



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

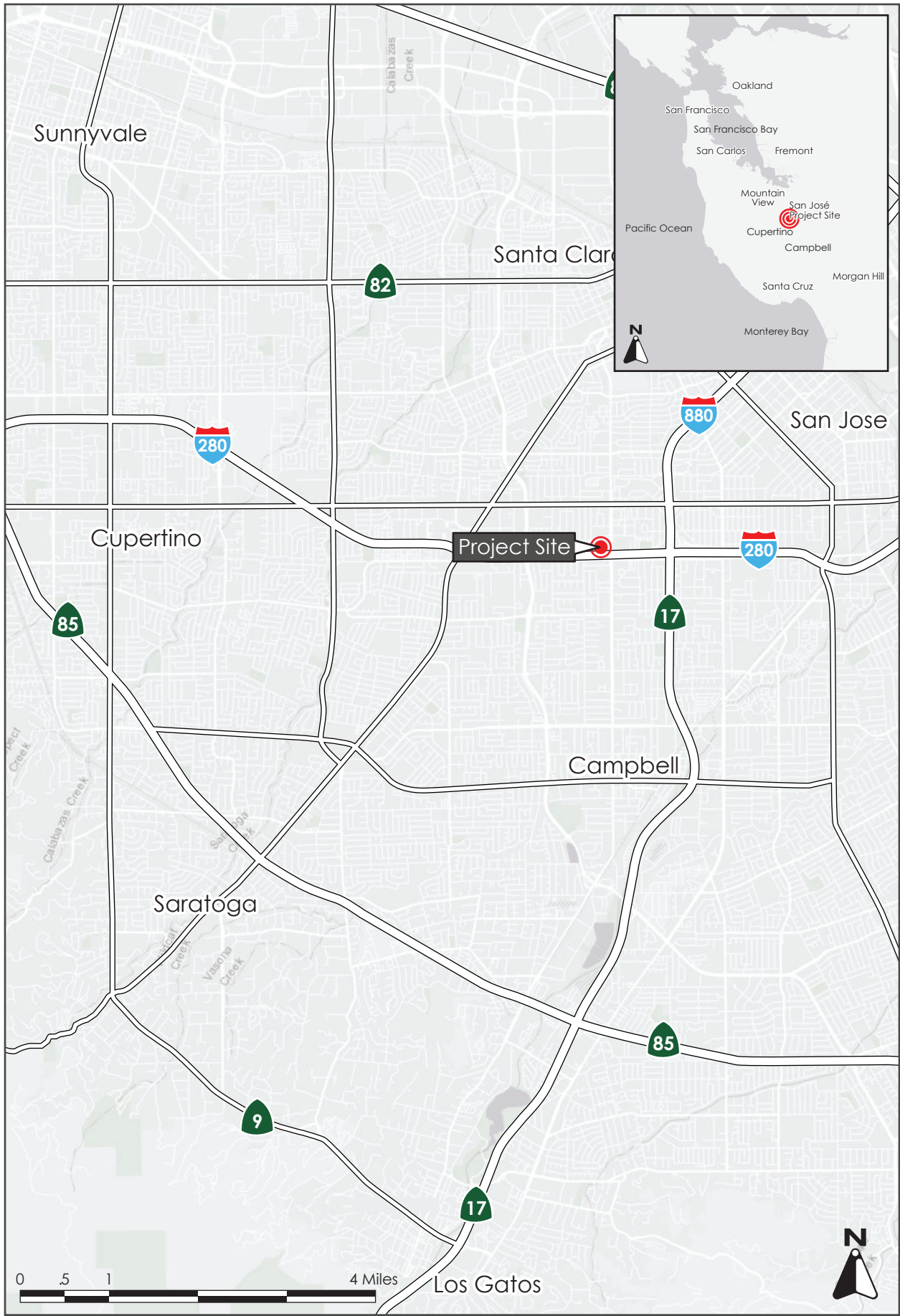
The Winchester Ranch Mobile Home Park, approximately 15.7 acres, is comprised of a single parcel (APN 303-38-001) located at the northwest corner of the Winchester Boulevard and Interstate 280 (I-280) intersection in the City of San José. Regional and vicinity maps of the project site are shown in Figure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

