

Planning, Building and Code Enforcement

ROSALYNN HUGHEY, DIRECTOR

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

Attachment: Winchester Ranch Residential Project - Notice of Preparation Information dated March 2019.

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

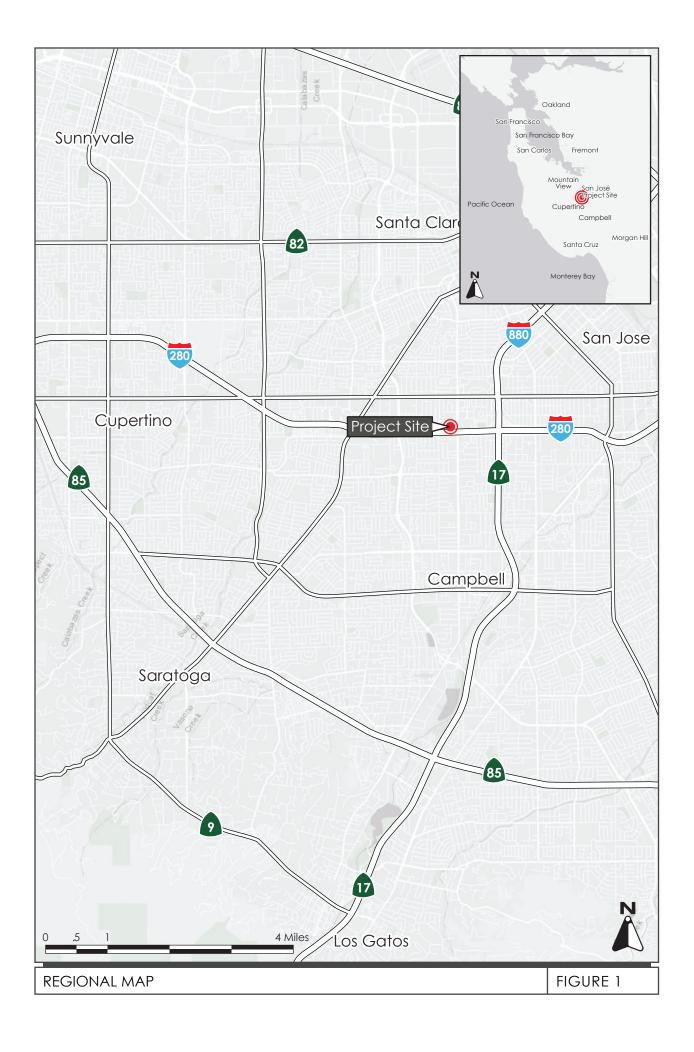
The Winchester Ranch Mobile Home Park, approximately 15.7 acres, is comprised of a single parcel (APN 303-38-001) located at the northwest corner of the Winchester Boulevard and Interstate 280 (I-280) intersection in the City of San José. Regional and vicinity maps of the project site are shown in Figure 1 and Figure 2, respectively.

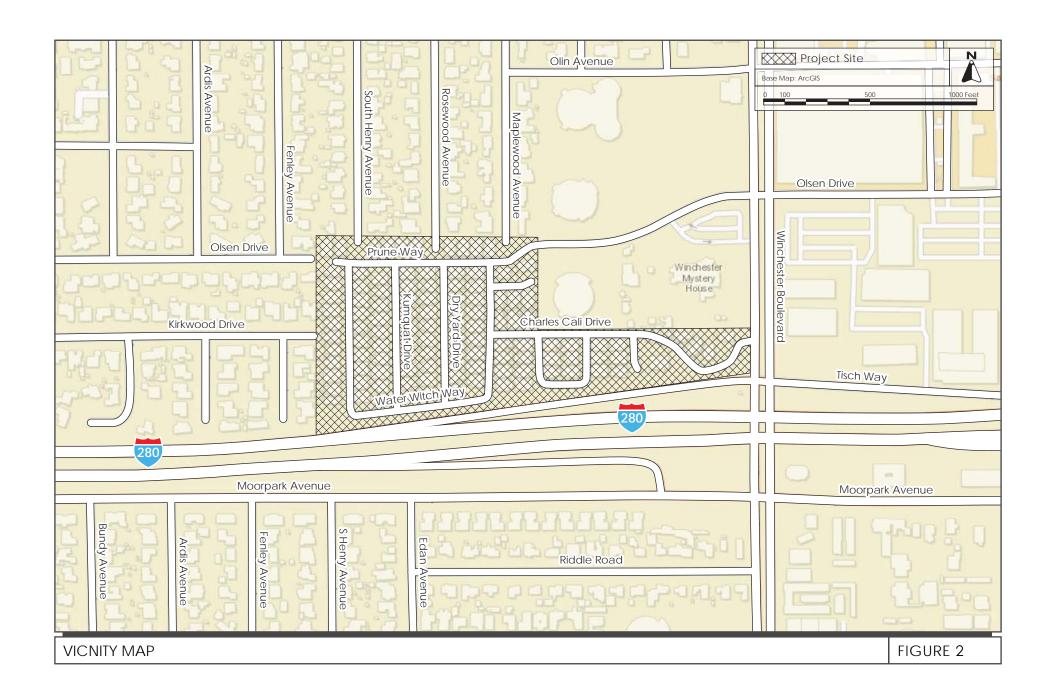
Project Description

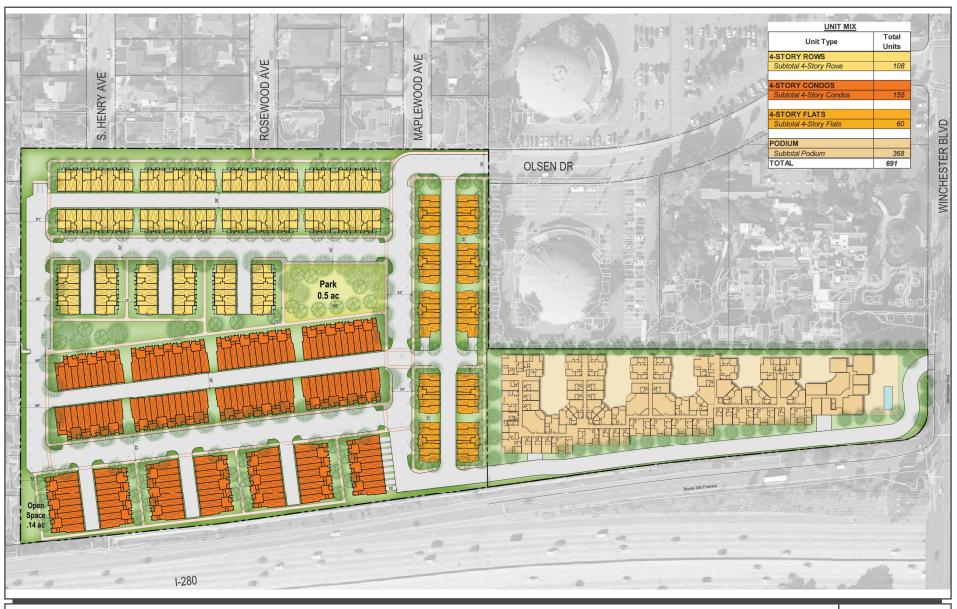
The project site is currently developed with 111 single-story mobile home units and associated club house and parking. The site is accessed by one ingress/egress driveway on Olsen Drive and one ingress-only driveway on Charles Cali Drive. The project site is currently designated *RN* – *Residential Neighborhood* 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







