

**NOTICE OF PREPARATION OF A
DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE
SANTANA ROW MASTER PLAN UPDATE PROJECT**

FILE NOs: PDC22-004 & ER22-107
PROJECT APPLICANT: Federal Realty Investment Trust (Attn: Seth Bland)
APNs: 277-40-031, 277-33-019, 277-33-017, 277-38-005, 277-38-004, & 277-38-003

Project Description: Planned Development Rezoning from an A(PD) Planned Development Zoning District (File No. PDC13-050) to a PD Planned Development Zoning District to modify the development standards to allow up to approximately 2,780,000 square feet of office and commercial square footage (existing and proposed), establish new maximum height limits, allow late night use, and allow approximately 2,150 new parking spaces on an approximately 42.53-gross acre site.

Location: Southeast corner of Winchester Boulevard and Stevens Creek Boulevard

As the Lead Agency, the City of San José will prepare an Environmental Impact Report (EIR) for the project summarized 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: Thursday, November 17, 2022 from 6:00 to 7:00 p.m.

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

The project description, location, and probable environmental effects to 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, and responses provided before the 30-day deadline are always welcome. The City will accept comments on the scope of the EIR until **5:00 p.m. on Monday, December 12, 2022**. 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: Kara Hawkins, Environmental Project Manager
200 East Santa Clara Street, 3rd Floor Tower
San José, CA 95113-1905
E-mail: Kara.Hawkins@sanjoseca.gov

Christopher Burton, Director
Planning, Building and Code Enforcement

Deputy

**NOTICE OF PREPARATION OF A DRAFT
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SANTANA ROW MASTER PLAN UPDATE (File No. PDC22-004)**

November 2022

1.0 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.

An EIR is prepared when it is determined by the discretionary authority that changes proposed in an approved project will require revisions to the previous EIR because of possible new impacts or an increase in severity of previously identified impacts. As the Lead Agency, the City of San José will prepare an EIR to address the environmental effects of the Santana Row Master Plan Update.

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

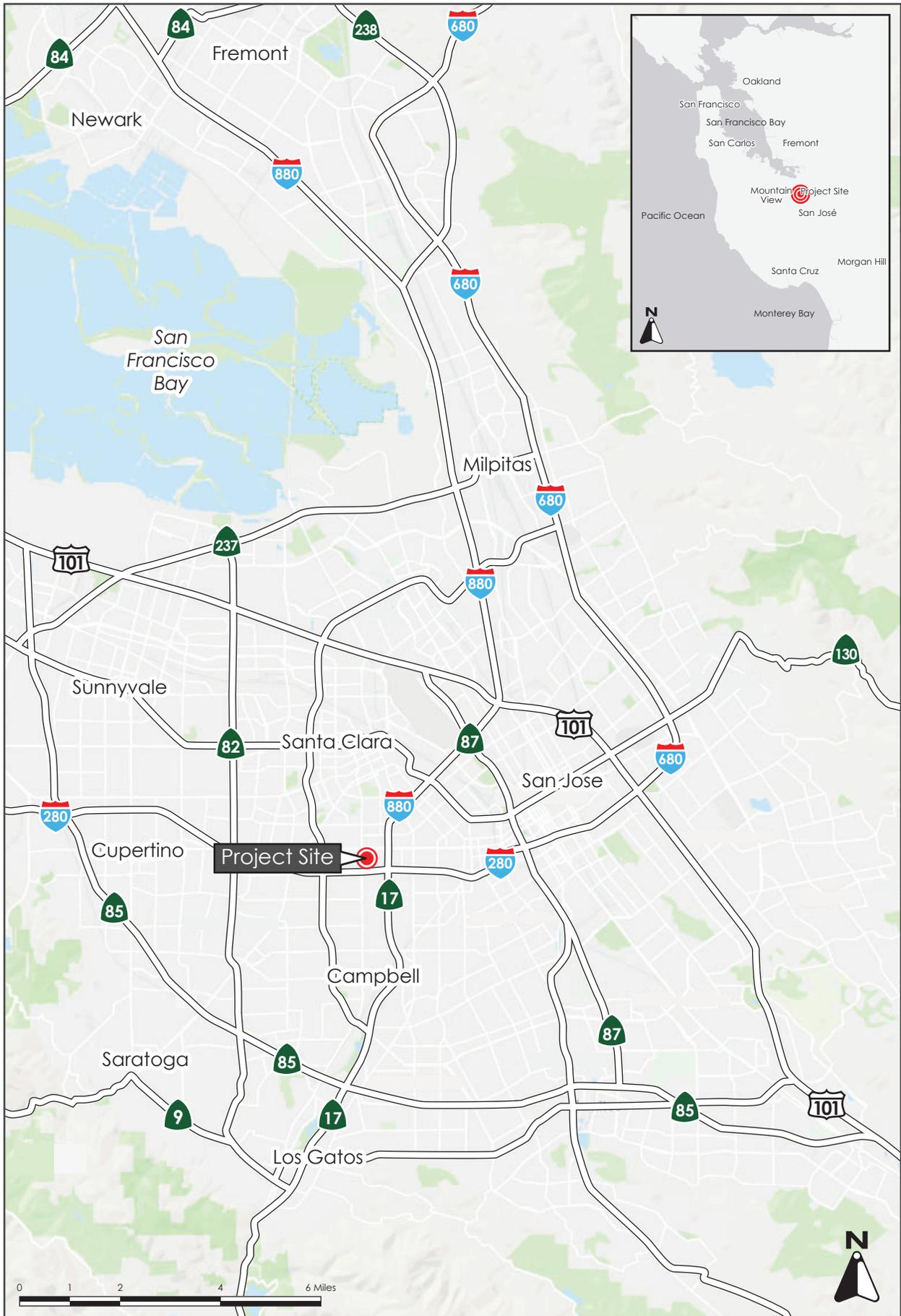
- A project description including project objectives;
- A description of the existing environmental setting, probable environmental impacts, and mitigation measures;
- Alternatives to the project as proposed; and
- Environmental consequences, including (a) any significant environmental effects which 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; and (d) cumulative impacts.