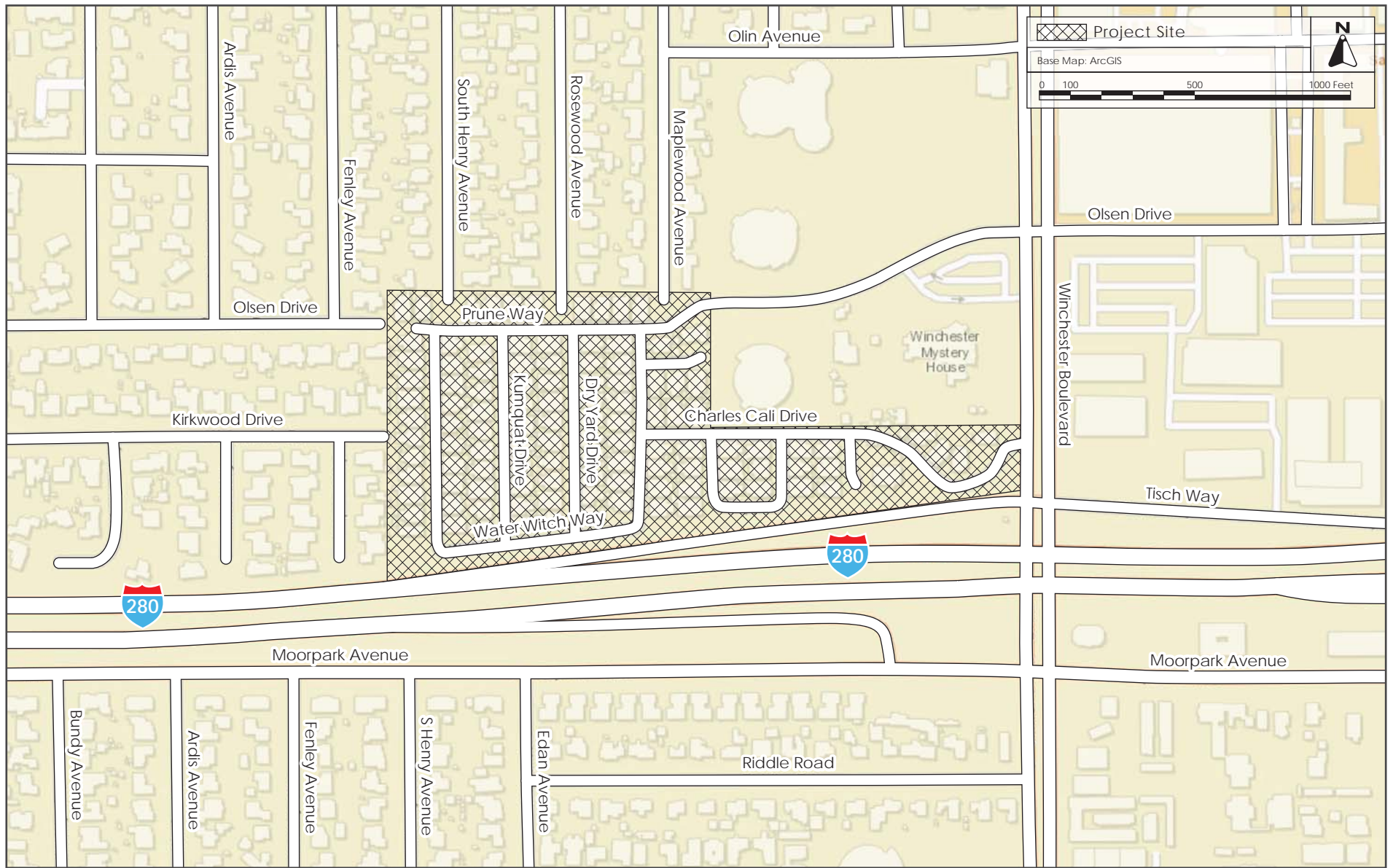
The project would demolish the existing structures, hardscape, and landscaping on-site and construct up to 691 residential units (44 dwelling units per acre¹) and an approximately 0.5-acre public park. Please refer to Figure 3 below for a conceptual site plan. Per the plan, the project proposes to construct 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



