

**NOTICE OF PREPARATION OF A  
DRAFT ENVIRONMENTAL IMPACT REPORT  
FOR THE SANTANA WEST DEVELOPMENT PROJECT AND THE  
I-280/WINCHESTER/MOORPARK TRANSPORTATION DEVELOPMENT POLICY**

FILE NO: PDC14-068  
PROJECT APPLICANT: Federal Realty Investment Trust  
APNs: 303-40-010, 303-40-12 to 303-40-16

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.

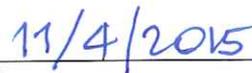
**Community/Scoping Meeting:** A Community/EIR Scoping meeting will be held on **Thursday, November 19, 2015** from 6:30 p.m. to 8:00 p.m. at the Cypress Community and Senior Center at 403 Cypress Avenue, San Jose, CA 95117.

According to State law, the deadline for your response is 30 days after receipt of this notice; 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, 3<sup>rd</sup> Floor Tower  
San José CA 95113-1905  
Phone: (408) 535-7898, E-mail: [david.keyon@sanjoseca.gov](mailto:david.keyon@sanjoseca.gov)

Harry Freitas, Director  
Planning, Building and Code Enforcement

  
\_\_\_\_\_  
Deputy

  
\_\_\_\_\_  
Date

**Notice of Preparation for an Environmental Impact Report for the City of San Jose  
Santana West Development Project and  
I-280/Winchester/Moorpark Transportation Development Policy**

November 2015

***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:

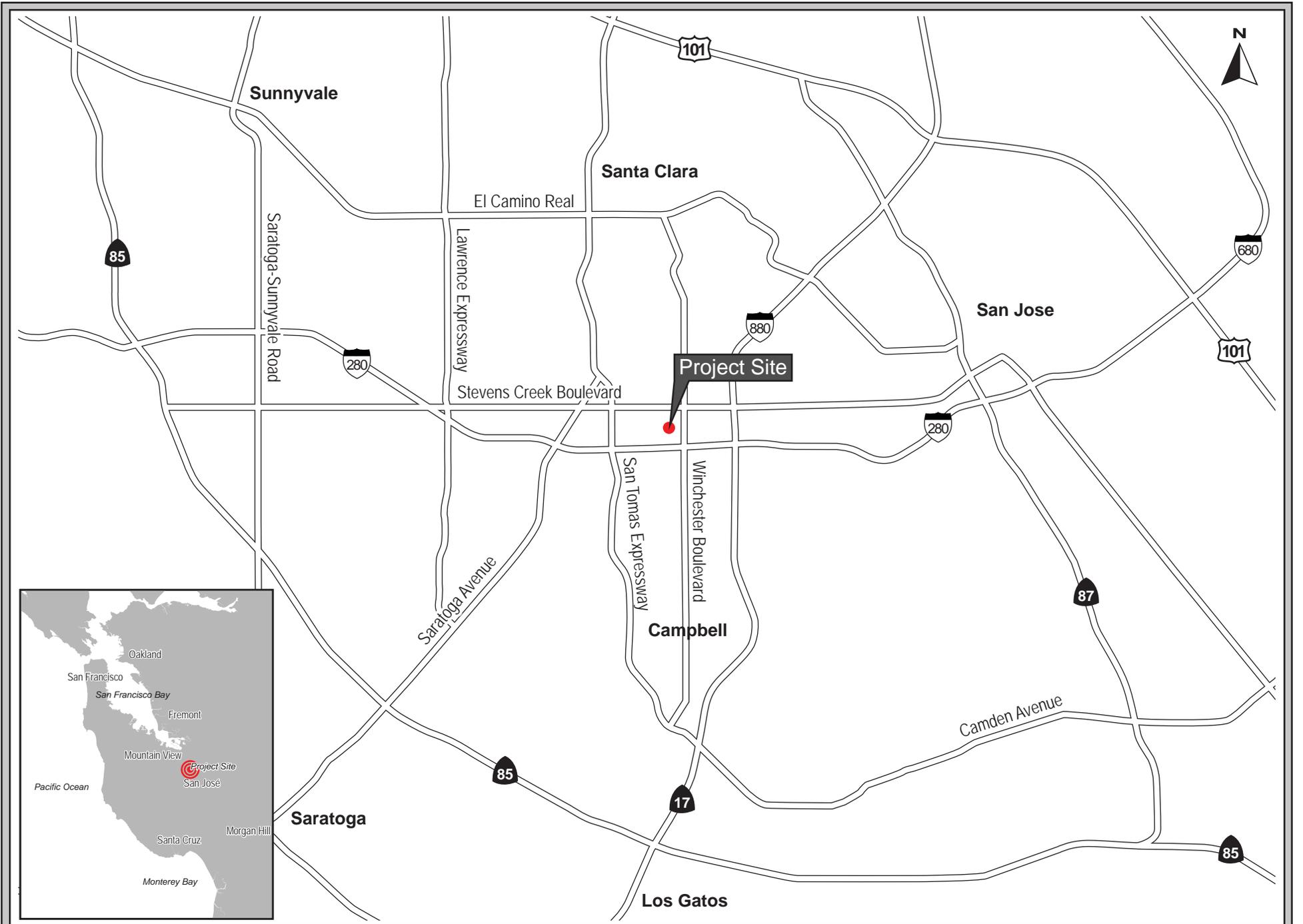
- A summary of the project;
- A project description;
- A description of the existing environmental setting, environmental impacts, and mitigation measures for the project;
- Alternatives to the project as proposed; and
- Environmental consequences, including (a) any significant environmental effects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