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 projects 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

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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

																														Anticipated		
Date Updated PLN File No.	Project Planner	Street Number & Street Name	APN	Submittal Status of Entitlement	Approval Al	Applicant Ti	Fidemark Description	SFD Units (Detached) (Detached) For Sale For Rent For Sale For Rent	s Dwelling t Units	Affordable units?	Senior Number of Existing Dwelling Units Units	Existing Dwellings to be Removed Net Amoun of Dwelling Units	Proposed Exi Commercial Commit (non-office) SQ Ft S0	cisting Existin mercial Commercial n-office) office) to removed S	I (non- o be (non- SQ FT S	Net nmercial n-office) Q. FT. Proposed Office SQ. FT.	Office SQ. FT. Existing to be Re	Office moved Office SQ. FT.	Existing Industrial SQ. FT. Existing Industrial to be Removed SQ. FT.	Net Industrial SQ. FT. Propose Retail SQ. FT.	Existing Retail SQ. FT.	Retail to be Removed SQ. FT.	Current Curre Zoning GP	ent Proposed CEQA Review	IA Traffic Impact Analysis Heig	Sanitary Sewer ing Model Run	Development Agreement Ex	DA Project Expiration	Anticipated FY Building Permits are Issued	Months Building Permits are Issued	Negotiated Fees Plannin DA or Other	ing s
11/2/2016 PLN2007-06310	Jeff Schwilk	5402 Great America Pkwy	216-31-075	Approved	5/22/2007 3 Cc Gres		ng office use redeveloped to ,000 st of office/research & development		0	N/A	0	0				- 278,000	-	278,000		-		-	PD Ligh	Extension of DA (2007); Previous approvals-GPA fial #40, Rezone from B to PD;	165	5		5/21/2009	2013-14	Jan - June		
																								DA Approved			-					_
PLN2007-08433/PLN2016 11/2/2016 08487; PLN2013-09743 (renewal of PD)	Debby Fernandez	2350 Mission College Blvd	104-13-097, 098 & 099	Approved	Colleg	150 Mission 300,000 s a 6 story ffice Retail	sf of office in two buildings and r parking garage; 6,000 square feet of retail		0	N/A	0	0				- 300,000		300,000	235,523 235,523	- 6,01	00	6,000	D PD Intension D	R& Tentative Parcel EIR	6-stor	ries Yes			2016-17	July - December		
11/2/2016 PLN2007-06715, CEQ2007-01051	Debby 4 Fernandez	1301, 4401, 4551 Grea America Pkwy	at 104-42-009 & 020	Approved	4/15/2008 Sob Dev	brato Office (2) 12-s 718,000 evelopment garage o 300,000	from PD & PD[ML] to construct story office buildings totaling 0 sq.ft. & (1) four-story parking on a developed property wi (2) 0 sq.ft. existing office buildings that are to remain		0	N/A	0	0				- 718,000	600,000	- 1,318,000		-		-	PD High Intens Office	Rezone from PD(ML) to PD, Development Agreement, EIR Tentative Map & Architectural Review	190	y Yes		4/15/2010				
11/2/2016 PLN2008-06858 thru 06860	Yen Chen	2620-2727 Augustine Dr		Approved	7/1/2013 Augus 7/1/2013 Indust / Eq	ustine Bowers strial Campus quity Office	0 sf of office and up to 35,000 s of retail		0	N/A	0	0		5,290	5,290	- 1,969,600	444,752	444,752 1,969,600		- 35,00	00	35,000	Resea	e/ General Plan Amendment, rch Rezone ML to PD, Subdivision Map, Development Agreement	244 fi subjec FAA F Part	ct to Reg	D.A. Valid Through 5/19/2019	7/1/2015	2014-15	Jan - June		
11/2/2016 PLN2008-07176 thru 07180	Shaun Lacey	2600 San Tomas Expy 2800 San Tomas Expy 2400 Condensa St	y	Approved	7/16/2013	NVIDIA 1,200,001 buildings of o	00 sf of office and high-tech lab s replacing approx. 690,000 sf office space. Revised DA		0	N/A	0	0				- 1,200,000	690,550	690,550 1,200,000		-		-	PD & Develo	e/ Amendment to rch PD. Prior approval EIR	133	3'	D.A. Valid Through 2/13/2014	7/16/2015				
PLN2008-07218, PLN2008-07220, 11/2/2016 PLN2008-07221, CEQ2008-01068		5010 Old Ironsides Dr	104-04-064, 065, 111, 112, 113, 142, 143, 150 & 151	Approved	5/11/2010 Cam LeE	mpus) 2016 Ecco owned buildings.	d development of a 3,060,000 ice/R&D campus consisting of tory buildings, three commons s, surface parking & two levels of below grade parking		0	N/A	0	0				- 3,060,000	675,150	675,150 3,060,000		-		-	ent	General Plan Approved Rezone from	13-sto	vries		5/10/2012	2018-19	Jan - June		
11/2/2016 PLN2011-08896	Debby Fernandez	5403 Stevens Creek Blvd		Approved	7/17/2012 Mellor A	General Intensity Office Ri Architects on Bank /Perry Airellaga Airellaga Space: surface p	al Plan Amendment from Low y Office R&D to High Intensity I&D, Rezone from CT to PD & tural Review to construct (2) 6- fice buildings totaling 375,000 (11) parking structure wt 281 se 2 below & 4 above) & 38 parking spaces in conjunction femo of existing one-story is building (IMO Restaturant)		0	N/A	0			6,130	6,130	- 375,000		375,000				-	Regio Ct Comm ial	nal GPA Rezone, AC approval TBD		Yes		7/17/2014	2012-13	July - December		
11/2/2016 PLN2012-09224	Debby Fernandez	2200 Lawson Ln	224-44-024	5/23/2012 Approved	4/23/2013	Amend I and Devel 06880) for to increa	PD zoning (PLN2007-06379) elopment Agreement (PLN2008 or approved office R&D campus asse building sq.ft. of allowable ace fropm \$16,000 to 613,800 sq.ft.		0	N/A	0	0				- 97,800	516,000	- 613,800				-	PD Office)	Addendu m to EIR SCH#200 7042165 CEQ2012-01146	five sto	ories		4/23/2015	2019-20	July - December	66	