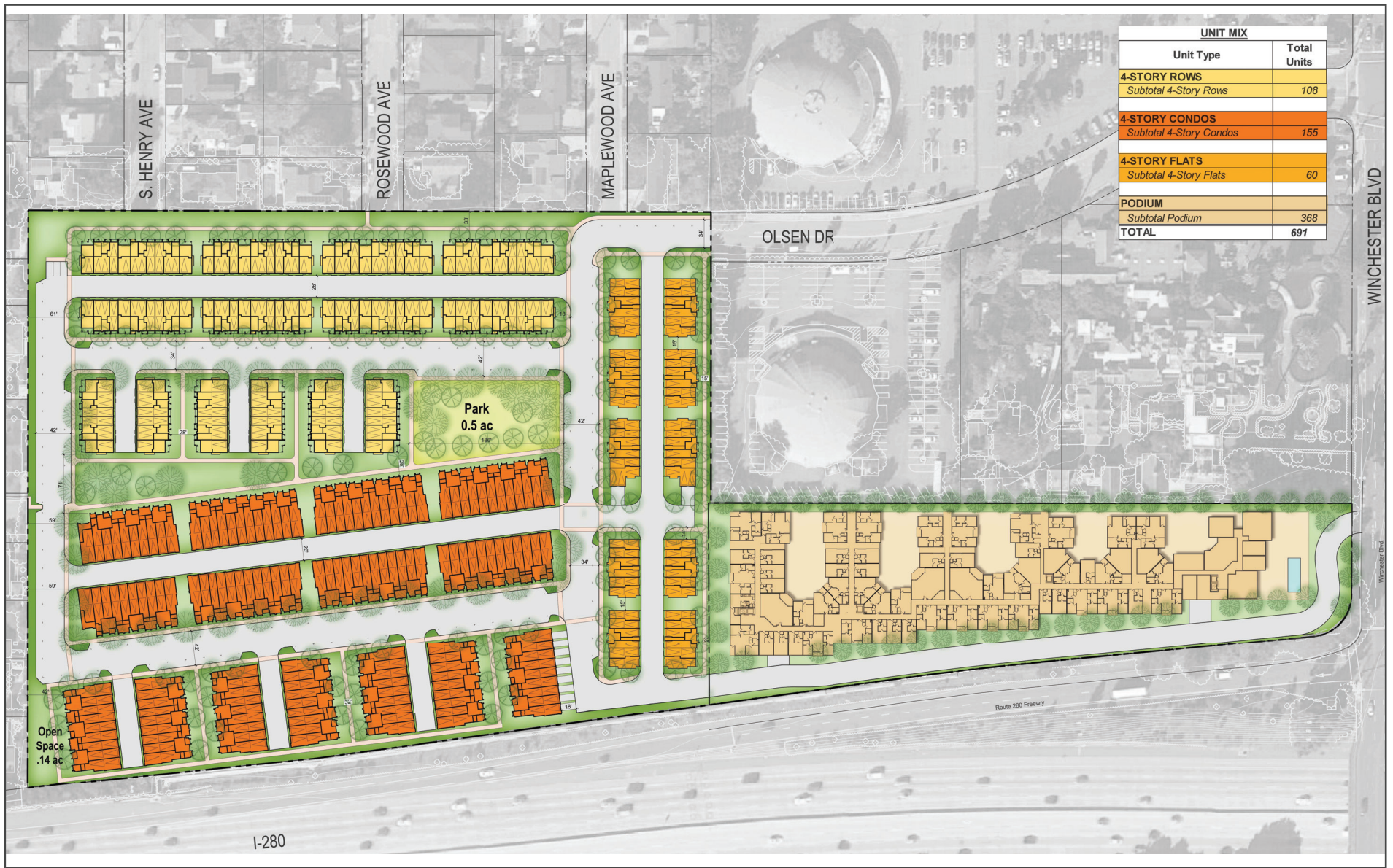
REGIONAL MAP

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.



