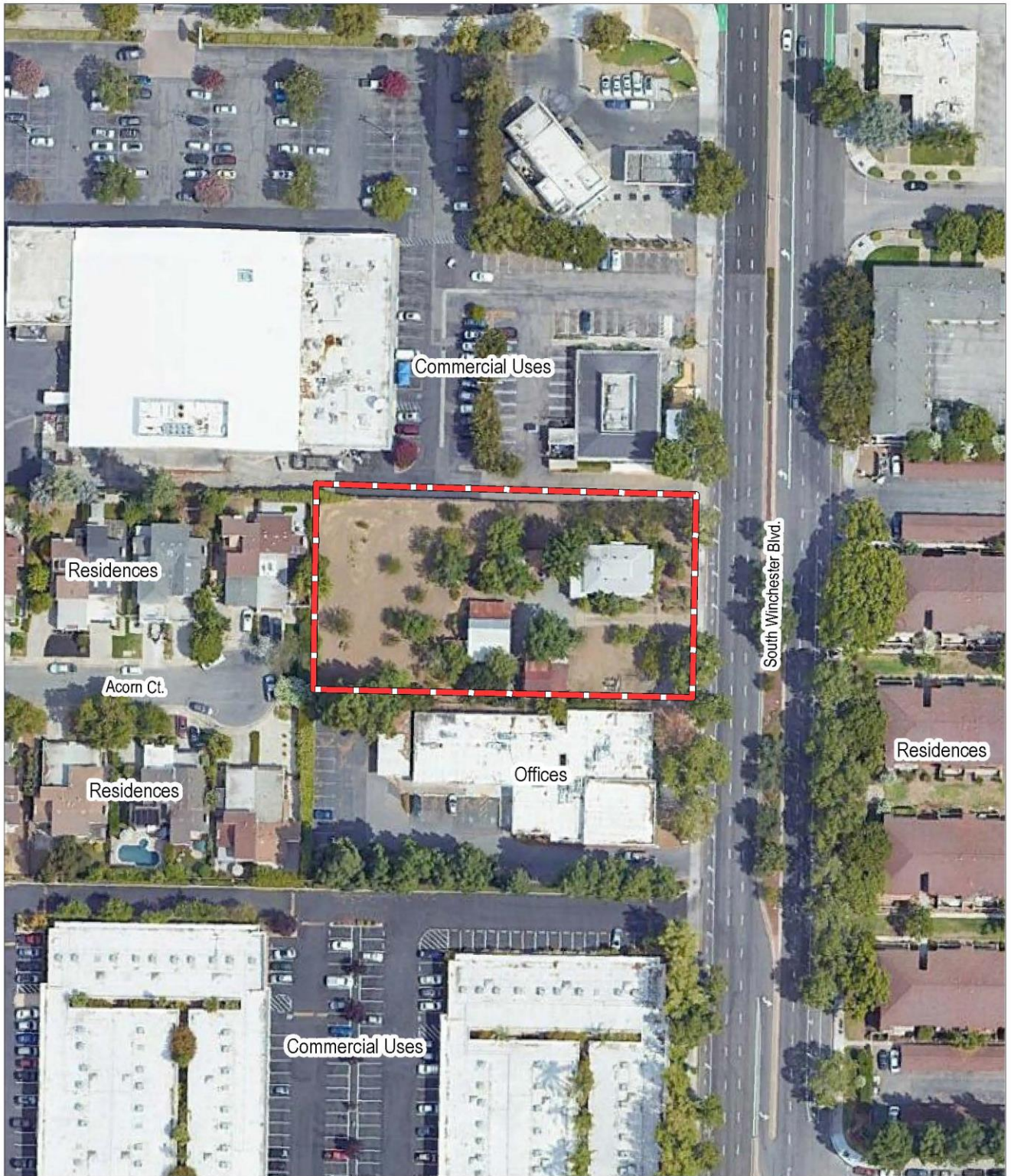
Source: ESRI 2019



Figure 1
Location Map



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0 100 feet



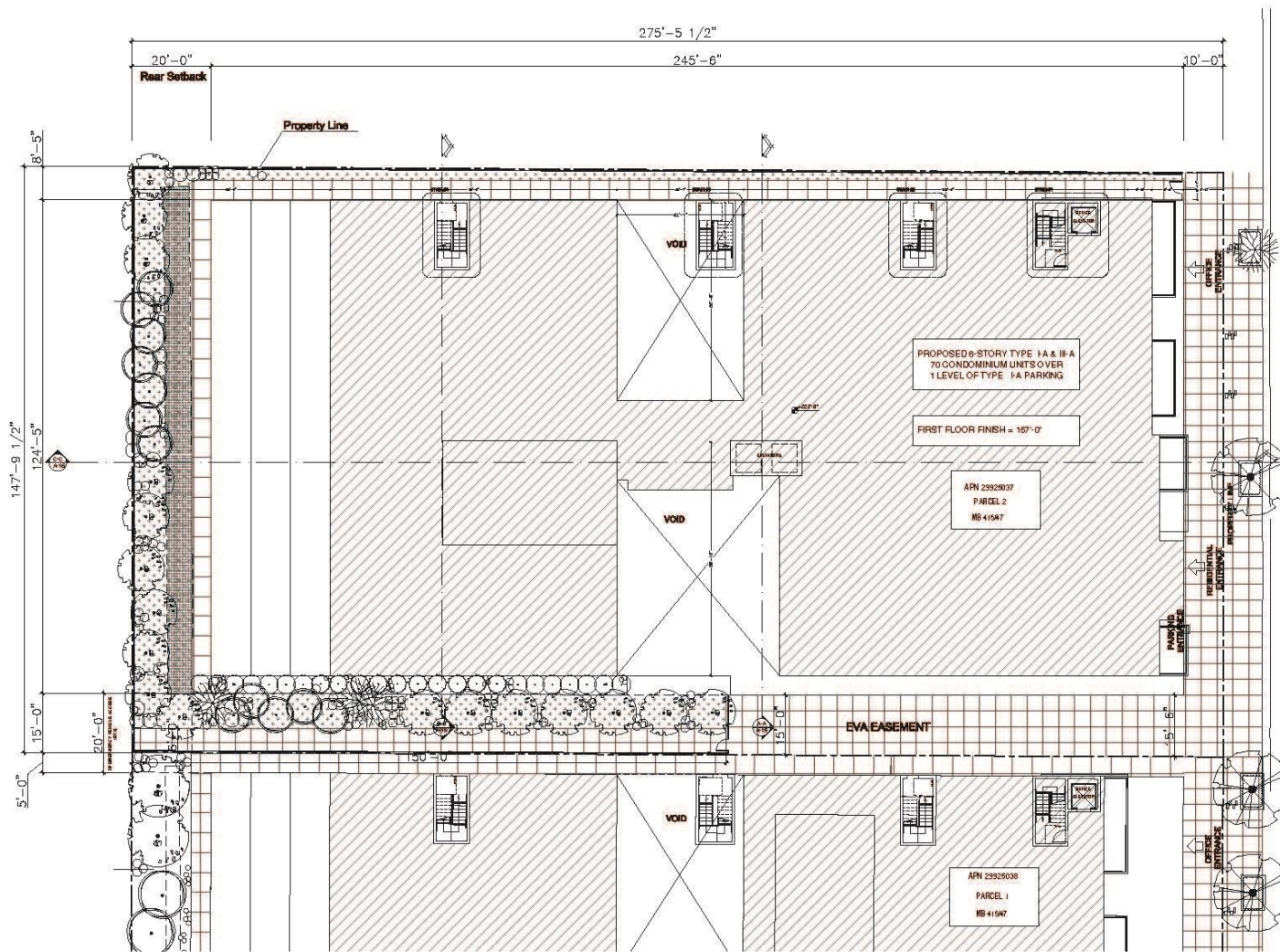
Project Site Boundary

Source: Santa Clara County GIS 2020,
Google Earth 2020

Figure 2
Aerial Photograph



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Source: Carpira 2021

Figure 3
Site Plan



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Source: Carpira 2021

Figure 4
Elevation



1065 South Winchester Boulevard Mixed Use Project EIR NOP

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Project Description

As proposed, the project includes demolition of a residence, one dilapidated structure, two sheds, and a barn, and construction of a six-story, 65-foot-high, mixed-use building with 70 residential units and approximately 20,410 square feet of commercial area. Parking would be located on the first floor and underground parking garage of the proposed building; the proposed project includes 107 vehicle parking spaces, 58 bicycle parking spaces, and 24 motorcycle parking spaces.

The site is designated Mixed-Use Commercial under the City's General Plan and is zoned Commercial Pedestrian. The site is also located within the West Valley Planning Area and an area identified as the "Winchester Urban Village" in the City's *Winchester Boulevard Urban Village Plan*.

The project includes one planning application:

- File No. SP21-006: A Special Use Permit to allow the demolition of all existing buildings on-site for the construction of a 6-story above grade, multi-family residential building totaling 70 residential units and 20,410 square feet of commercial area.

Required Project Approvals

1. Special Use Permit
2. Building Permit
3. 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 discuss the project's significant environmental impacts on the topic areas described below.