11/2/2016 PLN2012-09162	Debby Fernandez	3000 Bowers Ave	216-48-033	4/12/2012 Approved	3/26/2013 Office	building amenity ice Building structure spaces in	z) 5-story 150,000 sq.ft.office pgs, (1) 2-story 17,400 sq.ft. y building, and 6 story parking e with a total of 1,200 parking n conjunction with demolition of ing 100,042 sq.ft. 2-story office building		0	N/A	0	0				- 167,400		100,042 67,358		-		-	ML Office/ D	n Architectural TBD	75 fe	eet No		3/26/2015				
11/2/2016 PLN2014-10256 et al	Yen Chen	2620 Augustine Dr		Approved	5/7/2014 In	High Inter Commer Industria [Office Planned I Develop Invine Co. Planned I Park (CP the cor square f 125,000 s total (inclu 2,000,10) Approva	all Plan Amendment #80 from nesky Office/#82 for Community at to High Intensity Office/#82 for 19 Passe II & III; Pascen from Development (PD) to Planned to Hodge III of Intensity Office/#82 for Passe III & III; Pascen from Development (PD) to Planned in Enduration (ML) to Commercial with the III of		0	N/A	0	0				- 1,862,100	640,520	1,862,100		- 1,380,00	00 5,290	5,290 1,380,000		PD Rezone, D.A. Map, Architectural Review, potential GPA				5/6/2016	2016-17	July - December		
11/2/2016 PLN2012-09113	Payal Bhagat	1460 Monroe St	269-03-067, 068, 142 & 143	3/11/2012 Completed/Occupied		Builders story mixe sq.ft. o resider	from CT to PD to construct a 4- ted use development with 6726 of ground floor retail and 28 ntial units above; 43 surface parking spaces	28	28	0	28	28				- 6,728	1,200	1 5,528		- 6,72	2,500	2,500 6,72	Comm B CT y Mix Use	unit ed Rezoning to PD MND	35	i			2015-16	July - December		
11/2/2016 PLN2007-06715. CEQ2007-01051	Debby Fernandez	4301 Great America Pkwy	104-42-021	1/1/2013 Approved	9/1/2014 SC	construct and one 01051)cc 60BRATO feet o 1,018 develo parking st	e from PD & PD[ML] to PD to tt two high rise office buildings parking structure (CEQ2007- construct up to 718,000 square of new office space in up to 18,000 square feet of office opment; up to two, five-level structures with up to 3,360 total parking spaces;		0	N/A	0	0				- 718,000	418,000	118,000 1,018,000		-		-						8/31/2016	2020-21	Jan - June		
11/2/2016 PLN2014-10381	Yen Chen	2620 Augustine Dr		Approved	5/1/2014 In	125,0	000 square foot retail center sent to PD with office campus)		0	N/A	0	0				- 1,862,100	640,520	640,520 1,862,100		- 138,00	00 5,290	5,290 138,000	D PD	Rezoning to PD readjustment of Office campus addendu m to EIR				4/30/2016	2015-16	July - December		
11/2/2016 PLN2013-10184	Debby Fernandez	5450 Great America Pkwy	104-52-026	12/20/2013 Approved	5/1/2014 BNP L	Leasing Corp existing buildings:	ectural review for Phase 2 of id 6-story office building on an g office/R&D site with 3 office subgrade and surface parking		0	N/A	0	0				- 213,325	300,000	513,325		-		-		AC approval				4/30/2016	2013-14	Jan - June		
PLN2014-10577 (GP) PLN2014- 10578(REZONE) 11/2/2016 PLN2014-10579(VRD) PLN2014-10580 (Brd AM to DA) CED2014-01181 (Addendum to EIR)	Yen Chen	2520 Augustine Dr 3333 Octavius Dr	216-45-036, 37, 38, 024, 025	Approved	8/14/2014 Irvine N	(Phase II parcels ar recent) Addendu to Devel this propo will not en Phase II of 6-8 associ parking a parking a	(certified EIR). Lidata Square Uffice Project I and III see a. Two additional re proposed to be added to the tily approved SCSQ Project. Into the EIR and Amendment isopment Agreement is part of sail. The Office Sikes proposed exceed the 2009 Project. Office and III are proposed to consist 8 story office buildings with isided surface and structured at a ratio of 3.3/1000. Vesting statis. Parest Man on proposal.		0	N/A	0	o				- 1,862,100	640,570	775,570 1,727,100		- 138,04	00 5,290	5,290 138,000	3	PD Rezone, D.A. Amendment, Map, Archihectural Review, GPA, VTM				8/13/2016	2014-15	Jan - June		
11/2/2016 PLN2012-09351	Payal Bhagat	1313 Franklin St 1052 Monroe St 1358 Benton St	269-20-076, -077, -078	10/22/2014 Approved		Builders Multifami units ar	nily Residential project with 46 and 16K or retail space and 4 stories	46	_	4 plus partial in- liue fee	44 3	3 44				-		-		- 16,71	00 11,066	11,066 16,70	TBD Comm	Rezone or AC: depending upon development design and				12/31/2016	2017-18	Jan - June		\Box
11/2/2016 PLN2014-10765	Jeff Schwilk	1480 Main/1160 El Camino Real	269-05-107	Approved		ndi Shemirizi project w and 1,00	with 12 residential apartments 100 sq ft of retail on a approx. 15.000 square foot lot e from PD (R3-18D) to PD to		0	None (rental units only)	12	12				-		-		- 1,00	00	1,00	Comm CC y Mix Use	unit Cat ed Rezone exemp/Infi				4/20/2017	2016-17	Jan - June		_
11/2/2016 PLN2014-10320	Debby Fernandez	1701 Lawrence Rd	220-04-039, 040	Completed/Occ upied	7/1/2014 JON	OMA Studio redevelop architects parcel will	pment of an existing developed ith 9 attached sfr (CEQA to be determined)		0	None	9 1	1 9		6,275	6,275	-		-		-		-	PD	Rezone/Subdivi				6/30/2016	2015-16	Jan - June		_
11/2/2016 PLN2012-09542	Gloria Sciara	3700 El Camino Real	313-06-004, 002	Approved	5/12/2015 Esse	sex Property Site) Redev	y Santa Clara (formerly Kohls) Mixed use development- velopment of entire site 87K nmercial and 476 housing units (apartments)	476	0	None	476	476				-				- 87,00	120,000	120,000 87,000		Rezone/Subdiwi sion Map/AC approval 475 rental dwelling EIR units and 86,000 square feet of retail space				1/31/2017	2016-17	Jan - June		
11/2/2016 PLN2015-11204	Yen Chen	2950 Lakeside Dr		Approved	12/1/2015 Rash	shik Patel T2 New 7	7 story hotel with 188 rooms		0	NA	0	0	94,200	10,900	10,900	94,200		- 55,50	00	55,500		-						11/30/2017	2015-16	July - December		

