

**REVISED NOTICE OF PREPARATION OF
AN ENVIRONMENTAL IMPACT REPORT
FOR THE SANTANA ROW MASTER PLAN UPDATE PROJECT**

FILE NOS: PDC22-004 & ER22-107
PROJECT APPLICANT: Federal Realty Investment Trust (Attn: Stuart MacDonald)
APNs: 277-33-017, 277-33-019, 277-33-020
277-40-029, 277-40-031, 277-38-003
277-38-004, 277-38-005, & 277-38-012

Project Description: Planned Development Rezoning from an A(PD) Planned Development Zoning District (File No. PDC13-050) to a PD Planned Development Zoning District to modify the development standards to allow up to approximately 2,780,000 square feet of office (existing and proposed), establish new maximum height limits, add an approximately 0.54-acre parcel, remove approximately 22 street parking spaces to widen the sidewalk on both sides of Dudley Avenue, and allow approximately 2,147 new parking spaces on an approximately 42.53-gross acre site.

Location: Southeast corner of Winchester Boulevard and Stevens Creek 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.

Scoping Meeting

An EIR Public Scoping for this project will be held:

When: Thursday, March 11, 2026 from 6:00 to 7:30 p.m.

Where: Via Zoom (see instructions below and on www.sanjoseca.gov/activeeirs)

The live meeting will be recorded. You will be muted upon entry to the meeting. Please do not unmute yourself until the presenter has called on you to speak. If you have not participated in a Zoom meeting before, we encourage you to download the Zoom application to your phone, tablet, or computer and feel free to log in early to troubleshoot any technical issues that may arise. Participants who are unable to install Zoom on their computer or mobile device can join a meeting through their computer's web browser. Meeting function may be limited on a web browser. Zoom currently works best with Google Chrome, Apple Safari, Mozilla Firefox, and Chromium Edge.

Electronic Device Instructions

For participants who would like to join electronically from a PC, Mac, iPad, iPhone or Android device, please click this URL: <https://sanjoseca.zoom.us/j/94863113484>

Telephone Device Instructions

For one tap mobile please dial:

+14086380968,,94863113484# US (San Jose)

+12133388477,,94863113484# US (Los Angeles)

Or Telephone (For higher quality, dial a number based on your current location):

+1 408 638 0968 US (San Jose)

+1 213 338 8477 US (Los Angeles)

International numbers available: <https://sanjoseca.zoom.us/u/aroXCCLlf>

Webinar ID: 948 6311 3484

Please ensure your device has audio input and output capabilities. During the session, if you would like to comment, please use the 'raise hand' feature in Zoom conference call to speak. If you are using a telephone, you may click *9 to indicate you wish to speak.

Scoping Period and Public Comment Submittal

The project description, location, and probable environmental effects to 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, and responses provided before the 30-day deadline are always welcome. The City will accept comments on the scope of the EIR until 5:00 p.m. on March 25, 2025. If you have comments on this Notice of Preparation (NOP), please identify a contact person from your organization, and send your response via mail or email to:

By Mail:

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

By E-mail: charlotte.yuen@sanjoseca.gov

Christopher Burton, Director
Planning, Building and Code Enforcement



Deputy

2/12/26

Date

**REVISED NOTICE OF PREPARATION OF A DRAFT
ENVIRONMENTAL IMPACT REPORT FOR THE
SANTANA ROW MASTER PLAN UPDATE, SCH NO. 2013122059
(FILE NOs. PDC22-004, ER22-107)**

February 2026

1.0 INTRODUCTION

The purpose of an Environmental Impact Report (EIR) is to inform decision-makers and the public of the environmental effects of a proposed project that an agency may 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 avoiding or reducing adverse impacts, and to consider alternatives to the project. As the Lead Agency, the City of San José will prepare an EIR to address the environmental effects of the Santana Row Master Plan Update (Project).

In November 2022, the City of San José issued a Notice of Preparation (NOP) in accordance with the California Environmental Quality Act (CEQA) Guidelines (14 California Code of Regulations [CCR] Section 15082) to inform agencies and interested parties that an EIR would be prepared for the Project. The City held a public scoping meeting on November 17, 2022.