- **Aesthetics** – The proposed development would demolish a one-story home, a barn, and two out buildings on-site and construct one six-story structure. 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.
- **Air Quality** – The EIR will address the regional air quality conditions in the Bay Area and discuss the proposed project's construction and operational impacts to local and regional air quality in accordance with the 2017 Bay Area Air Quality Management District (BAAQMD) CEQA Guidelines and thresholds. The analysis will include a construction health risk assessment.

- **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 within, and adjacent to, the construction zone. In addition, the EIR will identify and discuss the project’s biological impacts during construction and operation and the project’s consistency with the Santa Clara County Habitat Conservation Plan.
- **Cultural Resources** – The on-site residence was constructed in 1900, and is not currently listed on the City’s Historic Inventory of City Landmarks. However, a historic evaluation was prepared for the proposed project and indicated that the property appears eligible for listing in the City’s Historic Resources Inventory. Demolition of a historic resource would be a significant unavoidable impact.

The nearest City Landmark (Winchester Mystery House located at 525 Winchester Boulevard) to the project site is approximately 0.75 miles north.

The EIR will also identify and discuss potential subsurface archaeological resource impacts from project construction.

- **Energy** – Implementation of the proposed project (construction and operation) would result in an increased demand for energy on-site. The EIR will discuss the increase in energy usage on-site and energy efficiency measures proposed by the project.
- **Geology and Soils** – The EIR will describe the existing geologic and soil conditions and discuss the possible geological impacts associated with seismic activity and the existing on-site soil conditions.
- **Greenhouse Gas Emissions** – The EIR will address the project’s contribution to regional and global greenhouse gas (GHG) emissions based on established thresholds and consistency with the Greenhouse Gas Reduction Strategy (GHGRS) adopted by the City of San José for reducing GHG emissions. Proposed design measures to reduce energy consumption, which in turn would reduce GHG emissions, will also be discussed.
- **Hazards and Hazardous Materials** – The EIR will address existing hazards and hazardous materials conditions on and near the project site and will address the potential for hazardous materials impacts which may result from implementation of the proposed project.
- **Hydrology and Water Quality** – The EIR will address the project’s impact to the storm drainage system. In addition, the EIR will address the possible flooding issues (the site is not within a 100-year flood zone) and the project’s effect on storm water runoff quality consistent with the requirements of the Regional Water Quality Control Board (RWQCB).
- **Land Use** – The project site is located within a developed, urbanized area of San José surrounded by residential and commercial land uses. The EIR will describe the existing land uses adjacent to and within the project area. Land use impacts that would occur as a result of the proposed project will be analyzed, including the consistency of the project with land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect.

- **Noise and Vibration** – Noise levels in the project area are primarily influenced by vehicular noise on surrounding roadways, primarily South Winchester Boulevard. The EIR will discuss noise and vibration that would result from the construction and operation of the proposed project (including noise from project-generated traffic) and its impact on nearby sensitive receptors. Noise levels will be evaluated for consistency with applicable noise standards and guidelines. Additionally, the EIR will evaluate the effects of vibration during project construction on adjacent buildings.
- **Population and Housing** – The EIR will discuss the consistency of the project with planned growth within the City. The project would be demolishing several structures, including a vacant residence, and is not anticipated to displace any residents.
- **Public Services** – Implementation of the proposed project would provide for an increase the resident population of San Jose, which could result in an increased demand on public services, including schools, police and fire protection, libraries, and recreational facilities. The EIR will address the availability of public facilities and services and the project’s potential to result in adverse physical impacts to the service facilities.
- **Transportation** – The EIR will evaluate the project’s transportation impacts pursuant to the City’s Transportation Analysis Policy (Council Policy 5-1). The project’s consistency with programs, plans, ordinances, or policies addressing the circulations system (including transit, roadway, bicycle, and pedestrian facilities) will also be discussed in the EIR.
- **Tribal Cultural Resources** – The EIR will discuss the project’s potential for impacts to tribal cultural resources under Assembly Bill 52.
- **Utilities and Service Systems** – Implementation of the proposed project could result in an increased demand on utilities and service systems compared to existing conditions. The EIR will examine the impacts of the project on utilities and service systems, including the sanitary sewer and storm drainage systems, water supply, and solid waste management.
- **Wildfire** –The proposed project is located within a developed area of San José. The EIR will discuss project impacts on adopted emergency response and evacuation plans and risk due to wildfire.
- **Other CEQA Sections** – In addition to the resource sections noted above, the EIR will address the project’s impacts on Agricultural Resources and Mineral Resources consistent with the CEQA checklist. The project’s Significant Unavoidable Impacts and potentially significant cumulative impacts when considered with other past, present, and reasonably foreseeable future projects in the development area will also be identified in the EIR. The EIR will also provide alternatives to the proposed project which could reduce project impacts identified in the environmental document.