April 8, 2019

City of San Jose, Department of Planning, Building and Code Enforcement
Attn: David Keyon, Environmental Project Manager
200 East Santa Clara Street, 3rd Floor Tower
San Jose, CA 95113-1905

Via UPSP and email: david.keyon@sanjoseca.gov

Re: Winchester Ranch Residential Project Notice of Preparation

Dear Mr. Keyon:

Thank you for including the City of Santa Clara in the environmental review process for the above-referenced project. City staff have reviewed the Notice of Preparation for the General Plan Amendment and Planned Development Zoning to demolish the existing mobile home park and develop up to 691 residential units and an approximately 0.5-acre public park at the northwest corner of the Winchester Boulevard and Interstate 280 intersection, within the Santana Row/Valley Fair Urban Village, and offer the following comments.

The City of Santa Clara understands that the environmental impact report (EIR) will identify the transportation impacts of the project on the existing local and regional transportation system and the planned long-range transportation network based on the City of San Jose's Transportation Analysis Policy (Council Policy 5-1). Consistent with Policy 5-1, the transportation analysis will include both an analysis of vehicle miles traveled (VMT) to analyze impacts under the California Environmental Quality Act (CEQA) and a local transportation analysis (LTA) per the City of San Jose's Transportation Analysis Handbook to evaluate the project's effect on the local transportation network. The LTA will include an evaluation of the project access, circulation, parking, Congestion Management Plan conformance, and multi-modal facilities. Santa Clara would like to review and comment on the scope of work related to the local transportation and VMT analysis to be prepared for this project.

The project site is located less than a mile from the southern boundary of the City of Santa Clara. Given the project's close proximity, the LTA should include analysis of the project's impacts on residential neighborhoods within the City of Santa Clara, and any measures to alleviate these

impacts should be identified with specificity following input from Santa Clara. In addition, relevant approved and pending projects within Santa Clara need to be included in the traffic

Re: Winchester Ranch Residential Project Notice of Preparation

April 8, 2019

Page 2 of 2

analysis under background and cumulative scenarios, respectively. Attached is the list of approved and pending projects within the City of Santa Clara.

In addition, per the terms of the Santana West settlement agreement, any impacts found at protected intersections, including Winchester Boulevard / Stevens Creek Boulevard, which will also impact traffic in the City of Santa Clara, will require payment of fees to be used for transportation system improvements to alleviate the increased traffic congestion in Santa Clara. A clear explanation of how fees are calculated should be provided, and offsetting improvements should be identified with specificity and coordinated with the City of Santa Clara. Further, the secondary impacts of implementing these improvements should be identified.

Further, to the extent the EIR identifies significant transportation impacts under CEQA, the EIR will need to identify clear and specific mitigation obligations with identified funding mechanisms to address environmental impacts affecting not only San Jose, but also its neighbors in Santa Clara.

The City of Santa Clara looks forward to meeting with the City of San Jose to discuss the findings of the local transportation analysis. Thank you for the opportunity to comment on the Winchester Ranch Notice of Preparation. Please continue to keep Santa Clara informed of future steps in the environmental process. Should you have any questions regarding this letter, please contact Reena Brilliot, Planning Manager via email at rbrilliot@santaclaraca.gov or phone 408-615-2452.