2.0 PROJECT LOCATION

The approximately 42.53-acre project site is located at the southeast corner of Stevens Creek Boulevard and Winchester Boulevard. Regional, vicinity, and aerial maps of the project site are provided in Figures 1-3.

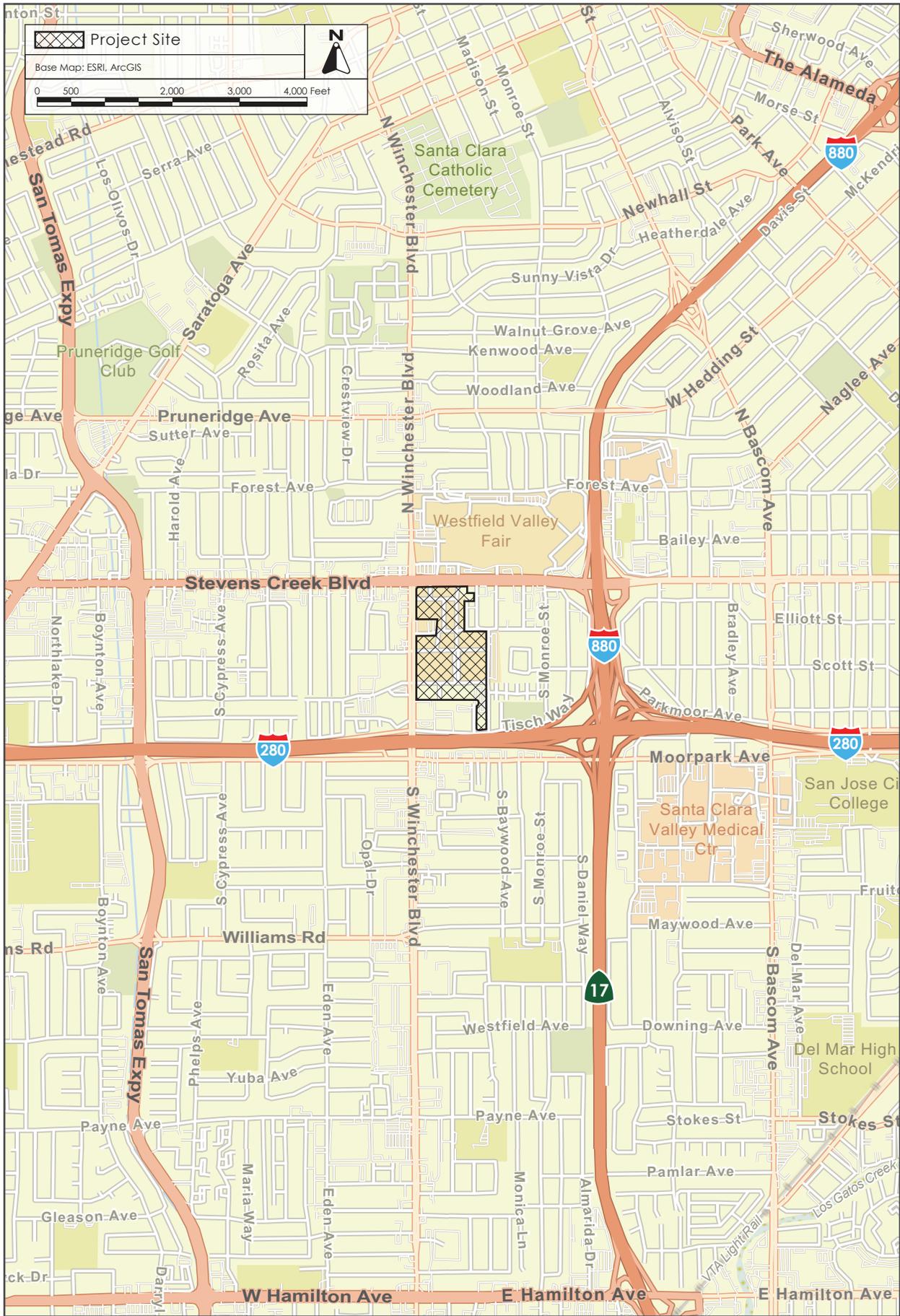
3.0 PROJECT BACKGROUND

The existing uses on this site include hotel, retail, office, restaurant, theater, and residential, divided among the buildings on-site. In addition to parking provided within many of the existing mixed-use elements, the site features one six-level stand-alone parking structure and one five-level stand-alone parking structure accessible from Winchester Boulevard, Stevens Creek Boulevard, and Hatton Street. The existing uses have approximately 6,231 parking spaces allocated across all the parking areas. The site is zoned Planned Development (PD) and is designated Urban Village in the General Plan. The existing on-site structures and entitlements are summarized in the Table 3.0-1 below.



