

From: [Wessling, Cheryl](#)
To: [Manford, Robert](#); [Hughey, Rosalynn](#)
Cc: [Kuhlmann, Dylan](#); [Hill, Shannon](#); [Keyon, David](#); [Downtown West Project](#)
Subject: RE: EIR slides
Date: Tuesday, December 1, 2020 5:45:25 PM
Attachments: [DTW DEIR Summary 12.1.2020.pptx](#)

Hi – Attached is the DTW DEIR presentation as far as Dylan and I can take it. I added one photo on the Cultural slide. Let us know if you need our help with further changes.

Cheryl Wessling | Public Information Manager
City of San José, Dept. of Planning, Building and Code Enforcement
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From: Manford, Robert
Sent: Tuesday, December 1, 2020 12:27 PM
To: Wessling, Cheryl <Cheryl.Wessling@sanjoseca.gov>; Hughey, Rosalynn <Rosalynn.Hughey@sanjoseca.gov>
Cc: Kuhlmann, Dylan <dylan.kuhlmann@sanjoseca.gov>; Hill, Shannon <Shannon.Hill@sanjoseca.gov>; Keyon, David <david.keyon@sanjoseca.gov>
Subject: Re: EIR slides

Hello Cheryl:

No further changes on the attached. At least not yet

From: Wessling, Cheryl <Cheryl.Wessling@sanjoseca.gov>
Sent: Tuesday, December 1, 2020 12:23 PM
To: Manford, Robert <Robert.Manford@sanjoseca.gov>; Hughey, Rosalynn <Rosalynn.Hughey@sanjoseca.gov>
Cc: Kuhlmann, Dylan <dylan.kuhlmann@sanjoseca.gov>; Hill, Shannon <Shannon.Hill@sanjoseca.gov>; Keyon, David <david.keyon@sanjoseca.gov>
Subject: EIR slides

Hi Robert and Rosalynn – Shannon sent over a few photos that I can include on the slides. Before I do so, I want to make sure that the attached file that Dylan sent on 11/23 still stands as the most current version – or have you made any further changes?

Cheryl

From: Kuhlmann, Dylan
Sent: Monday, November 23, 2020 5:41 PM
To: Manford, Robert <Robert.Manford@sanjoseca.gov>
Cc: Hughey, Rosalynn <Rosalynn.Hughey@sanjoseca.gov>; Wessling, Cheryl <Cheryl.Wessling@sanjoseca.gov>
Subject: Re: EIR slides

Hey there Robert,
I've added the changes that Cheryl made to our standard template. I had to change a few colors to make it legible on the darker background. Cheryl will be returning tomorrow, and I'll be confirming with her on some design thoughts.

Best,

Dylan Kuhlmann, Web & Social Media
Department of Planning, Building and Code Enforcement

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From: Manford, Robert <Robert.Manford@sanjoseca.gov>
Sent: Monday, November 23, 2020 12:38 PM
To: Kuhlmann, Dylan <dylan.kuhlmann@sanjoseca.gov>
Cc: Hughey, Rosalynn <Rosalynn.Hughey@sanjoseca.gov>
Subject: EIR slides

Hello Dylan:

Can you please provide feedback on the EIR slides we discussed with you and Cheryl a couple of weeks ago? Was just wondering whether the recommended changes have been completed. Thanks