				Santa Clara Square Mixed Use Project	1 1 1													2025	-35					
PLN2015-10899, 11/2/2016 10990, 10901, 10902, 10903 Yen Chen 2600 August , 10904	216-45-011 -022 024 -025 -028; 216-29-053 -112 and 216-46-003	Approved	12/1/2015 Irvine	- phased project 100+ acres 2,000 rental housing units 40,000 sf retail added 30 acres parks/open	1,81	00 1800	None	1800	1800	0		-		-		-		Phas Gen Pla Hig	e III eral GPA, rezone, subdivision map		11/30/2017	2016-17 Ji	lly - December	
11/2/2016 PLN2015-11231 Yen Chen 100 N Winchest	er Blvd 303-16-073	Approved	Santana At 1/1/2016 Profession Center	onal community with onsite clubhouse and	92	2 92	None	92	92	:		-	84,000	-		-		OA Regi OA Mix Us	onal rezone and MND OR EIR		12/31/2017	2016-17	Jan - June	
11/2/2016 PLN2014-10437 Jeff Schwilk 820 Civic Cent	ter Dr 224-29-022	6/1/2014 Approved	6/23/2015 Michael Fis	application for a 3 unit Townhome scher develolpment (retention of one historic home- total of four units)	3	3	N/A	4 1	0 3			-		-		-		ML			6/22/2017	2016-17	Jan - June	
11/2/2016 PLN2015-11111 Debby Fernandez 1055 Helen.	Ave	Approved	11/1/2015 Mehdi Sa	Rezone from R1-6L to PD &	4	4		4 1	1 4			-		-		-					10/31/2017	2016-17	Jan - June	
11/2/2016 PLN2013-10165 Jeff Schwilk 3089 Afre	d and d	Pending	3/1/2018 MCA	Expansion of activities at Mustim Community Association to include new high school student base, administrative offices. Director of Planning and Inspection administrative soproval an increase of 500 students including up to 150 high school students. Use Permit for further expansion. Initial Study/MND/MMRP prepared.		0	N/A	0	0			-				-					2/29/2020			
11/2/2016 PLN2015-11053 Debby Fernandez 3607 Kider f	Rd	Approved	2/1/2016 Lennar Commerc	parking structure at 3697 Tahoe Way and 5-story 199,460 sq.ft. office building at 3607 Kifer Rd as part of an existing		0	NA	0	0			- 199,460	199,	.460		-			INS PARIO W X		1/31/2018	2017-18 J	lly - December	
11/2/2016 PLN2015-10896 John Davidson 2855 Stevents Blvd	Creek 274-43-061, 071, 080	Approved	3/1/2016 Westfield V: Fair	New 10 screen Movie Theater complex and new retail tenant space. Demolitior of 77,000 sq. ft. portion of the existing Westfield Valley Fair Shopping Mall, and the new construction of 102,210 square foot of commercial building area		0	N/A	0	0	73	,700			-		- 25,000	52,000 52,000 25,00) CI	new movie theater, and Variance to		3/1/2018	2016-17	Jan - June	
11/2/2016 PLN2015-11152 Jeff Schwilk 1525 Alviso	St 224-29-034	Completed/Occupied	2/1/2016 City Ventu (Pulte Hon purchased pr	project) Indely application following	40	40	4	40	40			-		-		-		PD y Mi	nunit ked Rezone MND/TBD	3 Stories	1/31/2018	2016-17 J	lly - December	
11/2/2016 PLN2015-11469 Jeff Schwilk 1627 Monror	e St 224-26-062	Approved	8/1/2016 Samir Shar	preapplication Architectural Review to construct 3 new two-story residences; Rezone from R1-6L to PD; Tentative Parcel Map to subdivide one lot into 3 lots		3	NA	3	3			-		-		-			NOE		8/1/2018	2017-18	Jan - June	
11/2/2016 PLN2015-11236 Yen Chen 1777 Laurelwo	od Rd	6/1/2015 Approved	5/25/2016 /HMH for Riv	imoto New 35K sanctuary structure adjacent to iver of existing building to allow full congregation to attend one service.		0	N/A	0	0			-		- 35,000	-	35,000		м	-		5/25/2018	2016-17	Jan - June	
11/2/2016 PLN2015-11350 Payal Bhagal 3215 Stevens. Blvd	Creek	Completed/Occ upled	8/1/2015 Oscar Bakir	Use Permit Expansion of an existing cal dealership with new replacement construction of a 2-story 45,778 s.g.ft. showroom/service facility & integrated parking structure with Modification to increase maximum building height to 40°2. Quodor display, Project involves demolition of 1-story showrrom/service facility and surface parking lot		0	NA	0	0			-		-		-		Stev Cre Foo Are	GPA for Ag portion of land, Lus us AG AC approval and Rezone		7/31/2017	2016-17	Jan - June	
11/2/2016 PLN2015-11519 Jeff Schwilk 820 Civic Cent	ter Dr 224-29-022	Approved	7/1/2016 Michael Fis	Amendment to approved 3 unit Townhome develolpment (retention of scher one historic home- total of four units) and amendment to approve a 5th single	3	3	N/A	3	3			-		-		-		ML	NOE		7/1/2018	2016-17	Jan - June	
11/2/2016 PLN/2014-10554 Deaby 5150 Stars And Fernandez Dr	104-03-036 & 037, 104-01-102, 097-01-039 & 097-01-039 & 097-01-039 & 097-01-073 & 0	Approved	7/1/2016 Related	family unit City Place -Related Co project for redevelopment of five parcels that include Santa Clara Golf & Tennis Club, BMX track, Fire Station #10, and former City landfill and two parcels on other side of Stars and Stripes (formerly for	360 100	00 1360	TBD	1,360	1360	0 990	,000	990,000 5,700,000	- 5,700.	.000		- 1,100,000	- 1,100,00	Pult P Qui	EUX, Cathrelai Plan Amount of the Amount of		7/1/2018	2017-18 Ji	ly - December	