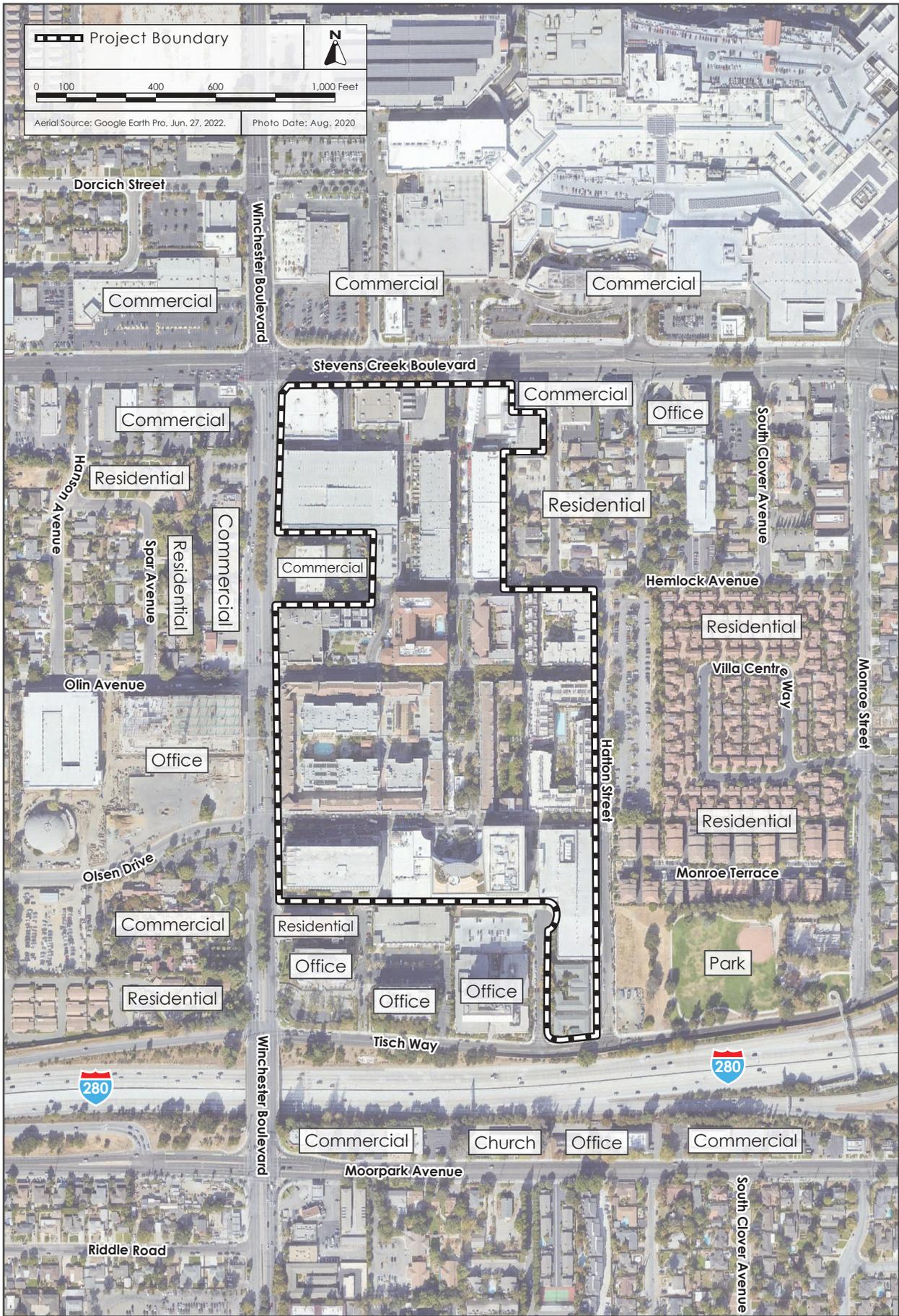
REGIONAL MAP

FIGURE 1



VICINITY MAP

FIGURE 2



AERIAL PHOTOGRAPH AND SURROUNDING LAND USES

FIGURE 3

Land Use	Approved	Built	Under Construction	Remaining Entitlement
Hotel Rooms	220	214	---	6
Residential	1,229	834	---	395
Commercial Space	1,506,341 sf	1,193,508 sf	---	312,833 sf
<i>Retail Combined</i>	708,141 sf	584,395 sf	---	121,168 sf
- Retail	562,941 sf	479,176 sf	---	81,187 sf
- Restaurant	145,200 sf	105,219 sf	---	39,981 sf
<i>Office</i>	798,200 sf	606,535 sf	---	191,665 sf

