

From: [Hill, Shannon](#)
To: [Downtown West Project](#)
Subject: FW: Downtown West DEIR PPT
Date: Monday, November 16, 2020 6:47:29 PM
Attachments: [DTW DEIR Summary_RH edits 11.12.2020.pptx](#)

From: Hughey, Rosalynn
Sent: Thursday, November 12, 2020 3:50 PM
To: Wessling, Cheryl <Cheryl.Wessling@sanjoseca.gov>; Kuhlmann, Dylan <dylan.kuhlmann@sanjoseca.gov>; Manford, Robert <Robert.Manford@sanjoseca.gov>; Hill, Shannon <Shannon.Hill@sanjoseca.gov>; Keyon, David <david.keyon@sanjoseca.gov>
Subject: Downtown West DEIR PPT

Hi – thanks for a good discussion. Attached is the PPT with the edits I made.

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Downtown West Draft Environmental Impact Report



Introduction

Purpose of the Environmental Impact Report (EIR)

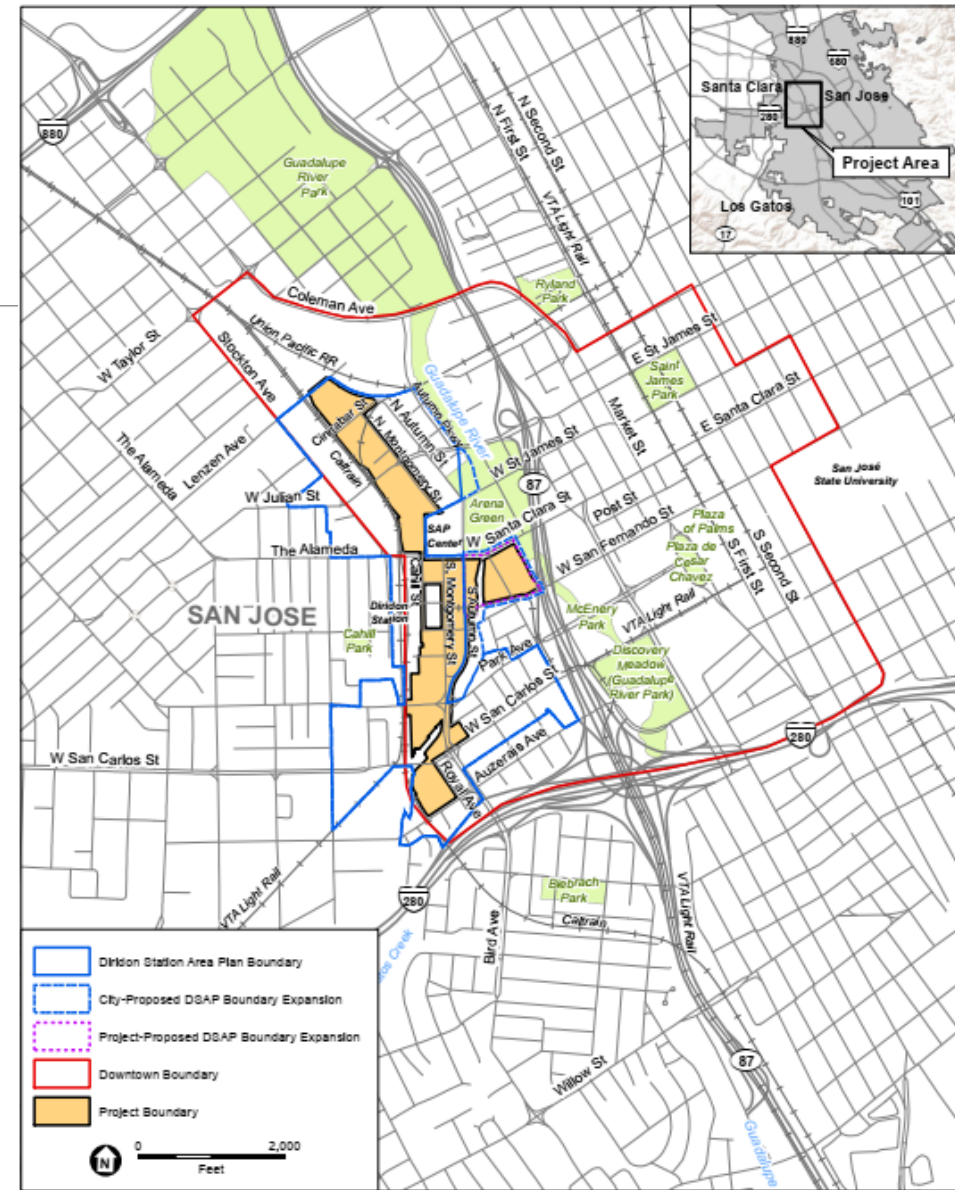
- An EIR is in **Informational Document** whose purpose is to disclose the potential physical environmental effects of a proposed project.
 - *An EIR does not promote a project or otherwise offer opinions as to the merits of the project.*
- This is a **Project EIR**, meaning it analyses the proposed project in sufficient detail to allow the City to rely on the EIR in considering project approval actions.
- The **Draft EIR** was published and made available for review by the public, organizations, and agencies on October 7, 2020.
- The Draft EIR **public review** period is required by law to be no less than 45 days. Here, the review period is scheduled for 47 days, ending Tuesday, December 8, 2020.
- Following close of the review period, responses will be prepared to written comments received.