Robert

Downtown West Draft Environmental Impact Report

December 9, 2020

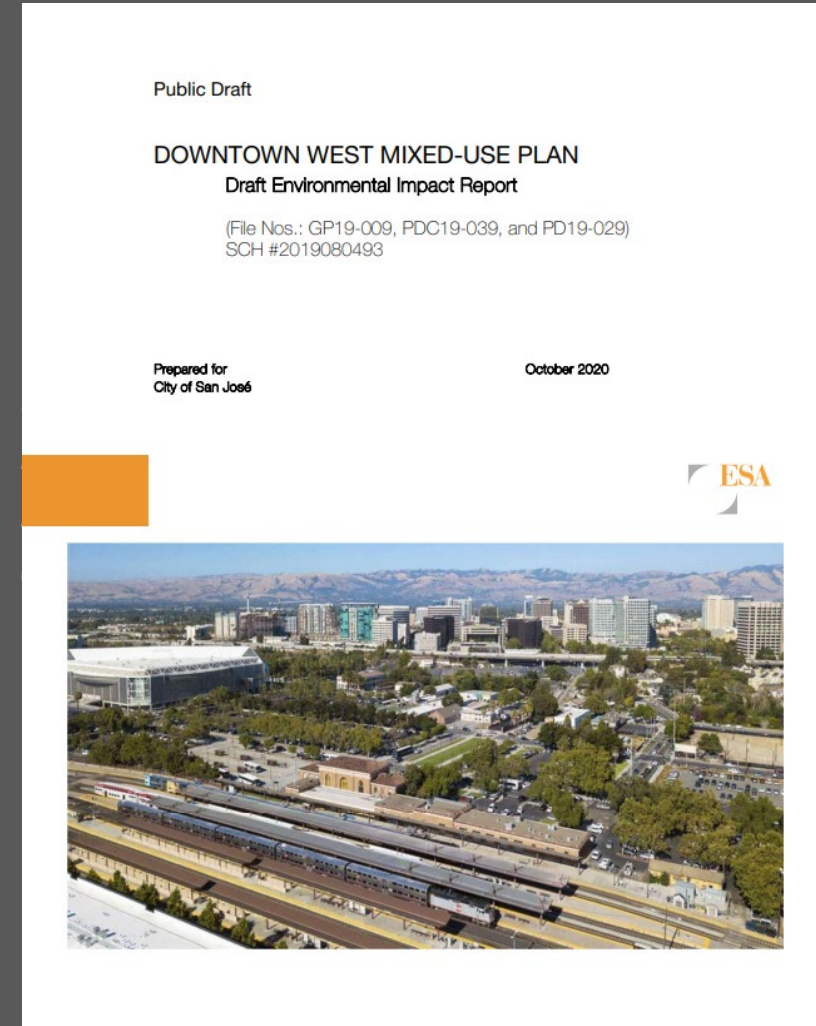


*Planning, Building and
Code Enforcement*

Purpose of EIR

WHAT IS AN ENVIRONMENTAL IMPACT REPORT (EIR)?

- It is an informational document that discloses the potential physical environmental effects of a proposed project.
- This is a Project EIR. It analyzes the proposed project in sufficient detail to enable the City Council to rely on the EIR as it considers proposed developments and approval actions.