Since the NOP was originally issued in November 2022, an approximately 0.54-acre parcel (Lot 22) was added to the project. The City is re-issuing the NOP to ensure that the CEQA scoping process remains current. Since several years have elapsed since the initial notice and scoping period, this re-noticing provides responsible and trustee agencies, as well as the public, an updated opportunity to comment on the scope and content of the EIR based on present environmental conditions, and current agency and community concerns.

The EIR will be prepared and processed in accordance with the CEQA of 1970, as amended, and the requirements of the City of San José. In accordance with the requirements of CEQA, the EIR will include the following:

- A project description including project objectives;
- A description of the existing environmental setting, probable environmental impacts, and mitigation measures;
- 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 commitments of resources; (c) the growth-inducing impacts of the proposed project; and (d) cumulative impacts.

2.0 PROJECT LOCATION

The approximately 42.53-acre project site is located at the southeast corner of Stevens Creek Boulevard and Winchester Boulevard. Regional, vicinity, and aerial maps of the project site are provided in Figures 1-3.

3.0 PROJECT BACKGROUND

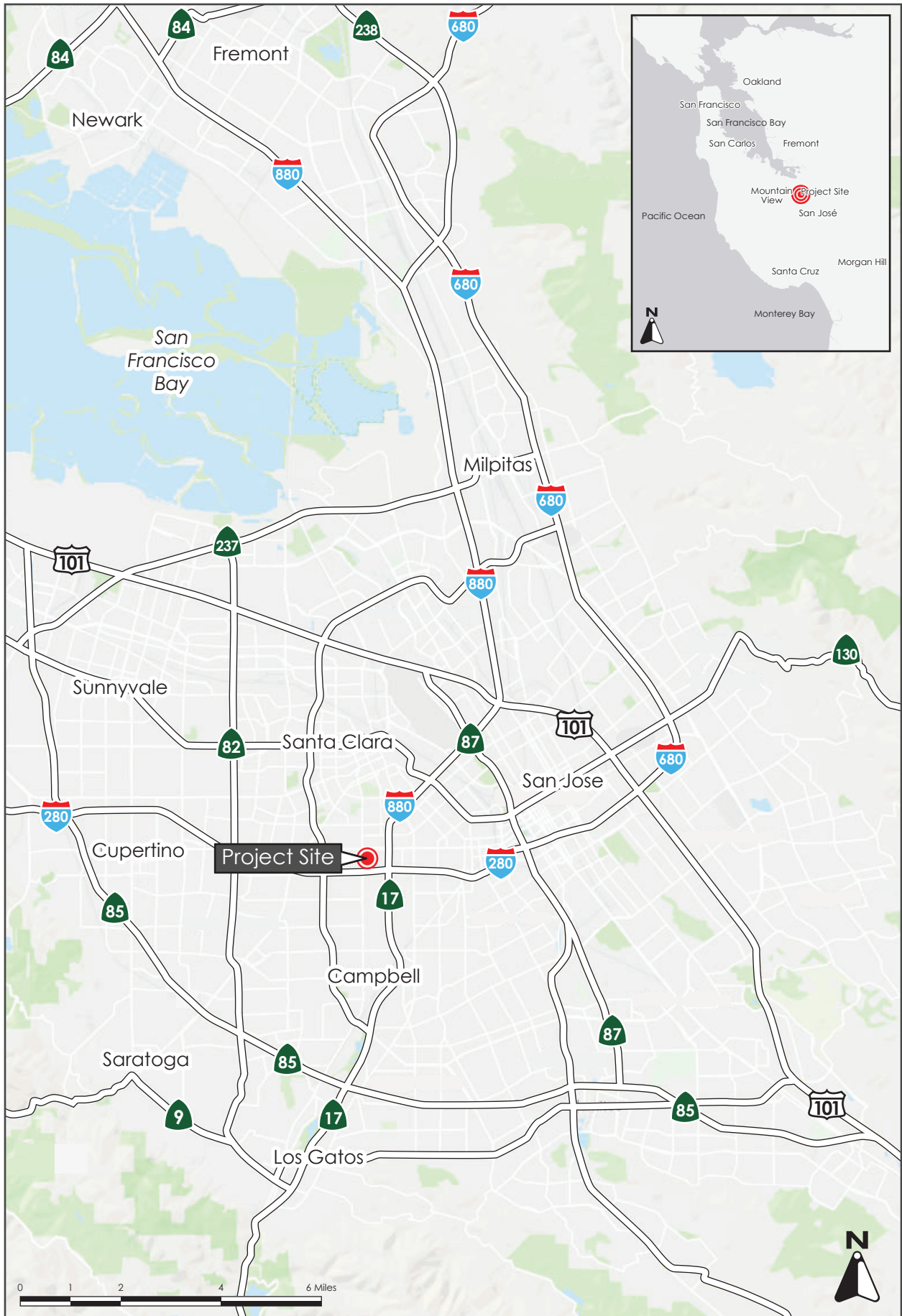
The existing uses on this site include hotel, retail, office, restaurant, theater, and residential, divided among the buildings on-site. In addition to parking provided within many of the existing mixed-use elements, the site features one six-level stand-alone parking structure and one five-level stand-alone parking structure accessible from Winchester Boulevard, Stevens Creek Boulevard, and Hatton Street. The existing uses have approximately 6,231 parking spaces allocated across all the parking areas. The site is zoned Planned Development (PD) and is designated Urban Village in the General Plan. The existing on-site structures and entitlements are summarized in the Table 3.0-1 below.

