

**From:** [Karl Heisler](#)  
**To:** [Manford, Robert](#)  
**Cc:** [Hillary Gitelman](#); [Keyon, David](#); [Hill, Shannon](#); [Linda S. Peters](#)  
**Subject:** RE: FedEx Shipment 771764673655: Your package has been delivered  
**Date:** Wednesday, November 4, 2020 9:32:32 AM  
**Attachments:** [Downtown West DEIR Summary 2020-1103.pptx](#)  
[Downtown West DEIR Summary 2020-1103.pdf](#)

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[External Email]

Robert: Please see the attached and let us know if you would like us to make revisions. You are also free to make your own revisions as you see fit; if you do, please send us the revised version.

I am sending both PowerPoint and PDF versions so that you can review whichever is easier for you.

Thank you.

**Karl F. Heisler**

ESA | Environmental Science Associates

***Note that I am working remotely – call or text my mobile at (415) 377-5303.***

550 Kearny Street, Suite 800

San Francisco, CA 94108-2512

phn 415.896.5900 | fax 415.896.0332

---

**From:** Manford, Robert <Robert.Manford@sanjoseca.gov>  
**Sent:** Monday, November 2, 2020 10:11 AM  
**To:** Karl Heisler <KHeisler@esassoc.com>  
**Cc:** Hillary Gitelman <HGitelman@esassoc.com>; Keyon, David <david.keyon@sanjoseca.gov>  
**Subject:** Re: FedEx Shipment 771764673655: Your package has been delivered

Hello Karl:

Good Moring. Any feedback on this yet?

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**From:** Karl Heisler <[KHeisler@esassoc.com](mailto:KHeisler@esassoc.com)>  
**Sent:** Monday, October 26, 2020 3:38 PM  
**To:** Manford, Robert <[Robert.Manford@sanjoseca.gov](mailto:Robert.Manford@sanjoseca.gov)>  
**Cc:** Hillary Gitelman <[HGitelman@esassoc.com](mailto:HGitelman@esassoc.com)>  
**Subject:** RE: FedEx Shipment 771764673655: Your package has been delivered

[External Email]

Yes, that is fine. Thank you.

**Karl F. Heisler**

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phn 415.896.5900 | fax 415.896.0332

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**From:** Manford, Robert <[Robert.Manford@sanjoseca.gov](mailto:Robert.Manford@sanjoseca.gov)>  
**Sent:** Monday, October 26, 2020 3:33 PM  
**To:** Karl Heisler <[KHeisler@esassoc.com](mailto:KHeisler@esassoc.com)>  
**Cc:** Hillary Gitelman <[HGitelman@esassoc.com](mailto:HGitelman@esassoc.com)>  
**Subject:** Re: FedEx Shipment 771764673655: Your package has been delivered

Something user-friendly with less technical jargon that describes the process and the product along the following lines:

Intro (purpose of the EIR, type of EIR, NOP, circulation period, etc)  
Contents/Impact areas evaluated (including Cumulative impacts, Alternatives, Growth inducement, etc)  
Conclusions/Residual Impacts, etc  
Responses to Comments,  
Next steps

Any other pertinent information that you would like to include. Overall, something straightforward understandable to the layman, but informative as well.

Sounds good?

Robert

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**From:** Karl Heisler <[KHeisler@esassoc.com](mailto:KHeisler@esassoc.com)>  
**Sent:** Monday, October 26, 2020 3:24 PM  
**To:** Manford, Robert <[Robert.Manford@sanjoseca.gov](mailto:Robert.Manford@sanjoseca.gov)>  
**Cc:** Hillary Gitelman <[HGitelman@esassoc.com](mailto:HGitelman@esassoc.com)>  
**Subject:** RE: FedEx Shipment 771764673655: Your package has been delivered

[External Email]

Yes, we can do that. How many pages would you like the summary to be? Are you looking for something that lifts text directly from the EIR, or something that is more “user-friendly” (i.e., perhaps uses somewhat less technical language and jargon)?