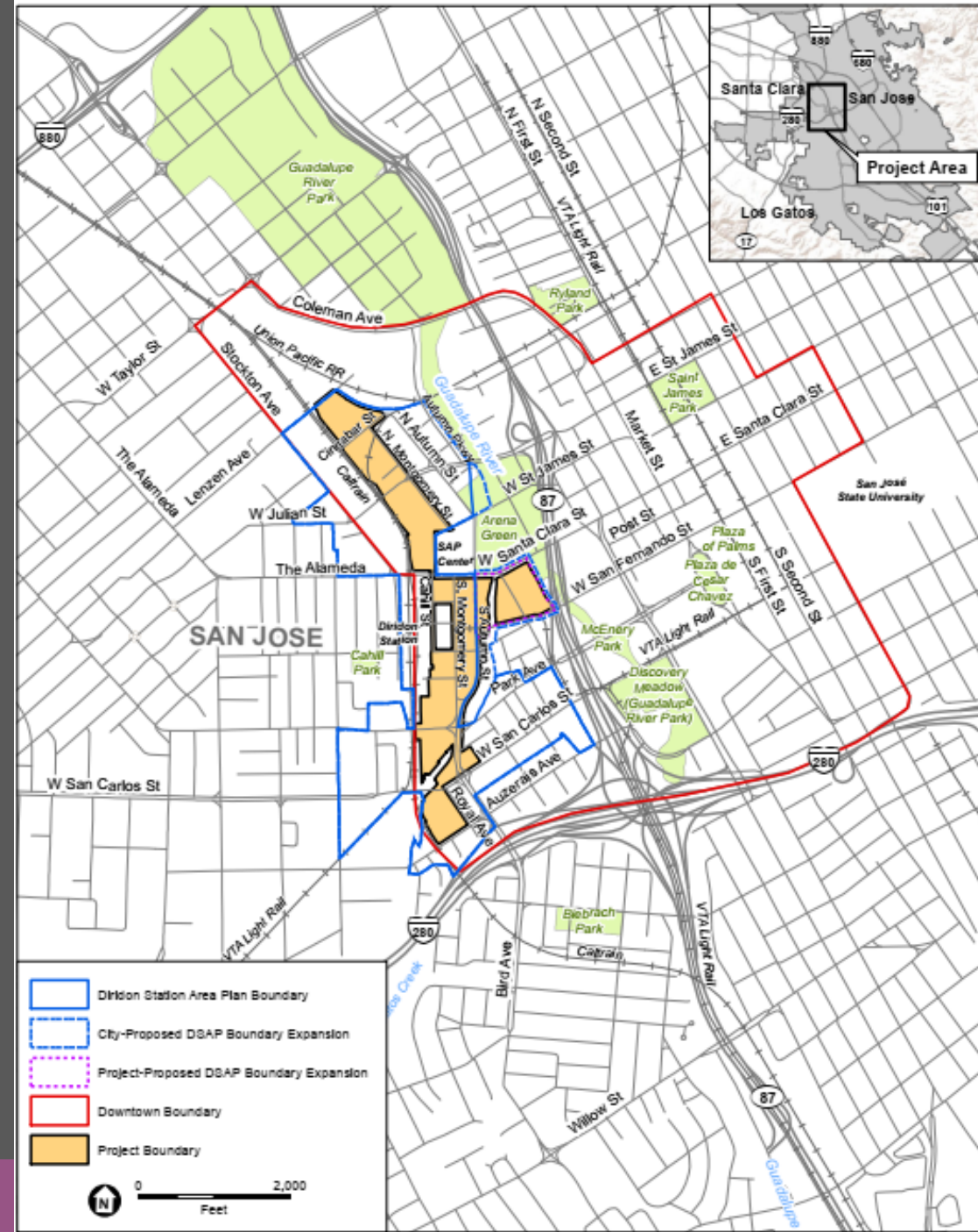
Project Timeline

- Oct. 2019 - Notice of Preparation (NOP) published.
- Nov. 7, 2019 - Public scoping meeting held.*
- Oct. 7, 2020 - Draft EIR published and available for review.
- Dec. 8, 2020 - Review period ends (minimum 45 days required). Staff will then prepare responses to all written comments received.

* Approximately 25 agencies, organizations, and individuals commented on the scope of the EIR.

Project Location

- Western edge of downtown San José
- Largely within 250-acre Diridon Station Area Plan (DSAP), which City proposes to amend
- Area historically accommodated surface parking and 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

4,000 units proposed

Contents & Impact Summary of 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

Contents & Impact Summary - 1

➤ 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

Significant Impacts:

Orange = Significant Unavoidable Impact
White = Significant but Mitigable Impact

Contents & Impact Summary - 2

➤ 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

Significant Impacts:

Orange = Significant Unavoidable Impact

White = Significant but Mitigable Impact



FIGURE 5.48: Stephen's Meat Products sign

Contents & Impact Summary - 3

Significant Impacts:
Orange = Significant Unavoidable Impact
White = Significant but Mitigable Impact

➤ Geology

- Seismic Hazards
- Unstable Soils (Liquefaction)
- Paleontological Resources
- Cumulative Effects

➤ Greenhouse Gas Emissions: Conflict with GHG Reduction Plans, Policies, Regulations

➤ Hazards

- Proximity to School Site(s)
- Soil/Groundwater Contamination
- Conflict with SJC Comprehensive Airport Land Use Plan
- Cumulative Hazardous Materials & Conflict with Airport Land Use Plan

Contents & Impact Summary - 4

➤ Hydrology

- Water Quality
- Runoff
- Flooding
- Conflict with Water Quality and Groundwater Management Plans
- Cumulative Effects

➤ Land Use

- Conflict with SJC Comprehensive Airport Land Use Plan
- Cumulative Conflict with SJC Comprehensive Airport Land Use Plan

➤ Noise

- Building/Facility Noise
- Traffic Noise
- Construction Noise
- Vibration
- Conflict with SJC Comprehensive Airport Land Use Plan
- Cumulative Traffic & Construction Noise & Conflict w/Airport Land Use Plan

Significant Impacts:

Orange = Significant Unavoidable Impact
White = Significant but Mitigable Impact

Contents & Impact Summary - 5

Significant Impacts:
Orange = Significant Unavoidable Impact
White = Significant but Mitigable Impact

- Population & Housing: Cumulative Jobs/Housing Imbalance
- Public Services: Recreation
- Transportation
 - Transit Corridor Speeds
 - Cumulative Effects
- Utilities
 - Water Facilities
 - Wastewater Facilities
 - Stormwater Facilities
 - Electric Power/Gas/Telecom Facilities

Conclusion & Residual Impacts

SUMMARY of Significant Unavoidable Impacts After Mitigation

Requires “Statement of Overriding Consideration” by City Council (Council determines if 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 with Airport Land Use Plan
- Population & Housing: Cumulative Jobs/Housing Imbalance

Responses to Comments on DEIR

- Written comments on Draft EIR due by December 8, 2020.
- City staff and consultants will prepare responses to all written comments.
- Responses to comments will publish 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).
- City Council may certify the EIR as adequate under CEQA. Will consider project approval actions following receipt of recommendations from the Planning Commission.

Next Steps

- Nov. 4, 2020 - Historic Landmarks Commission meeting on Draft EIR
- Nov. 16, 2020 - City Council Study Session on DTW
- Dec. 8, 2020 - Public comment period closes on Draft EIR
- Dec. 9, 2020 - Planning Commission Study Session on DTW
- Spring 2021 - Publication of First Amendment to Draft EIR
- Spring 2021 - Planning Commission consideration of EIR and Project
- Spring 2021 - City Council Consideration of EIR and Project