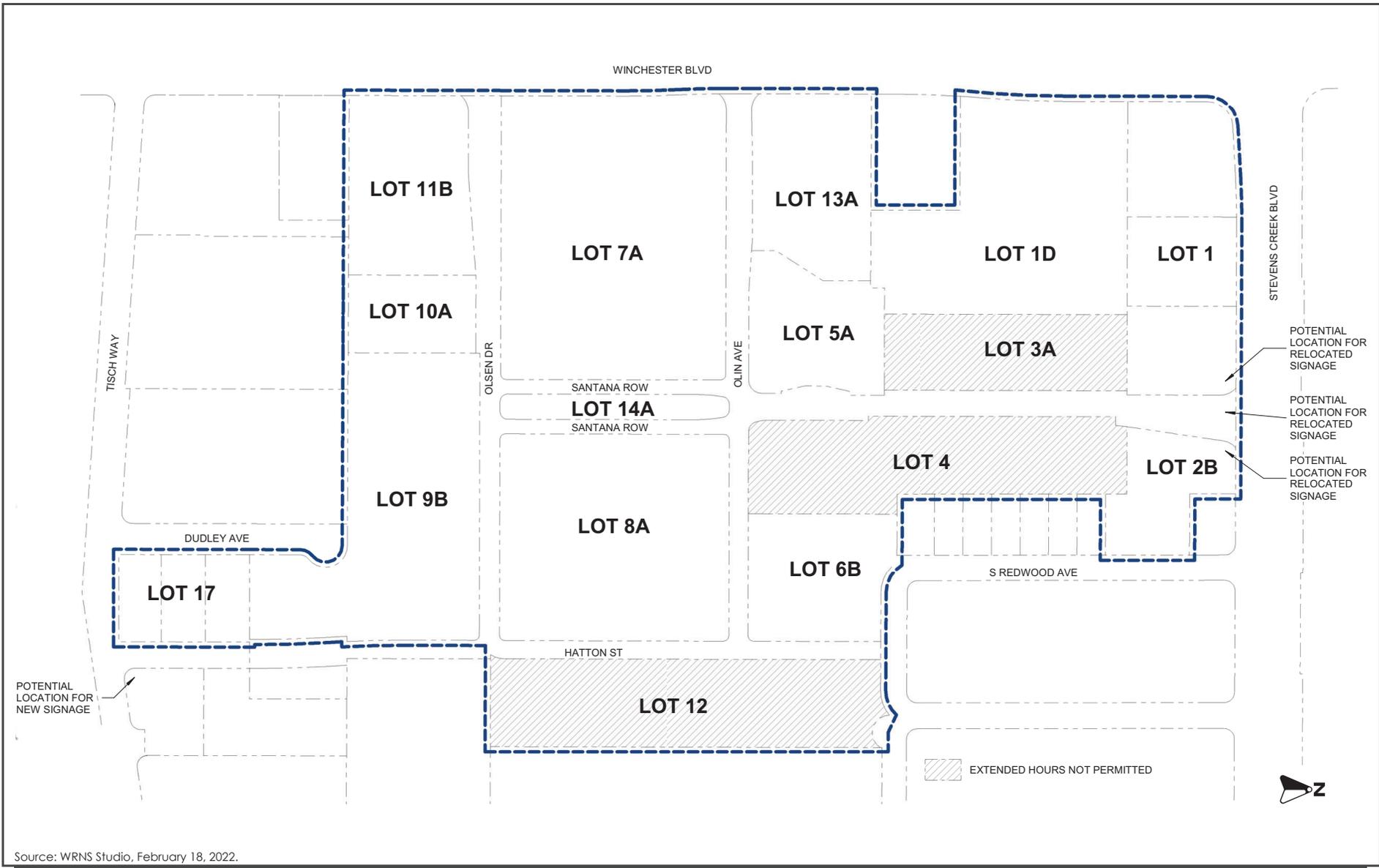
4.0. PROJECT DESCRIPTION

The proposed project is comprised of five components: 1) modify the existing Planned Development zoning for Santana Row to conform with the now-adopted Santana Row/Valley Fair Urban Village Plan which allows for additional office/commercial square footage, 2) establish the new maximum height limits in conformance with the Santana Row/Valley Fair Urban Village Plan for Lots 1, 2B, and 10A of 150 feet (plus allowable mechanical screening parapet) consistent with the adopted Santana Row/Valley Fair Urban Village Plan, 3) merge existing Lots 1A, 1B, and 1C into a single parcel, 3) merge 524, 534, and 544 Dudley Avenue into a single parcel (Lot 17) with a maximum height limit of 162 feet (plus allowable mechanical screening parapet), and 4) remove 22 existing street parking spaces on both sides of Dudley Avenue to widen the Lot 17 sidewalk. The new development includes approximately 2,147 new parking spaces with an increase of 1,460 spaces on Lot 1 and 831 spaces on Lot 17, and a loss of 97 spaces on Lot 2B. The proposed increase in commercial development is shown below in Table 4.0-1. A figure of the lots that make up Santana Row can be seen below in Figure 4.

Location	Square Footage (Maximum No. of Stories)	Net Increase/Decrease¹	Use Type
Lot 1A/B/C	700,000 (144 feet tall)	+ 579,629 sf	Office/Commercial
Lot 2B	325,000 (144 feet tall)	+ 245,797 sf	Office/Commercial
Lot 10A	200,000 (139 feet tall)	+ 171,655 sf	Office/Commercial
Lot 17	275,000 (162 feet tall)	+ 275,000 sf	Office/Commercial
Total	1,500,000	+ 1,272,081 sf	-

¹ The increase/decrease in land uses is over the existing entitlement (PDC13-050)

The proposed changes to the existing entitlements would require a new Planned Development Zoning and new Planned Development permit(s), which would be part of the project approvals.



Source: WRNS Studio, February 18, 2022.

LOT DIVISION DIAGRAM

FIGURE 4

5.0 POTENTIAL ENVIRONMENTAL IMPACTS OF THE PROJECT

The EIR will address the environmental impacts associated with the proposed project. The EIR will discuss the project's significant environmental impacts on the topic areas described below. Mitigation and/or avoidance measures will be identified for significant air quality impacts, as appropriate.