**Karl F. Heisler**

ESA | Environmental Science Associates

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San Francisco, CA 94108-2512  
phn 415.896.5900 | fax 415.896.0332

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**From:** Manford, Robert <[Robert.Manford@sanjoseca.gov](mailto:Robert.Manford@sanjoseca.gov)>  
**Sent:** Monday, October 26, 2020 3:22 PM  
**To:** Karl Heisler <[KHeisler@esassoc.com](mailto:KHeisler@esassoc.com)>  
**Cc:** Hillary Gitelman <[HGitelman@esassoc.com](mailto:HGitelman@esassoc.com)>  
**Subject:** Re: FedEx Shipment 771764673655: Your package has been delivered

Hello Karl:

How are you doing? I was wondering whether you (ESA) has prepared a quick overview/summary of the EIR contents and conclusions of the analysis in a power-point presentation. If not, as we proceed with several presentations and study sessions, such a document will be very handy. Can you please provide us with such a document? It would be good to get it to Rosalynn and I, if possible.

Thanks

Robert

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**From:** Karl Heisler <[KHeisler@esassoc.com](mailto:KHeisler@esassoc.com)>  
**Sent:** Thursday, October 15, 2020 1:17 PM  
**To:** Manford, Robert <[Robert.Manford@sanjoseca.gov](mailto:Robert.Manford@sanjoseca.gov)>  
**Subject:** RE: FedEx Shipment 771764673655: Your package has been delivered

[External Email]

Thank you.

**Karl F. Heisler**  
ESA | Environmental Science Associates  
***Note that I am working remotely – call or text my mobile at (415) 377-5303.***  
550 Kearny Street, Suite 800  
San Francisco, CA 94108-2512  
phn 415.896.5900 | fax 415.896.0332

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**From:** Manford, Robert <[Robert.Manford@sanjoseca.gov](mailto:Robert.Manford@sanjoseca.gov)>  
**Sent:** Thursday, October 15, 2020 12:04 PM  
**To:** Karl Heisler <[KHeisler@esassoc.com](mailto:KHeisler@esassoc.com)>  
**Subject:** Fw: FedEx Shipment 771764673655: Your package has been delivered

received

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**From:** [TrackingUpdates@fedex.com](mailto:TrackingUpdates@fedex.com) <[TrackingUpdates@fedex.com](mailto:TrackingUpdates@fedex.com)>  
**Sent:** Thursday, October 15, 2020 11:59 AM  
**To:** Manford, Robert <[Robert.Manford@sanjoseca.gov](mailto:Robert.Manford@sanjoseca.gov)>  
**Subject:** FedEx Shipment 771764673655: Your package has been delivered

[External Email]

FedEx



Hi. Your package was delivered  
Thu, 10/15/2020 at 11:58am.



Delivered to [REDACTED]

[OBTAIN PROOF OF DELIVERY](#)

TRACKING NUMBER [771764673655](#)

FROM ESA

550 Kearny Street, Suite 800

	SAN FRANCISCO, CA, US, 94108
TO	Dr. Robert Manford [REDACTED] [REDACTED] [REDACTED]
REFERENCE	D201900583.01/600
SHIPPER REFERENCE	D201900583.01/600
SHIP DATE	Tue 10/13/2020 02:20 PM
DELIVERED TO	Residence
PACKAGING TYPE	Your Packaging
ORIGIN	SAN FRANCISCO, CA, US, 94108
DESTINATION	SAN JOSE, CA, US, 95113
SPECIAL HANDLING	Residential Delivery
NUMBER OF PIECES	1
TOTAL SHIPMENT WEIGHT	11.50 LB
SERVICE TYPE	FedEx 2Day

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# **Downtown West Draft Environmental Impact Report**

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# Introduction

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## Purpose of the Environmental Impact Report (EIR)