Best Regards,



Andrew Crabtree

Director of Community Development

Attachment: List of Approved and Pending Projects within the City of Santa Clara

cc: Michael Liw, Assistant Director of Public Works, City of Santa Clara
Craig Mobeck, Director of Public Works, City of Santa Clara
Manuel Pineda, Assistant City Manager, City of Santa Clara
Brian Doyle, City Attorney, City of Santa Clara
John Ristow, Director of Transportation, City of San Jose
Rosalynn Hughey, Director of Planning, Building and Code Enforcement,
City of San Jose

File: 33910
San Tomas Aquino Creek

April 9, 2019

Mr. David Keyon
City of San Jose
Department of Planning, Building and Code Enforcement
200 East Santa Clara Street, 3rd Floor
San Jose, CA 95113

Subject: Notice of Preparation of an Environmental Impact Report - Winchester Ranch
Residential Project (GP18-014 & PDC18-037)

Dear Mr. Keyon:

The Santa Clara Valley Water District (Valley Water) has reviewed the Notice of Preparation of an Environmental Impact Report for the Winchester Ranch Residential Project – GP18-014 & PDC18-037, dated March 11, 2019. We have the following comments:

The proposal results in a net increase of over 500 dwelling units, therefore a Water Supply Assessment (WSA) is required to be prepared by San Jose Water Company and incorporated into the draft EIR. Valley Water requests the opportunity to review the draft WSA for consistency with countywide water supply planning efforts.

Re-development of the site provides opportunities to minimize water and associated energy use by using recycled water, incorporating on-site reuse of both storm and gray water, and requiring water conservation measures above State standards (i.e. CALGreen). To reduce or avoid impacts to water supply, the City and applicant should consider the following:

- Landscaping that meets or exceeds the requirements of the City's water efficient landscape regulations;
- Weather- or soil-based irrigation controllers;
- Dedicated landscape meters;
- Submeters for multi-family housing and individual spaces within commercial buildings;
- Dual plumbing to facilitate and maximize the use of alternative water sources for irrigation, toilet flushing, cooling towers, and other non-portable water uses; and
- Alternative water sources for non-potable uses including recycled water, stormwater, rainwater, and graywater.

Page 2

Mr. David Keyon

April 9, 2019

Notice of Preparation of an Environmental Impact Report - Winchester Ranch Residential Project
(GP18-014 & PDC18-037)

According to the Federal Emergency Management Agency Flood Insurance Rate Map (FIRM) 06085C0229H, effective May 18, 2009, the entire site is located within Zone D, an area in which flood hazards are undetermined, but possible.

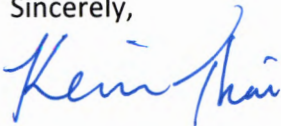
Valley Water records do not show any registered wells on the project site; however, efforts should be made to locate any existing wells. It should be noted that while Valley Water has records for most wells located in the County, it is always possible that a well exists that is not in Valley Water's records. All wells found at the site must be either destroyed or registered with Valley Water. Property owners or their representatives should call the Wells and Water

Measurement Unit at (408) 630-2660 for more information regarding well permits and registration for the destruction of wells.

Valley Water does not have any right of way or facilities at the project site; therefore, in accordance with Valley Water's Water Resources Protection Ordinance, a Valley Water encroachment permit is not required for this project.

We appreciate the opportunity to review this document and wish to review any subsequent documents as they become available. If you have any questions or comments, please contact me at (408) 630-3157 or at kthai@valleywater.org.

Sincerely,



Kevin Thai

Assistant Engineer II

Community Projects Review Unit

cc: U. Chatwani, C. Haggerty, M. Richert, K. Thai, File

Keyon, David

From: Aghegnehu, Ben <ben.aghegnehu@rda.sccgov.org>
Sent: Thursday, April 11, 2019 2:51 PM
To: Keyon, David
Cc: Talbo, Ellen
Subject: RE: GP18-014 & PDC18-037: Winchester Ranch Residential Project

Follow Up Flag: Follow up
Flag Status: Flagged

April 11, 2019

David Keyon
City of San Jose
200 East Santa Clara Street
San Jose, CA 95113-1905

SUBJECT:

Dear Mr. David Keyon:

The County of Santa Clara Roads and Airports Department appreciates the opportunity to review the Notice of Preparation of An Environmental Impact Report for the Winchester Ranch Residential Project and is submitting the following comments:

1. Please include in the TIA, but not limited to, the following County intersections:
 - a. San Tomas/Saratoga
 - b. San Tomas/Stevens Creek
 - c. San Tomas/Moorpark
2. Please contact County to obtain timing settings for Existing Condition LOS calculations.
3. Please follow the current VTA TIA Guidelines.