Table 3.0-1: Existing Development Summary Table

Land Use	Approved	Built	Under Construction	Remaining Entitlement
Hotel Rooms	220	214	---	6
Residential	1,229	834	258	137
Commercial Space	1,506,341 sf	1,193,508 sf	---	312,833 sf
<i>Retail Combined</i>	708,141 sf	584,395 sf	---	121,168 sf
- Retail	562,941 sf	479,176 sf	---	81,187 sf
- Restaurant	145,200 sf	105,219 sf	---	39,981 sf
<i>Office</i>	798,200 sf	606,535 sf	---	191,665 sf

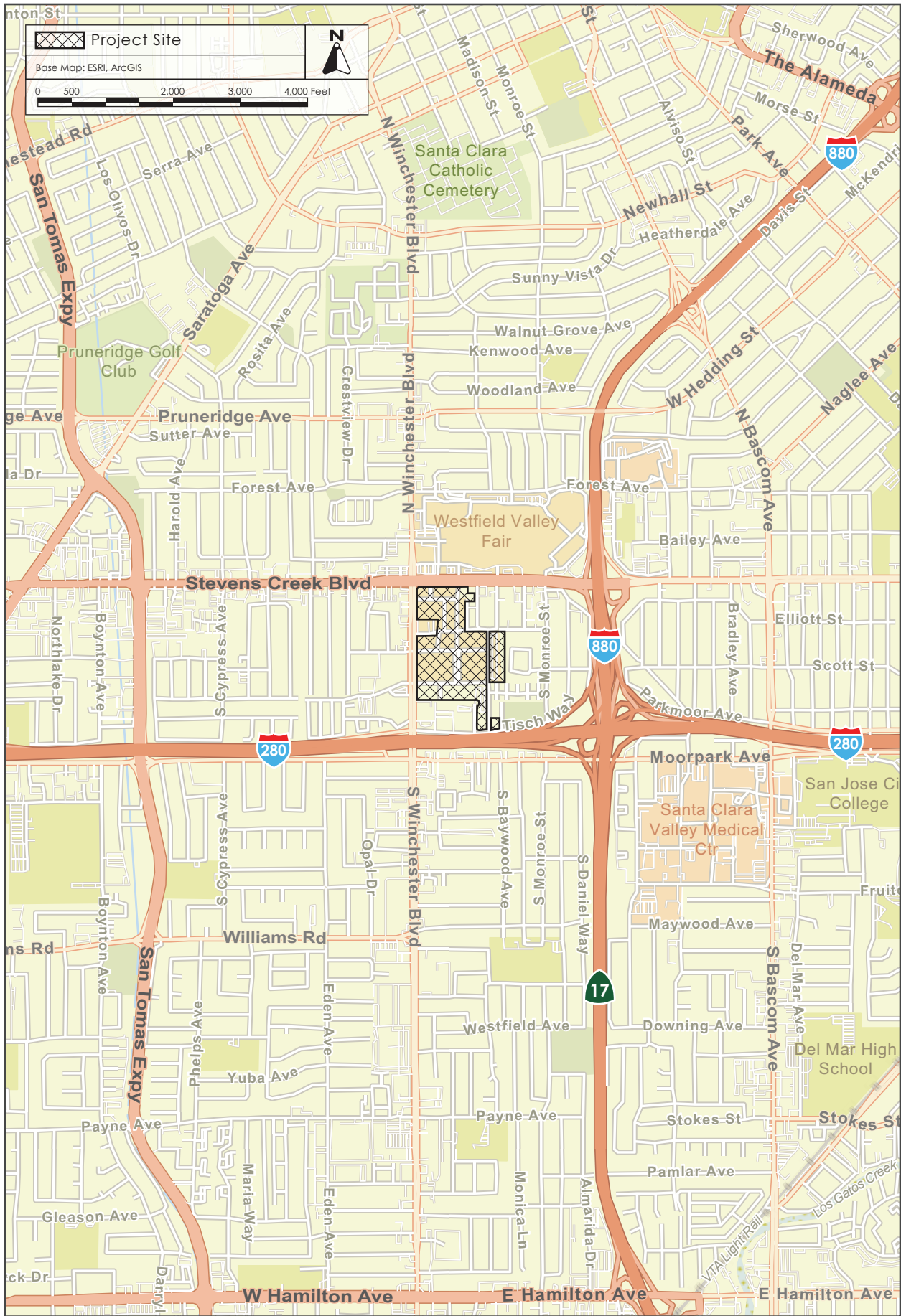
4.0. PROJECT DESCRIPTION

The proposed Project is comprised of five components: 1) modify the existing PD zoning for Santana Row to conform with the now-adopted Santana Row/Valley Fair Urban Village Plan which allows for additional office square footage, 2) establish the new conforming heights for existing Lots 1, 2B, and 10A of 150 feet (plus allowable mechanical screening parapet) consistent with the adopted Santana Row/Valley Fair Urban Village Plan, 3) merge existing Lots 1A, 1B, and 1C into a single parcel, 3) merge 524, 534, and 544 Dudley Avenue into a single parcel (Lot 17) with a maximum height limit of 162 feet (plus allowable mechanical screening parapet), and 4) remove 22 existing street parking spaces on both sides of Dudley Avenue to widen the Lot 17 sidewalk, and 5) addition of an approximately 0.54-acre parcel (Lot 22). The new development includes approximately 2,147 new parking spaces with an increase of 1,460 spaces on Lot 1 and 831 spaces on Lot 17, and a loss of 97 spaces on Lot 2B. The proposed increase in commercial development is shown below in Table 4.0-1. A figure of the lots that make up Santana Row can be seen below in Figure 4.