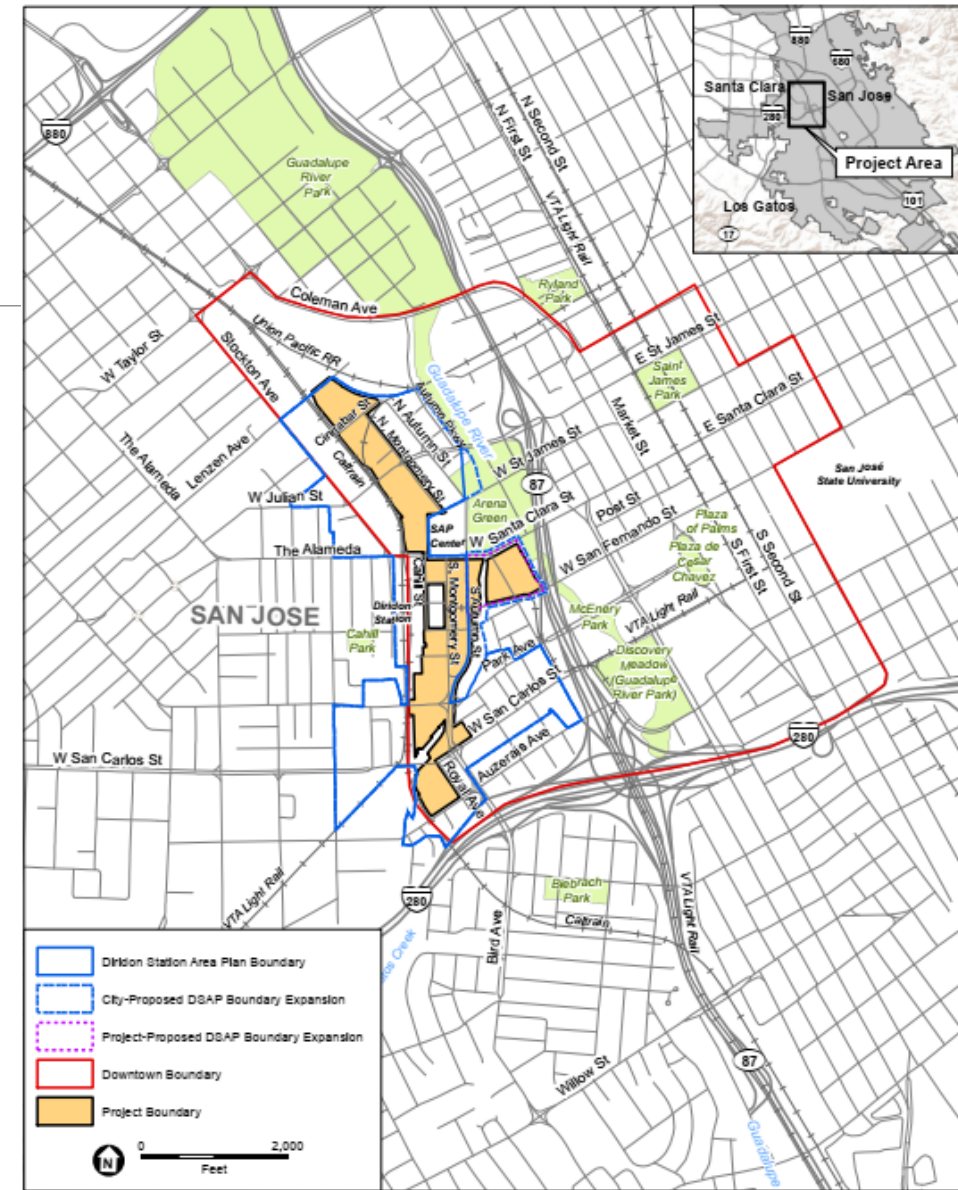
- An EIR is in **Informational Document** whose purpose is to disclose the potential physical environmental effects of a proposed project.
  - *An EIR does not promote a project or otherwise offer opinions as to the merits of the project.*
- This is a **Project EIR**, meaning it analyses the proposed 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 Monday, November 23, 2020.
- Following close of the review period, responses will be prepared to written comments received.

# Introduction

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- 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.*

- 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 Program

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## 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
<b>Total Automobile Parking Spaces</b>	<b>Up to 7,160 spaces</b>
Bicycle Parking	3,292 spaces at a minimum

## Open Space

Open Space	Approx. 15 acres
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# EIR Contents and Impact Summary

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## **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 <sup>(1)</sup>

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## Impact Summary: Significant Impacts

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

- Air Quality: Plan Consistency
- **Air Quality: Criteria Air Pollutants**
- **Air Quality: Health Risk**
- Air Quality: Odors
- **Air Quality: Cumulative Criteria Air Pollutants and Health Risk**
- Biology: Special-Status Species
- Biology: Riparian Habitat
- Biology: Wetlands
- Biology: Native/Migratory Bird Species
- Biology: Conflict with Santa Clara Valley Habitat Conservation Plan
- Biology: Cumulative Impacts

# EIR Contents and Impact Summary (2)

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## Impact Summary: Significant Impacts

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

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

# EIR Contents and Impact Summary (3)

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## 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)

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## 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)

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## 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

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## ***Significant Unavoidable Impacts After Mitigation***

- **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

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Written comments on the Draft EIR will be accepted through Monday, November 23

Following the close of the public comment period (Nov. 23), 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)

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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 – November 23, 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 – Late Spring 2021