Thank you for reaching out and considering these comments. If you have any questions or concerns about these comments, please contact me at 408-573-2462 or ben.aghegnehu@rda.sccgov.org

Thank you,

Ben Aghegnehu

Associate Transportation Planner
County of Santa Clara | Roads & Airports
101 Skyport Rd | San Jose, CA, 95110
408-573-2462 (o)

From: Keyon, David <david.keyon@sanjoseca.gov>
Sent: Tuesday, March 12, 2019 3:55 PM
To: Keyon, David <david.keyon@sanjoseca.gov>
Subject: GP18-014 & PDC18-037: Winchester Ranch Residential Project

To whom it may concern:

**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. Direct link: <http://www.sanjoseca.gov/index.aspx?nid=6324>

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

Thank you,

David Keyon AICP

Supervising Planner - Environmental Review

City of San Jose - Department of Planning, Building, and Code Enforcement
(408) 535-7898

Keyon, David

From: Kirk Vartan [REDACTED]
Sent: Sunday, April 14, 2019 5:55 PM
To: Keyon, David
Cc: Davis, Dev; Jones, Chappie; Groen, Mary Anne; Kohl, Cassidy; Gomez, David; Hughey, Rosalynn; WinchesterNAC Info; Catalyze; Maurice, Art; Steve Landau; Mark Tiernan; Bob Levy; Brilliot, Michael
Subject: EIR Scoping Feedback for Winchester Ranch Park PDC18-037 and GP18-014

Dear Mr. Keyon:

I am writing to provide feedback and guidance for the scope of the EIR for the Winchester Ranch project: PDC18-037 and GP18-014.

This project site is the single largest developable project in the Santana Row/Valley Fair Urban Village (SR/VFUV) at 16 acres. The facts as I understand them to be are:

- The Mobile Home Park is scheduled to close
- The Mobile Home Park residents cannot buy it or have been told it will not be sold to them
- The residents of the Mobile Home Park are no longer trying to save the park as a Mobile Home Park
- A separate negotiation with the residents are providing support, payments, and living accommodation guarantees with Pulte
- As stated by the Pulte representative at the scoping meeting on March 21, 2019, the contract with the current residents for future accommodations/compensation is completely (100%) independent from the proposed project, with no conditions on any specific project
- The SR/VFUV includes this land in its border of the UV.
- City Staff did not have any discussion on the Mobile Home Park during the 2+ year discussion with the Winchester Advisory Group (WAG), even when asked
- City Staff designated the Mobile Home Park as low density residential, the only parcel in the entire Urban Village to have this designation (yellow)
- The current Pulte residential only plan is looking to change the General Plan for this site to accommodate their specific project

I attended the scoping meeting on March 21, 2019 and provided input. I will add to that information here:

1. The current project does not rise to the level of appropriateness given the Urban Village it is part of. It is a residential only project, and a relatively low density version at that. The analysis should study a higher intensity use, including a larger apartment towers and ground floor community uses, e.g., neighborhood retail, community space, community room, etc. The current design has less than 45 units per acre. That is hardly urban. The study should review 100-150 units per acre. This is a single 16-acre parcel in arguably the hottest and most valuable part of Silicon Valley. Minimum densities should be required if a change to the General Plan is being made. At the very least, a real community visioning session should be conducted. Anything less disrespects the Advisory Group process and the community that has been actively engaged in this area for years.