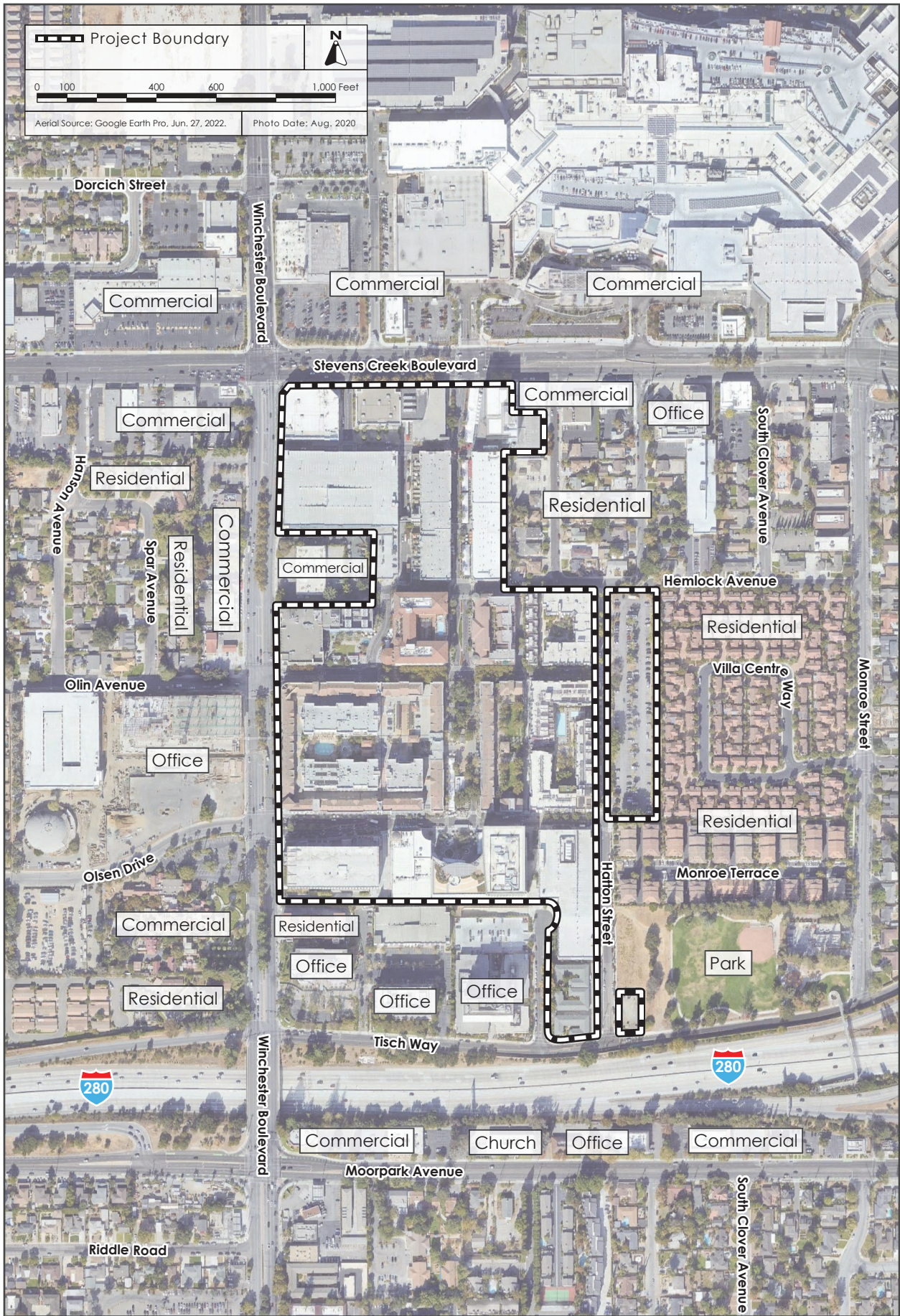
REGIONAL MAP

FIGURE 1



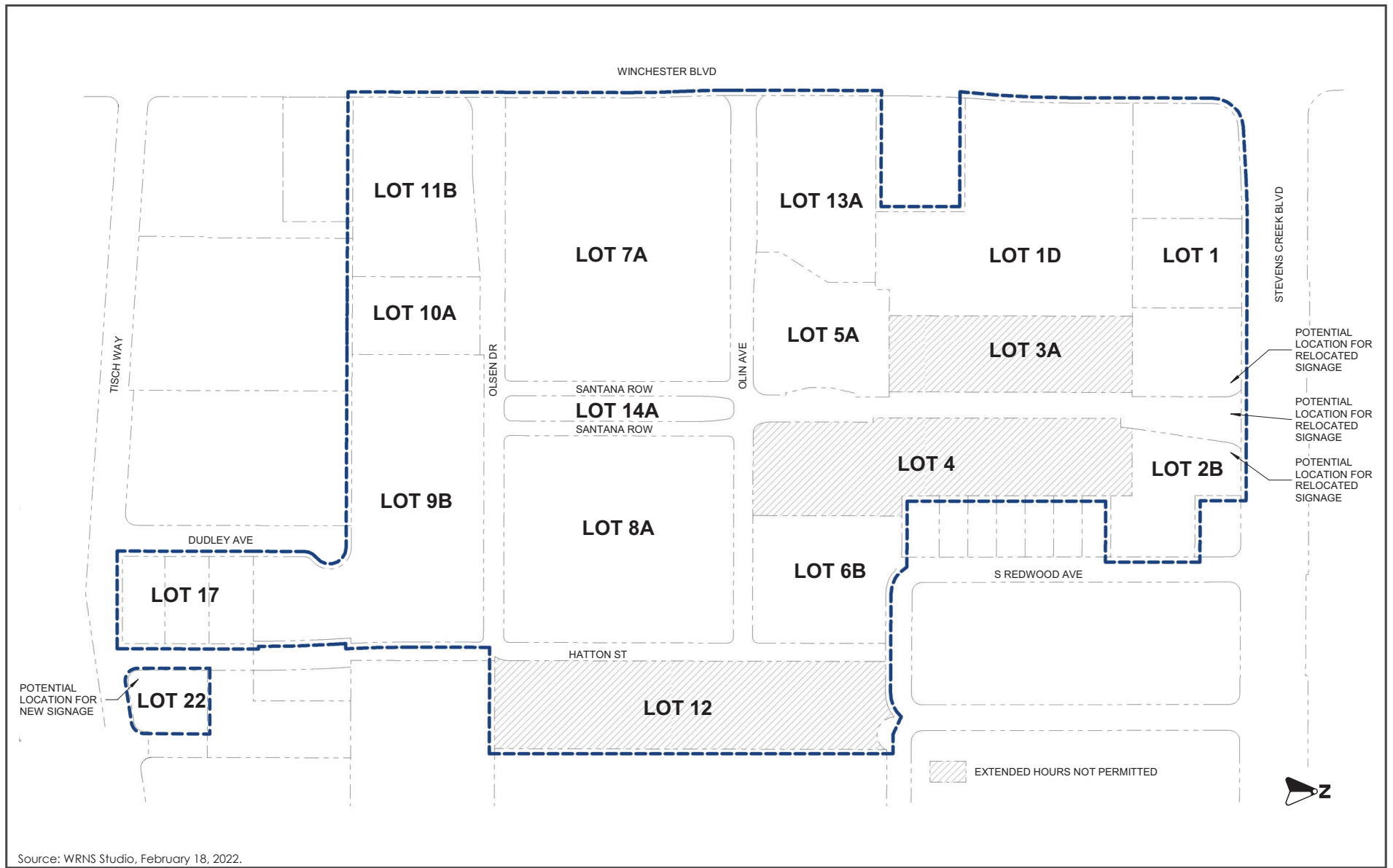
VICINITY MAP

FIGURE 2



AERIAL PHOTOGRAPH AND SURROUNDING LAND USES

FIGURE 3



Source: WRNS Studio, February 18, 2022.

LOT DIVISION DIAGRAM

FIGURE 4

Table 4.0-1: Proposed Santana Row Project Land Uses

Location	Square Footage (Maximum No. of Stories)	Net Increase/Decrease¹	Use Type
Lot 1A/B/C	700,000 (144 feet tall)	+ 579,629 sf	Office
Lot 2B	325,000 (144 feet tall)	+ 245,797 sf	Office
Lot 10A	200,000 (139 feet tall)	+ 171,655 sf	Office
Lot 17	275,000 (162 feet tall)	+ 275,000 sf	Office
Lot 22	0	+0	Potential location for new signage
Total	1,500,000	+ 1,272,081 sf	-

¹ The increase/decrease in land uses is over the existing entitlement (PDC13-050)

The proposed changes to the existing entitlements would require a new Planned Development Zoning and new Planned Development permit(s), which would be part of the Project approvals.