11/2/2016 PLN2015-11469 Jeff Schwilk 1627 Monror	e St	Approved	7/1/2016 Samir Shar	3 new two-story residences; Rezone arma from R1-6L to PD; Tentative Parcel Mag to subdivide one lot into 3 lots	3	3	NA	3	3			-		-		-			Rezone and Architectural NOE Review		7/1/2018	2016-17	Jan - June	
11/2/2016 PLN2015-11477 Jeff Schwilk 4935 Stevens Blvd	Creek 296-20-004	Completed/Occ upied	10/5/2016 Bright Horizons/Car Steinmet	t Demolition of existing car wash and amas J. construct a new two-story child care etz center Approx 18K building.		0	NA	0	0			-		-		-			Use Permit and AC approval		10/5/2018	2016-17	Jan - June	
11/2/2016 PLN2016-11888 Payal Bhagat 3155 Stevens Blvd	Creek	Completed/Occ upied	8/1/2016 Oscar Bakir	commercial use.		0	NA	0	0			-		-		-		Stev Cre Foo Are	ens GPA for Ag portion of land, Lot Merger and AC approval and Rezone		8/1/2018	2016-17	Jan - June	
11/2/2016 PLN2015-11586 Yen Chen 3226 Scott E	3lvd 224-46-006	Approved	11/15/2016 Courtney B	Architectural Review and ZA Modification to allow the demolition of the existing industrial building and development of a new 230,500 square foot office building with 93,640 parking structure and other onsite improvements.		0	NA	0	0			-		-		-					11/15/2018	2017-18 Ji	lly - December	
11/2/2016 PLN2015-11402 Yen Chen Blvd	college 104-38-005	Approved	7/1/2016 Washingt Holdings/K Snyder	Kelly and various site improvements; Tentative Parcel Map to subdivide two parcels into three parcels		0	NA	0	0	115	0 000,	115,000		-	92,293 92,293	- 25,000	25,00		Use Permit for hotel and retail MND in ML zone		7/1/2018	2016-17	Jan - June	
11/2/2016 11763/CEQ2016-11763 PLN2016-11764 (tentative map) Yen Chen Dr	onado 224-26-062	Approved	2/1/2016 Irvine Comp	garage		0	NA	0	0			- 245,000	76,000 76,000 245,	.000		-		ML	AC approval		1/31/2018	2017-18 J	ly - December	
11/2/2016 PLN2016-11794 Steve Le 1550 Space Pa	ark Dr 224-08-152	Approved	3/1/2016 Bourns	on an 89,000 sq. ft. lot. Vantage 6 (V6) 69,025 sq.ft. (total		0	NA	0	0			-		- 65,000		65,000	-		AC approval		3/1/2018	2017-18	Jan - June	
11/2/2016 PLN2016-11966 Yen Chen 2895 Northwe Pkwy	216-28-048	Completed/Occ upied	9/1/2016 Scott Chappelle/Va Data Cent	antage building with rooftop mechanical		0	NA NA	0	0			-		- 69,025	-	69,025		ML	AC approval IS/MND		9/1/2018	2016-17	Jan - June	
11/2/2016 PLN2015-11361 Debby Fernandez 1890 El Camin	o Real 269-01-081, 82	Approved	9/27/2016 Pinn Bro	CC and reduced project by 4 units)	56	56	3 to 4	56	56	i	- 4,250 4,250	-		-		-		CT Comr y Mi Us	nunit Rezone, ARC ked review, TSM EIR		9/27/2018	2017-18	Jan - June	
11/2/2016 PLN2016- Steve Le 1990 El Camin	o Real 269-01-085	10/1/2016 Approved		Use Permit to denn the existing drive- through restaurant (McChondig) and construct a new drive-through and for estuarant (Chdc-fil-A) with on- and off- site improvement. The new tenant (Chick-fil-A) also proposes an indoor play area and a total of 36 outdoor seatt in an existing patio.		0	NA	0	0	5	,000 4,856 4,856	5,000		-		-			Rezone from		9/27/2019	2016-17 Ji	lly - December	
11/2/2016 PLN2014-10851 Jeff Schwilk 1 Great America	a Pkwy 104-42-008, 014, 019	12/1/2014 Approved	1/1/2017 Cedar Fa	PD rezone to allow 140,000 new retail for open access to general public and year round operation of park		0	NA	0	0	140	.000	140,000		-		-			Rezone from CT to PD for California's Great America Park Master Plan		1/1/2019	2017-18 Ji	lly - December	
11/2/2016 PLN2016-12246 Yen Chen 651, 725, and Mathew S	APNs) 224-40- 011 (0.26 acre), 224-40-002 (4.36 acres), and 224- 40-001 (4.35		3/29/2017 Vantage	with electrical substation		0	NA NA	0	0			-		- 420,000	107,600 107,600	420,000					3/29/2019	2017-18	Jan - June	
11/2/2016 PLN2016-12/232 Jeff Schwilk 3375 Scott E	3lvd	5/1/2016 Approved	4/19/2017 John Duqu	New six story office buildin 237,104 sf, 4 story parking structure with 4,000 sq.ft autory carbon structure with a story parking structure with a story carbon structure with a story carbon structure and structure with a story carbon structure wit		0	0	0	0		37,600 37,600	250,000	212.	.400							4/19/2019	2017-18	Jan - June	
11/2/2018 PLN2016-11673 Debby Fernandez 1205 Coleman	n Ave 230-46-069	1/1/2016 Pending	Hunter Sto Propertie	New multi-family residential project on former BAE site, up to 1380 residential units, approximately 15,000-25,000 square feet of community-serving retail and restaurant space, and amenities.	136	60 1360	TBD	1360	1360	0		-		-	287,000 287,000	- 25,000	25,00	Stat area	ion Rezone, plan tentative map			2018-19 Ji	lly - December	