Introduction

- The Draft EIR was preceded by a **Notice of Preparation (NOP)** to provide public notice that a Lead Agency (here, the City of San José) is preparing an EIR and to request input as to the EIR scope.
 - *The NOP normally establishes the “**baseline**” date against which changes in the environment are evaluated.*
 - *The Downtown West NOP was published in October 2019.*
 - *Comments on the scope of the EIR were received from approximately 25 agencies, organizations, and individuals.*
 - *A public **scoping meeting**—also to receive input on the EIR scope—was held at City Hall on November 7, 2019*
 - *Eleven members of the public provided input at the scoping meeting.*

Project Location

- Located in the western portion of Downtown San José
- Majority of site within the 240 acre Diridon Station Area Plan (DSAP) adopted by the City in 2014
 - DSAP Currently Being Updated by the City
- Area historically accommodated surface parking, local light industrial and manufacturing businesses



Development Capacity Analyzed

Land Uses

Residential	Up to 5,900 dwelling units
Active Uses (Retail, Restaurant, Arts, Cultural, Live Entertainment, Institutional, Childcare and Education, Maker Spaces, Non-profit, Small-Format Office)	Up to 500,000 gsf
Hotel	Up to 300 rooms
Limited-Term Corporate Accommodation	Up to 800 rooms
Office	Up to 7.3 million gsf
Event/Conference Centers	100,000 gsf
Central Utility Plants (District Systems)	Up to 130,000 gsf
Logistics/Warehouse(s)	100,000 gsf

Parking and Loading

Public/Commercial Parking (above and below grade)	Up to 4,800 spaces
Residential Parking (above and below grade)	Up to 2,360 spaces
Total Automobile Parking Spaces	Up to 7,160 spaces
Bicycle Parking	3,292 spaces at a minimum

Open Space

Open Space	Approx. 15 acres
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EIR Contents and Impact Summary

Draft EIR Contents

- Summary
- Project Description
- Impact Areas Evaluated
 - Air Quality
 - Biological Resources
 - Cultural/Tribal Cultural Resources
 - Energy
 - Geology/Soils/Paleontology
 - Greenhouse Gas Emissions
 - Hazards and Hazardous Materials
 - Hydrology and Water Quality
 - Land Use
 - Noise and Vibration
 - Population and Housing
 - Public Services and Recreation
 - Transportation
 - Utilities and Service Systems
- Other CEQA Issues
 - Growth Inducing Impacts
 - Significant and Unavoidable Impacts
 - Significant Irreversible Environmental Changes
- Alternatives to the Proposed Project
- References

EIR Contents and Impact Summary (1)

Significant Impacts

(**Red = Significant Unavoidable Impact**; Gray = Significant but Mitigable Impact)

- **Air Quality:**

- **Criteria Air Pollutants**
- **Air Risk**
- Cumulative Air Pollutants and Health Risk
- Clean Air Plan Consistency
- Odors

- **Biology**

- Special-Status Species
- Riparian Habitat
- Wetlands
- Native/Migratory Bird Species
- Conflict with Santa Clara Valley Habitat Conservation Plan
- Cumulative Impacts

EIR Contents and Impact Summary (2)

Impact Summary: Significant Impacts

(Red = Significant Unavoidable Impact; Gray = Significant but Mitigable Impact)

Cultural:

- Demolition of Historical Resources
- Hellwig Iron Works—Modification
- Cumulative Effects on Historical Resources
- Kearney Pattern Works—Relocation, Adaptive Reuse, Addition
- Vibration Effects on Historical Resources
- Stephen's Meat Products Sign—Relocation
- Archaeological Resources
- Human Remains
- Tribal Cultural Resources
- Cumulative Effects on Archaeological and Tribal Cultural Resources, Human Remains

EIR Contents and Impact Summary (3)

Impact Summary: Significant Impacts

(Red = Significant Unavoidable Impact; Gray = Significant but Mitigable Impact)

- Geology: Seismic Hazards
- Geology: Unstable Soils (Liquefaction)
- Geology: Paleontological Resources
- Geology: Cumulative Effects
- Greenhouse Gas Emissions: Conflict with GHG Reduction Plans, Policies, Regulations
- Hazards: Proximity to School Site(s)
- Hazards: Soil/Groundwater Contamination
- Hazards: Conflict with SJC Comprehensive Airport Land Use Plan
- Hazards: Cumulative Hazardous Materials & Conflict with Airport Land Use Plan
- Hydrology: Water Quality

EIR Contents and Impact Summary (4)

Impact Summary: Significant Impacts

(**Red = Significant Unavoidable Impact**; Gray = Significant but Mitigable Impact)

- Hydrology: Runoff
- Hydrology: Flooding
- Hydrology: Conflict with Water Quality and Groundwater Management Plans
- Hydrology: Cumulative Effects
- **Land Use: Conflict with SJC Comprehensive Airport Land Use Plan**
- **Land Use: Cumulative Conflict with SJC Comprehensive Airport Land Use Plan**
- Noise: Building/Facility Noise
- **Noise: Traffic Noise**
- **Noise: Construction Noise**
- Noise: Vibration

EIR Contents and Impact Summary (5)

Impact Summary: Significant Impacts

(Red = Significant Unavoidable Impact; Gray = Significant but Mitigable Impact)

- **Noise: Conflict with SJC Comprehensive Airport Land Use Plan**
- **Noise: Cumulative Traffic & Construction Noise & Conflict w/Airport Land Use Plan**
- **Population & Housing: Cumulative Jobs/Housing Imbalance**
- Public Services: Recreation
- Transportation: Transit Corridor Speeds
- Transportation: Cumulative Effects
- Utilities: Water Facilities
- Utilities: Wastewater Facilities
- Utilities: Stormwater Facilities
- Utilities: Electric Power/Gas/Telecom Facilities

Conclusions/Residual Impacts

SUMMARY of Significant Unavoidable Impacts After Mitigation

Requires Statement of Overriding Consideration by City Council

(City Council determines benefits of project outweigh impacts)

- **Air Quality:** Criteria Air Pollutants; Health Risk; Cumulative Criteria Air Pollutants & Health Risk
- **Cultural:** Historical Resources Demolition; Hellwig Iron Works Modification; Cumulative Effects
- **Land Use:** Conflict with SJC Comprehensive Airport Land Use Plan (also Cumulative)
- **Noise:** Traffic Noise; Construction Noise; Conflict with Comprehensive Airport Land Use Plan; Cumulative Traffic & Construction Noise & Conflict w/Airport Land Use Plan
- **Population & Housing:** Cumulative Jobs/Housing Imbalance

Responses to Comments on DEIR

Written comments on the Draft EIR will be accepted through Tuesday, December 8, 2020

Following the close of the public comment period (Dec. 8), City staff and consultants will prepare responses to all written comments received on the content of the Draft EIR.

Responses to comments will be published in a First Amendment to the Draft EIR no less than 10 days prior to the first hearing on the adequacy and accuracy of the Draft EIR (before the Planning Commission).

The City Council has the ultimate authority to certify the EIR as to its adequacy under CEQA.

The City Council will consider project approval actions following receipt of recommendations from the Planning Commission.

Next Steps (Topic in Parentheses, if applicable)

Historic Landmarks Commission Meeting (Draft EIR) – November 4, 2020

City Council Study Session (Project) – November 16, 2020

Close of Public Comment Period on Draft EIR – December 8, 2020

Planning Commission Study Session (Project) – December 9, 2020

Publication of First Amendment to Draft EIR (EIR) – Spring 2021

Planning Commission Consideration of EIR and Project – Spring 2021

City Council Consideration of EIR and Project – Spring 2021