5.0. POTENTIAL ENVIRONMENTAL IMPACTS TO BE DISCUSSED IN THE EIR

The EIR will address the environmental impacts associated with the proposed Project. The EIR will discuss the Project’s significant environmental impacts on the topic areas described below. Mitigation and/or avoidance measures will be identified for the resource areas, as appropriate.

- **Air Quality** – The EIR will describe the existing air quality conditions in the Bay Area and will evaluate the Project’s construction and operational impacts to local and regional air quality in accordance with the 2022 Bay Area Air District (formerly known as the Bay Area Air Quality Management District) CEQA Guidelines and thresholds. Temporary construction related impacts such as construction vehicle exhaust and airborne particulates (i.e., dust) will also be discussed. The EIR will identify existing sources of toxic air contaminants and fine particulate matter and their concentrations.
- **Cultural Resources** – This area of San José is not considered a sensitive area for prehistoric and historic resources. No historic buildings are located within Santana Row. The analysis will be based off the data from the previously certified EIR and a search of the California Historical Resources Information System and the Sacred Land Files system.
- **Energy** – Implementation of the proposed Project will 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.
- **Greenhouse Gas Emissions (GHG)** – The EIR will address the Project’s contribution to regional and global GHG emissions. The EIR will include a discussion of the Project’s consistency with the City’s 2030 GHG Reduction Strategy through the Compliance Checklist, but no quantification of GHG emissions will be required. Proposed design measures to reduce energy consumption, which in turn would reduce GHG emissions, will be discussed.