***Project Location***

The 11.8-acre project site is located at the southwest corner of Winchester Boulevard and Olin Avenue in the City of San José. (see Figures 1 and 2)

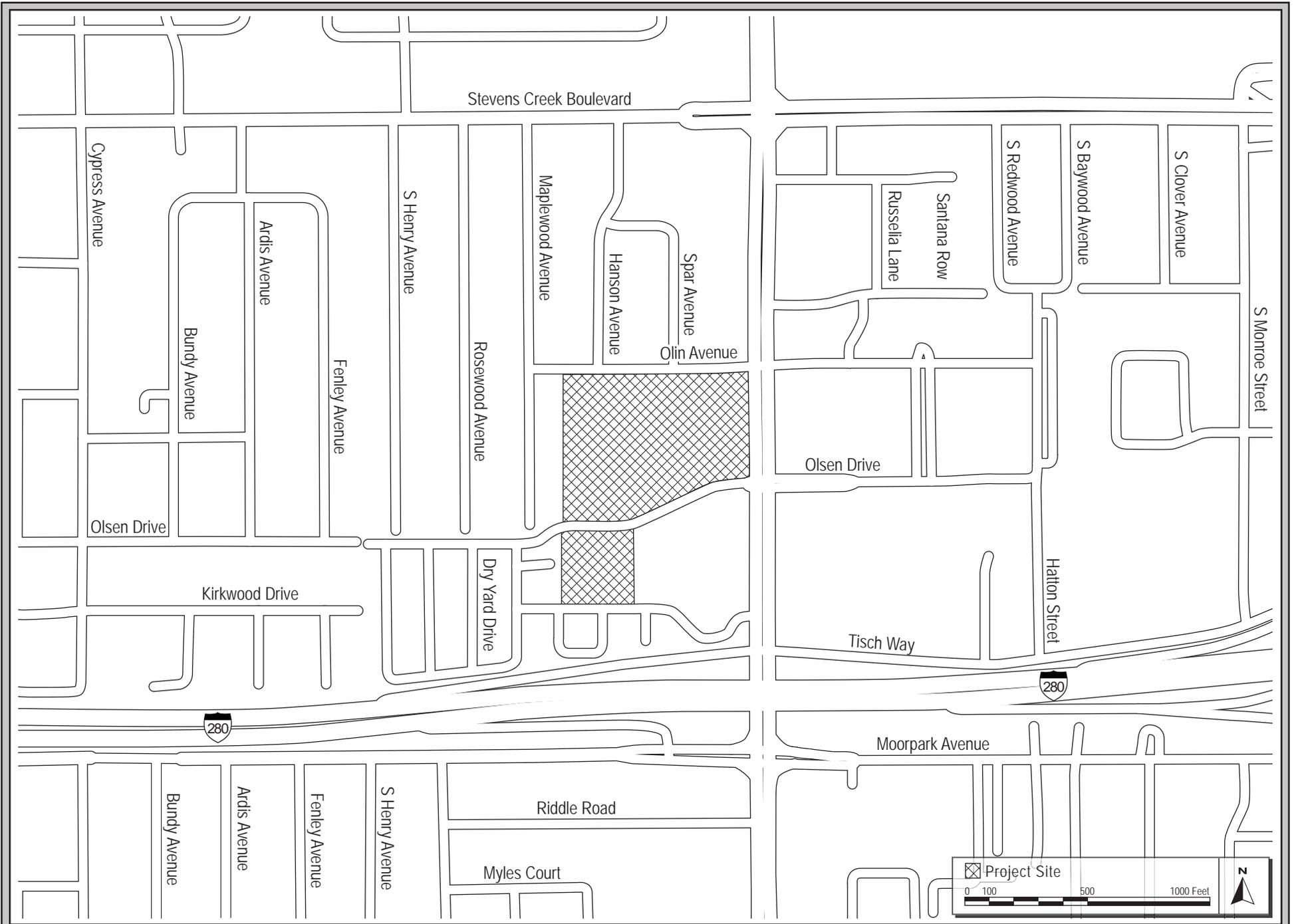
***Project Description***

The project site is currently developed with three movie theaters (Century 21, 22, and 23), a restaurant, and a large surface parking lot. The movie theaters were closed in March 2014 and have remained vacant since that time. The City Council designated one of the three theater buildings, Century 21, as a City Landmark on June 10, 2014. The buildings has also been determined to be eligible for listing on the National Register of Historic Places and the California Register of Historic Resources. A public road, Olsen Drive, traverses the site, connecting Winchester Boulevard to a residential neighborhood west of the project site. The project site is adjacent to the historic Winchester Mystery House.



REGIONAL MAP

FIGURE 1



VICINITY MAP

FIGURE 2

The proposed project is a phased development that would include demolition of the two non-historic theater buildings on-site (Century 22 and 23) and construction of up to 970,000 square feet of office space and 29,000 square feet of retail space in six buildings, and retention of the Century 21 Theater building. Parking would be provided in above grade and below grade parking structures within the new buildings. The buildings would range in height from six to nine stories with the nine story buildings along Winchester Boulevard and in the center of the site. The six story buildings would be located near the western property line.