- **Aesthetics** – The proposed development includes an increase the total office square footages and heights of the existing Santana Row entitlement. 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 describe the existing air quality conditions in the Bay Area and will evaluate the 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. Temporary construction related impacts such as construction vehicle exhaust and airborne particulates (i.e., dust) will also be discussed. The EIR will identify existing sources of toxic air contaminants (TACs) and fine particulate matter (PM_{2.5}) and their concentrations.
- **Biological Resources** – The project site is currently developed with a commercial businesses, offices, and residential buildings and parking structures. Habitats in the project area are low in species diversity and include predominately urban adapted birds and animals. The EIR will include a description of the existing biological setting and an analysis of impacts to biological resources including the loss of trees on-site. The analysis will also discuss the project's consistency with the Santa Clara Valley Habitat Conservation Plan.
- **Cultural Resources** – This area of San José is not considered a sensitive area for prehistoric and historic resources. No historic buildings are located within Santana Row. The analysis will be based off the data from the previously certified EIR and a search of the CHRIS and the sacred land files system.
- **Energy** – Implementation of the proposed project will 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.
- **Geology and Soils** –The EIR will discuss the possible geological impacts associated with seismic activity and the existing soil conditions on the project site.
- **Greenhouse Gas Emissions** – The EIR will address the project's contribution to regional and global greenhouse gas (GHG) emissions. The EIR will include a discussion of the project's consistency with the City's 2030 Greenhouse Gas Reduction Strategy through the Compliance Checklist, but no quantification of GHG emissions will be required. Proposed design measures to reduce energy consumption, which in turn would reduce GHG emissions, will be discussed.

- **Hazards and Hazardous Materials** – The project site is surrounded by commercial businesses, offices, and residential land uses. Conditions for hazards and hazardous materials have not changed substantially since completion of the previously approved environmental review for the site. The EIR will summarize known hazardous materials contamination on and adjacent to the project site and address the potential for hazardous materials impacts that may result from implementation of the project.
- **Hydrology and Water Quality** – Based on the Federal Emergency Management Agency (FEMA) flood insurance rate maps, the project site is in Zone D, an area of undetermined but possible flood hazard. The EIR will address 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).
- **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. Land use impacts that would occur as a result of the proposed project will be analyzed.
- **Noise and Vibration** – The existing noise environment at Santana Row is created primarily by vehicular traffic on Stevens Creek Boulevard and Winchester Boulevard. The proximity of sensitive receptors has not changed substantially since the completion of the previously approved environmental review for the site. The analysis will describe the existing noise environment and address potential noise and vibration impacts from project construction and operation.
- **Public Services** – Implementation of the proposed project would increase the daytime employee population of the City which could result in an increased demand on public services, including police and fire protection. The EIR will address the availability of public facilities and service systems.
- **Transportation** – Since completion of the previously approved environmental review for the site, the City of San José adopted a new transportation policy (Council Policy 5-1) resulting in a change to the methodology by which traffic is analyzed. Transportation impacts under CEQA will be assessed based on the metric of vehicle miles traveled (VMT). The project’s consistency with programs, plans, ordinances, and 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 public facilities compared to existing conditions. The EIR will examine the impacts of the project on public utilities such as sanitary sewer and storm drains, water supply/demand, and solid waste management. A Water Supply Assessment will be completed to determine if the proposed project will result in impacts to the existing and future water supply.

- **Cumulative Impacts** – Pursuant to CEQA Guidelines Section 15130, the EIR will discuss the cumulative impacts of the project in combination with other past, present or reasonably foreseeable projects.
- **Alternatives to the Project** – Pursuant to CEQA Guidelines Section 15126.6, the EIR will evaluate a range of reasonable alternatives to the project, based on the results of the environmental analysis. A No Project Alternative will be evaluated along with its impacts. The alternatives discussion will focus on those alternatives that could feasibly accomplish most of the basic objectives of the proposed project and could avoid or substantially lessen one or more of the significant environmental effects identified in the EIR (CEQA Guidelines Section 15126.6). The environmentally superior alternative(s) will be identified based on the number and degree of associated environmental impacts.
- **Other Required Sections** – In addition, the EIR will address the project’s impacts on agricultural resources, population and housing, mineral resources, recreation, and wildfire. The EIR will also include all other sections required under the CEQA Guidelines (e.g., Significant Irreversible Environmental Changes, References, and EIR Authors). Relevant technical reports will be provided as appendices.