		Debby				6 unit single family homes - subd	vieinn																		
11/2/2016	PLN2016-11732	Fernandez	917 Warburton Ave	224-27-049	10/1/2015 Approved	map to allow for sale housin Rezone from Light Industrial (N	-) to	6	0	6 0		6		-	-		-		-	IS/MND		2/21/2019	2016-17	Jan - June	
11/2/2016	PLN2016-12051	Debby Fernandez	967 Warburton Ave	224-27-048	12/1/2015 Approved	Planned Development (PD) to co d) detached was conty single fi residences on a lot with a new (Subdivision Tentative Map to c in CPLA2016-1286)	mily liting 5 0 sate 5 summer	5	0	4 1	0	5					-		-	ISAMID		6/6/2019	2017-18	Jan - June	
11/2/2016	PLN2015-11507	Yen Chen	3001 Tasman Dr	104-49-030	12/1/2015 Approved	Mike Hodges/Bixby Land Co Mew 4-story core and shell buildi two new parking structures a associated site improvemen		0	NA	0		0		- 150,00	408,753 - 558,753		-		-	AC approval EIR			2017-18	Jan - June	
11/2/2016	PLN2015-11031	Steve Le	3305 Kifer Rd	216-33-001	11/1/2016 Approved	Development of 45 attached sow and stacked flats with 109 part of 45 attached sow and stacked flats with 109 part of 45 attached sow and stacked flats with 109 part of 45 attached sow and stacked flats with 109 part of 45 attached sow and stacked flats with 100 part of 45 attached sow and stacked flats with 112 part of 45 attached sow and stacked flats with 112 part of 45 attached sow and stacked flats with 112 part of 45 attached sow and stacked flats with 112 part of 45 attached sow and stacked flats with 112 part of 45 attached sow and stacked flats with 100 part of 45 attached sow and stacked flats with 100 part of 45 attached sow and stacked flats with 100 part of 45 attached sow and stacked flats with 100 part of 45 attached sow and stacked flats with 100 part of 45 attached sow and stacked flats with 100 part of 45 attached sow and stacked flats with 100 part of 45 attached flats with 100 part of 45 attach	ing If the acre sylew	45	10% of units	å 45 0	0	45			30,000 -		-		-	Rezone TBD		11/29/2019	2016-17	Jan - June	
11/2/2016	PLN2015-11411		3069 Lawrence Exp	y 216-34-052	9/1/2015 Pending	Proposal for 333 unit multi-far	ily	333	TBD	333	:	133				- 70,000 70,0	-		-	Architectural Review, Rezone (for sale units) TBD Tentative subdivision map			2017-18 J	uly - December	
11/2/2016	PLN2015-11478	Debby Fernandez	3501 El Camino Res	220-03-010	10/1/2015 Pending	Prometheus/ Nathan Tuttle Nathan Tuttle	enter	00 700	TBD	700	:	700		-			- 86,000	106,309 106,309	86,000 CT F	ми			2018-19 J	uly - December	
11/2/2016	PLN2015-10937	Yen Chen	3505 and 3485 Kife Road; 2985, 2951, 2991, 2990 and 296 Gordon Avenue; 306 2960, 3045 and 304 Copper Road; and 3570 Ryder Street	of Kifer Road and 0 Lawrence 0, Expressway. 9 APNs: 216-34-	11/1/2016 Approved	Johnsthon Feam/Surmershill associated open space, Indicate Homes of the Lawrence Station Area 1	units nd nd 298 61	57 996	10%	\$ - 996 \$	- 9	196				839,884	839,884 37,000	-	37,000 ML L	Rezone, Possible DA, Specific plan approval, ARC review		11/29/2019	2017-18	Jan - June	
11/2/2016	PLN2014-10844	Jeff Schwilk	2891 Homestead Ro	074 -075 -036	9/14/2014 pending	Pre-zone a 0.39 acre site to PD p annexation, for the construction townhouses on a podium or subteranean praking area	of 8	11	1	11	1	10		-			-		-				2017-18	Jan - June	
11/2/2016	PLN2016-11686	Jeff Schwilk	2490, 2500 EI Carnin Real	290-46- no 001,002,003,015 016,17 and 316- 17-024	7/1/2015 pending	Proposal for 262 multi-family resi units and senior residential units 311-to-om hotel (full service se Lou Mariani copuse feet of commercial spin orestaurants, bars, and multi- restaurants, bars, and multi- on a 7.14 acre site	and a dd 0774 398 etail,	398	39	66 398 0	0 :	198 206	,000 161,358 161,358	206,000					-	General Plan Amendment from Community Mixed Use to Regional Mixed Use for the development and PD rezoningl AC approval			2018-19	Jan - June	
11/2/2016	PLN2015-10939	Gina Saporito	909 Kiely Blvd		pending	International Swim Center (It proposal at Central Park Swim Center at Central Park Central Park	s the	0	N/A	0		0					-		-	оррости Подагана			2022-23	Jan - June	
	PLN2016-12389	Gloria Sciara	90 North Wincheste Boulevard (1834 Worthington Circle)	303-17-053	16-Dec Approved	Portion of former BAREC able (a screen), Arresement to Existing screen), Arresement to Existing allowing 156 senior affordable unit maked income again; up to 584 in units with 50% of units affordable uni	PD s; 415 using 0 34 3:	25 359	181	165 359 0	0 :	1659					-		-			1/18/2021	2018-19 J	uly - December	
	PLN2017-12188		1500 Duane	224-08-070	Approved	Arch review to allow the a 949 s floot addition and modification or existing 68,499 square floot will be desired to a new 69,448 square floot data	the nouse nouse	0		0		0		-	- 94	49 69,488	70,437		-			8/2/2019	2017-18	Jan - June	
	PLN2017-12497		2904 Corvin	216-33-034	Feb-17 Approved	services	re 121	121	60	121 0		21		-	-		-		- Isap I	зар			2018-19 J	uly - December	
	PLN2017-12516		3905 Freedom Circle	104-40-046 APNs 104-40- 036 and 104-40- 021		Boulevard, Highway 101, and th Thomas Aquino Creek. The exist consists of 17,000 square feet P restaurant and a surface parkir (APN 104-40-420), and 13.5 ac	68 initiate; initiate; sey, y, y, sep, sep, sep, sep, sep, sep, sep, sep	18 1018		1018	1	018 18	.653	18,653 606,96	- 606,968		-			GPA #89, Vesting Tentative Parcel Map, Rezoning to PD for Planned Mixed Use Development, Architectural Review, EIR:	es		2019-20	Jan - June	
	PLN2017-12535	Steve Le	2305 Mission Colleg	e 104-13-096	18-Mar Approved	Appeal Appeal Personnel Service Appeal Personnel Service Appeal Personnel Appeal Personnel Appeal Personnel Appeal Personnel Appeal Personnel Appeal Personnel Personnel Appeal Personnel Appeal Personnel Personnel Appeal Personnel Person	uare ling d, sq for	0		0		0			495,66	60	495,660		-			#VALUE!	2019-20	Jan - June	
	PLN2017-12579	Yen Chen	3625 Peterson Way	/ 216-30-040	17-Mar Approved	Archhectural review of (2) a stuny to buildings connected by bridges (levels; a 4-level paking structure) at 8 Boston Properties in the study of the	at 2 b w/ Universe with the control of the control	0		0		ō		- 672,00	\$3,069 618,531	206,000 206,0	-		-						
	PLN2017-12578	Steve Le	3402 El Camino Res	al 290-01-136	Mar-17 Approved	Rezoning of a 2.27 acre site that recently burned down, and reded with 65 apart wined-use project with 65 apart units, 9.40 square feet of re amenilse on the third floor, su parking, and two-level garage pol	elop a nent all, ace	6 66		66 0		86 9	.900				- 9,900	24,050 24,050	9,900				2018-19 J	uly - December	
	PLN2017-12489		575 Benton	230-07-002, 004 009, 010, 013, 029, 031, 034, 038, 053, 059, 060	17-Apr Approved	approx. 26,000 square feet of re 697 parking spaces	ct that and ail with	55 355		365		14	.000	14,000			-		-				2019-20	Jan - June	
11/2/2016	PLN2017-12589	Debby Fernandez	2780 El Camino Res	al	17-Apr Approved	Ponte) PD & Architectural Review for story townhomes Rezoning of a 0.48 acre site from	Im CC to 58 8-3	58	6	58 0		58	- 36,000 36,000	-			-		-	MND			2017-18	Jan - June	
	PLN2016-12053	Ela Kerachian	1530 and 1540 Pomeroy	290-03-089	Pending	Density Multiple Dwelling (R3-18 Agriculture (A) to Planned Devel (PD) to construct eight attach	9) and oment d d d standard standard standard guest 1530	0		0		0					-		-				2018-19 J	uly - December	
	PLN2016-12359	Yen Chen	1700 Russell Ave		May-17 Approved	delivery to hydrogen fueling fac (CEQ2017-01030)	en for titles	0		0		0		-			-		-			8/9/2019	2018-19	Jan - June	
	PLN2016-12205	Steve Le	1990 El Camino Res	PI	Aug-16 Approved	Building façade uporade, sil di 9/1/2017 Chik-fi-A di September and addition di square foot basement to a new (Chik-fi-A) and (McDonald). The new (Chik-fi-A) also proposes a tota outdoor seats in an existing pr	1,790 string the hemant of 80	0		0		0					-		-			9/1/2019	2018-19	Jan - June	