### ***Circulation***

As proposed, the project would vacate the Olsen Drive right-of-way within the project boundary, converting it to a private street, and realign the road. Currently, the roadway is curved and would be realigned to make it straight. The road would then dead end at the Century 21 theater building. A new 180-space surface parking lot would be installed south of the roadway to support the Winchester Mystery House. New internal access roads would be constructed in a grid pattern between the proposed buildings, providing one main driveway from Winchester Boulevard and three driveways on Olin Avenue. Sidewalks would be provided on the internal access roads. Because Olsen Drive would no longer connect through the project site to the residential neighborhood to the west, a new roadway would be constructed along the western property line that would connect Olsen Drive (west of the project site) to Olin Avenue.

### ***Century 21 Theater***

As proposed, the Century 21 Theater building would be retained in its current location and separated from the proposed buildings by open space. A pedestrian/bicycle trail would run through the open space area connecting Olsen Drive west of the project site to the realigned Olsen Drive within the project site. Various reuse options for the Century 21 Theater building are being considered. One option would be to incorporate the building as part of the public open space on-site by removing the façade and roof of the building and retaining the underlying metal substructure, allowing the building to be utilized as an outdoor pavilion. Reuse options which retain the full structure are also under consideration. Additional outdoor open space designated for the office buildings is proposed.