- **Hazards and Hazardous Materials** – The project site is surrounded by commercial businesses, offices, and residential land uses. Conditions for hazards and hazardous materials have not changed substantially since completion of the previously approved environmental review for the site. The EIR will summarize known hazardous materials contamination on and adjacent to the project site and address the potential for hazardous materials impacts that may result from implementation of the Project.
- **Hydrology and Water Quality** – Based on the Federal Emergency Management Agency flood insurance rate maps, the project site is in Zone D, an area of undetermined but possible flood hazard. The EIR will address the effectiveness of the storm drainage system and the Project’s effect on storm water quality consistent with the requirements of the Regional Water Quality Control Board.
- **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. Land use impacts that would occur as a result of the proposed Project will be analyzed.
- **Noise and Vibration** – The existing noise environment at Santana Row is created primarily by vehicular traffic on Stevens Creek Boulevard and Winchester Boulevard. The proximity of sensitive receptors has not changed substantially since the completion of the previously approved environmental review for the site. The analysis will describe the existing noise environment and address potential noise and vibration impacts from Project construction and operation.
- **Public Services** – Implementation of the proposed Project would increase the daytime employee population of the City which could result in an increased demand on public services, including police and fire protection. The EIR will address the availability of public facilities and service systems.
- **Transportation** – Since completion of the previously approved environmental review for the site, the City of San José adopted a new transportation policy (Council Policy 5-1) resulting in a change to the methodology by which traffic is analyzed. Transportation impacts under CEQA will be assessed based on the metric of vehicle miles traveled. The Project’s consistency with programs, plans, ordinances, and policies addressing the circulations system (including transit, roadway, bicycle, and pedestrian facilities) will also be discussed in the EIR.
- **Tribal Cultural Resources** – The EIR will discuss the Project’s potential for impacts to tribal cultural resources under Assembly Bill 52.
- **Utilities and Service Systems** – Implementation of the proposed Project could 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 utilities such as sanitary sewer and storm drains, water supply/demand, and solid waste management. A Water Supply Assessment

will be completed to determine if the proposed Project will result in impacts to the existing and future water supply.

- **Cumulative Impacts** – Pursuant to CEQA Guidelines Section 15130, the EIR will discuss the cumulative impacts of the Project in combination with other past, present or reasonably foreseeable projects.
- **Alternatives to the Project** – Pursuant to CEQA Guidelines Section 15126.6, the EIR will evaluate a range of reasonable alternatives to the Project, based on the results of the environmental analysis. A No Project Alternative will be evaluated along with its impacts. The alternatives discussion will focus on those alternatives that could feasibly accomplish most of the basic objectives of the proposed Project and could avoid or substantially lessen one or more of the significant environmental effects identified in the EIR (CEQA Guidelines Section 15126.6). The environmentally superior alternative(s) will be identified based on the number and degree of associated environmental impacts.
- **Other Required Sections** – In addition, the EIR will address the Project’s impacts on agricultural resources, population and housing, mineral resources, recreation, and wildfire. The EIR will also include all other sections required under the CEQA Guidelines (e.g., Significant Irreversible Environmental Changes, References, and EIR Authors). Relevant technical reports will be provided as appendices.

6.0. POTENTIAL ENVIRONMENTAL IMPACTS SCOPED OUT OF THE EIR

The following resource sections are not anticipated to result in significant impacts. Unless specific comments are received during the NOP public comment period that indicate a potential for the proposed Project to result in significant impacts, the following issues will not be further discussed in the EIR.

- **Aesthetics** – The Santana Row site is currently developed with a commercial businesses, offices, and residential buildings and parking structures. The Project would add more office space on-site which is consistent with the existing land uses. In addition, the Project would go through a design review process to ensure consistency with the City’s adopted design guidelines.
- **Biological Resources** – The project site is fully developed. Habitats in the project area are low in species diversity and include predominately urban adapted birds and animals. Any trees that would be removed would be replaced in accordance with the City’s tree replacement requirements.
- **Geology and Soils** – The Santana Row site is fully developed and existing soil conditions on the project site have not changed.