2. Since a General Plan Amendment is required for this current design, a more complete and robust General Plan Amendment should be analyzed. For example, look at what San Jose did when the San Jose Flea Market Southside Rezoning was done FILE NO: PDC17-051

(<https://gcc01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.sanjoseca.gov%2Findex.aspx%3FNID%3D6136&data=02%7C01%7C%2F%2Fwww.sanjoseca.gov%7C69a7cdc8440c40d9b98708d6c13d00c7%7C0fe33be061424f969b8d7817d5c26139%7C0%7C1%7C636908865108904114&sdata=C%2FgZjMxxFWuThUHAHJ8FuYv3UtUUAUF>)

EnFRnMhmC44o%3D&reserved=0). Here, the applicant had one idea and the City had another idea for the goal of the area. So, the City evaluated two options: the applicant design and a larger, more robust project. Please do this for this site. Apartment towers like the Volar should be looked at. The Volar designed a 20 story building on less than an acre. This site is 16 times larger, yet has only two times the density. That does not make sense. There are many ways to look that the site, concentrating the density along the freeway and away from the neighborhood.

3. Circulation should evaluate one or more vehicular access points from streets that are currently closed. The streets that dead-end into the property could provide better circulation for this project and allow for more community benefits to be required of it.

4. Vice-Mayor Jones and many community members have supported the idea of a cap over I-280 at Winchester. This property directly connects with that side of this area. Can you evaluate how larger and taller buildings can be placed along the freeway? It would support the notion of being compatible with a development over the freeway.

5. Require all parking to be placed underground for any apartment building/multi family building

6. Explore how transit alternative solutions (Lyft passes, ZIP cars, shuttle services, etc.) can further reduce parking requirements on site

7. How can the Century 23 site be used as a way to better increase circulation options for the site (I know this would require a discussion with Federal Realty). But if you don't analyze the circulation potential, the discussion is irrelevant.

8. Look at other commercial options on site

9. Include the option for a flight pad on the roof of the larger building. In the future, the ability for affordable, personal air transport is likely and should be at least evaluated as part of the scope as this is a 50-100 year project.

10. While affordability is not typically part of an environmental review, looking at how a reduction in parking and privately owned cars for affordable units might be important.

11. Can you look at how a more dense project (more housing, more commercial) can actually be an environmental *benefit*? Typically, a *reduction* in project size is all an EIR looks at for reducing impact. However, a lower density project creates less opportunity for transit solutions and other retail programs. It is quite possible a lower density project is more harmful to the environment than a higher density one. Please look at alternatives that require more housing units, as this increased density will reduce water, sewer, roads, and other infrastructure and services to the project. I believe historical ways to look at how environmentally superior solutions have become outdated. An increase in density can create a more efficient and environmentally friendly project. This also supports the need to study a higher density project. Please study this as a way to minimize the environmental impacts of the project.

12. Look at smaller foot print buildings (taller structures), allowing for more open spaces on the ground floor.

Thank you for review and incorporating my comments.

Kirk Vartan
San Jose D6
Stevens Creek Advisory Group co-chair
President, WNAC
VP, Cory Neighborhood Association
Board Member, Catalyze SV
General Manager/Founder, A Slice of New York



April 15, 2019

City of San Jose
Department of Planning and Building
200 East Santa Clara Street
San Jose, CA 95113

Attention:

Subject: City File No. GP18-014 and PDC18-037 Winchester Ranch Residential Project

Dear Mr. Keyon:

The Santa Clara Valley Transportation Authority (VTA) has reviewed the Notice of Preparation (NOP) for an Environmental Impact Report for the Winchester Ranch Residential Project. We have the following comments.

- VTA requests all alternatives proposed by the City Council adopted I-280/Winchester Boulevard Interchange Improvements Project be included in the Draft Environmental Impact Report and Transportation Impact Analysis/Local Transportation Analysis reports.
- VTA is available to coordinate efforts between the transportation studies being pursued by both the Winchester Ranch Project and I-280/Winchester Boulevard Interchange Project. Consistent documentation and process between both transportation studies will provide more thorough results and transparency.

Thank you for the opportunity to review this project. If you have any questions, please call me at (408) 546-7985.

Sincerely,

A handwritten signature in black ink that reads 'Brent Pearse'.

Brent Pearse
Transportation Planner

cc: Ryan Do, San Jose Development Services



SJ1904