### ***I-280 Winchester/Moorpark Transportation Development Policy***

In addition to the Santana West development, the EIR will evaluate implementation of a Transportation Development Policy (TDP) to fund potential interchange improvements at Interstate 280, Winchester Boulevard, and Moorpark Avenue to address area traffic impacts. This TDP will include the potential implementation of traffic impact fees that will be applicable to the Santana West project and future developments that add trips to the I-280, Winchester Boulevard, and Moorpark Avenue interchange.

### ***Required Project Approvals:***

1. Adoption of the I-280 Winchester/Moorpark Transportation Development Policy
2. Planned Development Rezoning
3. Planned Development Permits
4. Historic Preservation Permit for alterations/restoration of the Century 21 Theater
5. Vacation of Olsen Drive and street re-alignment
6. Tentative Map
7. Issuance of grading, building, and occupancy permits.

### ***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. Land Use*

The project site is located in a developed urbanized area surrounded by commercial, office, and residential 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 the City's General Plan and zoning code and compatibility of the proposed and existing land uses in the project area. The effect of the project on the City's jobs/housing balance will also be analyzed.

#### *2. Aesthetics*

The project site is surrounded by a mix of land uses at varying heights. 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 and shade and shadow impacts from the development.

#### *3. 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.

#### *4. 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 projects effect on storm water quality consistent with the requirements of the Regional Water Quality Control Board.

## 5. *Biological Resources*

The project site is currently developed with three vacant movie theaters and a large surface parking lot. The site has minimal landscaping consisting mainly of landscape trees. The EIR will provide a discussion of the loss of trees on-site. The EIR will also discuss the overall loss of existing urban habitat and the project's consistency with the Santa Clara Valley Habitat Plan.

## 6. *Hazards and Hazardous Materials*

The project site is surrounded by commercial businesses (including a gas station), offices, and residential land uses. The EIR will summarize known hazardous materials conditions on and adjacent to the project site and will address the potential for the proposed development to be significantly impacted by hazardous materials.

## 7. *Cultural Resources*

This area of San Jose is not considered a sensitive area for prehistoric and historic resources. The Century 21 Theater building is located on-site and is a designated City Landmark and is eligible to be designated as a national and state historic resource. The EIR will address the potential for as yet undocumented subsurface resources to be located on-site. The EIR will also address the impacts of the development on the historic structure, including any proposed modifications to the building itself.

## 8. *Transportation and Circulation*

The EIR will examine the existing traffic conditions in the immediate vicinity of the project site and the regional transportation system. A transportation impact analysis will be prepared for the proposed project in order to identify the transportation impacts of the proposed project on the existing local and regional transportation system and the planned long-range transportation network. The analysis will also address the regional transportation facilities at I-280/Winchester Boulevard and Moorpark Avenue, evaluate potential interchange improvements at this location to address area traffic impacts, and evaluate implementation of a Transportation Development Policy including a traffic impact fee applicable to this development and future developments.

## 9. *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 according to 2010 Bay Area Air Quality Management District (BAAQMD) guidelines and thresholds.

## 10. *Noise*

The existing noise environment on the project site is created primarily by traffic on Stevens Creek Boulevard, Winchester Boulevard, I-280, and the surrounding roadways. The EIR will discuss impacts to the proposed project from existing off-site noise sources. The EIR will also discuss the increase in traffic noise that would result from implementation of the proposed project, and temporary construction noise. Noise levels will be evaluated for consistency with applicable standards and guidelines in the City of San Jose.

#### *11. Utilities*

Implementation of the proposed project will 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 and storm drains, water supply/demand, and solid waste management.

#### *12. Public Services*

Implementation of the proposed project will increase the daytime employee population of the City which will 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 and the potential for the project to require the construction of new facilities.

#### *13. 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.

#### *14. Greenhouse Gas Emissions*

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

#### *15. 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 site or reduced density alternatives), 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.

#### *16. Significant Unavoidable Impacts*

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

#### *17. 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.