	PLN2017-12570	224-48-002, 224- 48-012, & 224-48 1375 El Camino Real 013	Apr-17	Approved	SCS Development	t 56 townhomes inclusive of 8 live work units		0		0		0		-		-		-						2019-20 Jan - June
11/2/2016	PLN2017-12723	Steve Le 2232 El Camino Real 290-10-0913	6/30/2017	Approved 10/24/2017	Summerhill	Rezoning a 2.74 acre project site to PU for a four-atory mixed-use project with 151 senior apartment homes, 17,909 square foot of commercial space, and 277 parking spaces provided in a wrapped parking structure and parking	15	51 151	0 151	151	0	151	23,200	23,200 -		-		-	10,000	Rezoning, General Plan 10,000 Amendment, and Vesting Tentative Parc Map				10/24/2019 2018-19 Jan - June
	PLN2017-12753	Debby Fernandez 1575 Pomeroy 290-03-089		Pending	Kurt Anderson and Nick Speno	d Preliminary Review for a four-story 90- 120 unit senior living apartment community																		2019-20 Jan - June
	PLN2017-12686	3045 Stender 216-29-084	6/15/2017	Approved	Tiemo Mehner	Arch review for new 4-story 175,670 s.f. data center building with rooftop mechanical equipment. The project includes demolition of the existing single story building.		0		0		0		-		-		-						2018-19 July - December
	PLN2017-12798	1150 Walsh 224-58-003	8/11/2017	Pending	Raging Wire/NTT	D											248,000	37,500		ML LI				2019-20 Jan - June
	PLN2017-12810	1725 De La Cruz 239-05-113	8/16/2017	Approved 10/25/2017	Silicon Valley Taproom	Use Permit to conversion of an existing 2.535 square floot light industrial building state into a restaurant and lap building state into a restaurant and lap 4.652 should be restaurant and lap to the control of the c		0		0		0				-		-						10/25/2019 2018-19 Jan - June
	PLN2017-12817	500 El Camino Real 269-23-073	8/21/2017	Approved 9/20/2017	Santa Clara University	Architectural review of four-story, 368 bed dormitory (South Residence Hall)		0		0		0		-		-		-		-				9/20/2019 2017-18 Jan - June
	PLN2017-12870	2788 San Tomas Expressway 224-11-068	9/25/2017	Approved	Saris Regis for NVIDIA	Architectural review for a new 754,100 square-foot office building and a trellis: PPASE 2 of DA and allowed area additional 300K added to to Phase II originally planned for Phase III on other parcel.		0		0		0			754,100 -	754,100		-						2018-19 July - December
	PLN2017-12836	2961 Corvin 216-33-040	Sep-17	Approved	Summerhill	Development application for 38 townhomes on .27 acre site consistent with LSAP. Tentative Subdivision Map filed.	38	38	3.8	38		38		-			4,503	4,503 -		- LSAP AC				2018-19 July - December
	PLN2017-12924	104-04-084, 65 111, 112, 113, 142, 143, 150, 151	o., Oct-17	Pending	Ghenzan	General Plan Amendment from the High Intensity Office/Research and Development (R&D) to a new designation allowing high-intensity mixed use development, including residential and office. 48.6 acre site. Former Yahoo office campus approval.		0		6,000		6000												
	PLN2017-12961	1900 Warburton 224-20-027	11/14/2017	Approved	Samir Sharma	Rezone from General Office (OG) to Planned Development (PD) to construct 13 attached condo units in two buildings with a shared driveway on a 0.55 acre site	13	13	1	13	0	13		-		-	2,000	2,000 -						
10/12/201	B PLN2018-13265	Jeff Schwilk 3035 El Camino Real 220-32-059	5/11/2018	Pending	Haden Land Company	Rezoning from CT to Planned Development (PD) and Architectural Review for the demolition of existing building and site improvements, and the new mixed use construction of 42 residential condominiums and 6 live work condominiums		48		48		48						-		Communit Subdivision - CT y Mixed Use Use Tentative of the PC to PC and AC approval	19 IS	4- Sto	ry	
10/12/201	B PLN2018-13436	M-Group Planner 2200 Calle De Luna 097-05-098	7/27/2018	Pending	Holland Partner Group	Architectural review for three 12 residential towers over three-level parking garage with 600 residential units.		601		601		601		-		-		-		- B Light Industrial	Addendu m to EIR			
10/12/201	B PLN2018-13438	M-Group Planner 2101 Tasman Drive 097-05-056	7/30/2018	Pending	Related California	Architectural review of 950 multi-family units, associated amenity spaces, open a space & 1.25 acre park (Addendum to EIR CEQ2018-01055). Tasman East Specific Plan.		950		960		950		-		-		-		- ML Light Industrial	Addendu m to EIR			
10/12/201	B PLN2018-13439	M-Group Planner 2300 Calle De Luna 097-46-016	7/30/2018	Pending	Related California	Architectural review of 575 multi-family dwelling units, 25,000 sq.ft. retail, & a associated amenity space (Addendum to EIR CEQ2018-01056). Tasman East Specific Plan		575		575		575 25,000)	25,000		-				- ML Light Industrial	Addendu m to EIR			
10/12/201	B PLN2018-13441	M-Group Adam 5185 Lafayette St. 097-46-011	7/31/2018	Pending	Ensemble Investments	Architectural review for a new mixed- use building consisting of 147 residential units and 3,650 square feet of retail space		147		147		147 3,650		3,650		-		-						
10/12/201:	8 PLN2018-13442	Ela Kerachian 5123 Calle Del Sol 097-46-019	7/31/2018	Pending	Ensemble Investments	Architectural Review of a 504 residential units and 23,770 square feet of retail space. In the first phase a single story industrial building will be demolshed on the story industrial building will be demolshed on a 50 bill mixed-see und-rise consisting of 311 residential units with amenity space, 14,210 of feetil space and 462 parking spaces. In phase two a mixed-use high-rise will be util consisting of story of the		504		504		504 23,170		23,170				-						
10/12/201	B PLN2018-13443	M-Group Adam 2263 Calle Del Mundo 097-05-060	7/31/2018	Pending		Architectural review for a new 148 unit residential development		0		0		0		-						-				
10/12/201	B PLN2018-13446	M-Group Planner 2233 Calle Del Mundo 097-05-056	7/30/2018	Pending		Architectural review of 950 multi-family units, associated amenity spaces, open space & 1.25 acre park (Addendum to EIR CEQ2018-01055). Tasman East Specific Plan.		0		0		0		-		-		-						
10/12/201	B PLN2018-13531	Ela Kerachian 2529 Scott Blvd. 224-61-008	9/14/2018	Approved		Use Permit to allow coversion of an existing acupuncture to massage store. (Massage Establishment permit)		0		0		0		-		-		-						
10/12/201	B PLN2018-13555	Rebecca Bustos 1678 Coleman Ave 230-05-110	9/28/2018	Approved		Use Permit for a by-appointment fitness instruction center in an existing 5,600 square-foot building		0		0		0				-		-		-				
10/12/201	B PLN2018-13414	Nimisha Agrawal 2331 El Camino Real 220-31-079	7/16/2018	Approved		Use Permit to allow associated outdoor playground use/approximately 17.8.50 august lettel) for a mey pre-school/later school use for yet for 7-division ages 30 august lettel) for a mey pre-school/later school use for yet for 7-division ages 30 august foct on each yo fulfilling. The proposed project would occupy only 40,088 square foot on 64,000 sq. It properly. This would include 70 full time reliablem and 47 plant time preschool and time children and 47 plant time preschool and afterschool program, there will be a maximum of 120 students onties at any time. The fabrilly proposes to operate Mordaly through 17 fidaly from 6.00 a.m. to 620 pm. we had 12 and 12		0		O		0												
10/12/201	B PLN2018-13440	M-Group Sheldon 2343 Calle Del Mundo 097-05-063	7/30/2018	Approved		Architectural review of 347 unit apartment building & 0.425 acre park (Addendun to EIR CEQ2018-01057) & Lot Line Adjustment (Tasman East Specific Plan)		0		0		0		-		-		-						
10/12/201	B PLN2018-13427	Steve Le 1444 Madison St. 269-03-034		Approved		Rezone from R3-36D to PD construct 3 detached single family residence each with dattached 2 car garage in conjunction with the demolition of the existing bailding structutes on-site. Project includes a Tertative Parcel Map (PLN2018-13428).		0		0		0												

10/12/2018 PLN2018-13582 Steve Le 2900 Lakeside Drive 216-30-048 7/11/2018 Pending	Proposal to denoish a two-story 54,000 square floot diffice building and site improvements, and construct of new 5- story 150 norm floot and stacousted parking structure on 2.2 flores file	0	0	54,000 54,000 -		
10/12/2018 PLN2018-13352 Debby Fernandez 1190 Benton St. 269-22-089 6/21/2018 Approved	Use Permit to allow outdoor play yard associated with new day care operation. Day care allowed as a permitted use under zoning.	0	0			9252020
10/12/2018 PLN2018-13339 Debby Fernandez 3131 Homestead 290-24-071 6/18/2018 Pending	Rezone from Moderate Density Residential (R2-250) to Planned Development (PD) or betaild and add approximately 183 net new apartments	0 0 183	183			6/17/2020
10/12/2018 PLN2018-13294 Jeff Schwilk 3725 El Camino Real 5/29/2018 Approved	Use Permit to allow a convenience stone and potential restaurant in an existing service station	0 0	0			
1/24/2019 PLN2018-13582 Steve Le 2800 Lakeside Drive 216-30-048 10/16/2018 Pending	Use Permit for new 5 story hotel w 190 Rooms- demo 54,000 square foot office building	0 0	0	- 54,000 54,000 -		
28/2019 PLN2018-13609 Debby Fernandez 1433 El Camino Real 004,006,006 11/6/2018 Pending	SCS Development Catalina II - 39 townhomes	0 0	0			
4/3/2019 PLN2019-13745 Nimisha Agrawal 2175 Martin 224-10-115 2/15/2019 Pending	Scott Rynders New three story data center with 8.5 MW capacity.	0 0	0	- a0,000	40,000 40,000 -	
4/3/2019 PLN2018-13593 Debby Fernandez 2200 Lawson Ln 224-44-025 10/15/2018 Pending	Recore from PD to PD to allow a 5- story 241,419 sq.1, office building, 607 Sobrato sq.11. 2-datoy amening building and expansion of parking gatage - (CE20218-01084)	0	0	- 241,419 - 241,419		
4/3/2019 PLN2019-13723 Nimisha Agrawal 2330 Monroe 224-37-068 2/1/2019 Pending	Rezoning of a 2-47 are City-owned vacant site from Single Family residential (R1-61, to Planned Development (PD) to Support the construction of a single building ranging in the properties of t	65 65 65 0	65			
4/3/2019 PLN2019-13742 Nimisha Agrawal 2201 Laurelwood 104-39-023 2/15/2019 Pending	Proposed for two 4 story 737,083 square foot data center and substation MEP1 and demolition of 201,529 square feet and three buildings	0 0	0	- 737,093	201,529 201,529 535,564 -	
4/3/2019 PLN2019-13824 Yen Chen 5/0 Benton 223-08-078 3/19/2019 Pending	General Plain: Mixed-use project consisting of student housing development consisting of SSD deds in 166 units, 31,101 of of relativistic space, 322 garaged plaining spaces	186 186 186	186 15,000	15,000 16,150 16,150		
43/2019 PLN2019-13821 Yen Chen 2305 Mission College 104-13-096 4/1/2019 Pending	Architectural Review of the proposed renovation and convention of an existing term of the proposed renovation and convention of an existing term of the proposed proposed term of the proposed proposed proposed proposed term of the proposed propose	0 0	0 346,380	346,380	358,503 358,503 -	



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

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 he 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 boarder 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 is 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%3D61 36&data=02%7C01%7Cdavid.keyon%40sanjoseca.gov%7C69a7cdc8440c40d9b98708d6c13d00c7%7C0fe33be0614 24f969b8d7817d5c26139%7C0%7C1%7C636908865108904114&sdata=C%2FgZjMxxFWuThUHAvHJ8FuYv3UtUUAF

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,

Brent Pearse

Transportation Planner

Butlene

cc: Ryan Do, San Jose Development Services



SJ1904