



# NOTICE

## NOTICE OF PREPARATION of an ENVIRONMENTAL IMPACT REPORT

Distribution Date: July 30, 2014

The purpose of this Notice of Preparation (NOP) is to notify agencies, organizations, and individuals that the City of Santa Clara plans to prepare an Environmental Impact Report (EIR) and to request input on the scope of the environmental analysis to be performed. From public agencies, we are inviting comments on the scope and content of the environmental information that is germane to each agency's statutory responsibilities with regard to the Project. We are also requesting interested individuals' or organizations' views on the scope of the environmental document.

Project title: City Place Santa Clara Project  
File: PLN2014-10440  
Location: 5155 Stars and Stripes Drive. Approximately 230-acre Project site on a former landfill located north of Stars and Stripes Drive, east of Great America Parkway and San Tomas Aquino Creek, west of the Guadalupe River, and south of Great America Way and State Route (SR) 237. (APNs: 104-03-036, 104-03-037, 104-01-102, 097-01-039, 097-01-073)  
Applicant/Owner: Steve Eimer, Related Santa Clara, LLC/City of Santa Clara  
Mailing Address: 333 S Grand Avenue, Suite 3550, Los Angeles, CA 90071  
Request: The Project would involve the demolition of the existing buildings, onsite features, and tree removal at the Project site and the construction of a new multi-phased, mixed-use development. In total, the Project would include up to 8.34 million gross square feet (gsf) of office buildings, retail and entertainment facilities, residential units, hotel rooms, new open space and roads, associated parking, and new upgraded and expanded infrastructure. The buildings would be constructed up to a height of 17 stories above retail and/or structured parking.

A full project description is available for review on the City's website at: [www.santaclaraca.gov](http://www.santaclaraca.gov)

### COMMENTS

Comments may be filed with the City in response to the preparation of this EIR within the 30-day comment period beginning on **July 30, 2014 and ending on August 29, 2014**, pursuant to Section 15073 of the CEQA Guidelines. Responses received in writing on or before the date of review or verbally at the time of the review of this Project will be considered during the preparation of the EIR. A scoping meeting will be held on August 12, 2014 and written comments on the scope of the EIR may be submitted to:

Lead Agency: City of Santa Clara Planning Division  
Contact: Debby Fernandez, Associate Planner  
1500 Warburton Avenue  
Santa Clara, CA 95050  
Phone: (408) 615-2450; Fax: (408) 247-9857

Kevin Riley *Blaine Crawford for*  
Director of Planning and Inspection, City of Santa Clara

Date 7-29-14

Contact Planning on August 29, 2014 for removal of this notice for posting review board

**NOTICE OF PREPARATION  
OF AN  
ENVIRONMENTAL IMPACT REPORT  
FOR THE  
CITY PLACE SANTA CLARA PROJECT**

**Date of Distribution: July 30, 2014**

PROJECT APPLICANT: Related Santa Clara, LLC

File No(s): PLN2014-10440

In accordance with the California Environmental Quality Act (CEQA), the purpose of this Notice of Preparation (NOP) is to inform interested parties that the City of Santa Clara is preparing a Draft Environmental Impact Report (EIR) for the City Place Santa Clara Project in the City of Santa Clara, California (Project).

The Project site is located at 5155 Stars and Stripes Drive on five large City-owned parcels. The Project would involve the demolition of the existing buildings and onsite features at the Project site (Santa Clara Golf & Tennis Club, a Bicycle-Motocross (BMX) track, and Santa Clara Fire Station 10) and the construction of a new multi-phased, mixed-use development. In total, the Project would include up to 8.34 million gross square feet (gsf) of office buildings, retail and entertainment facilities, residential uses (up to 540 units), hotels (up to 350 rooms), new open space, associated parking, new roads, and upgraded and expanded infrastructure. Buildings would be constructed to a height of up to 17 stories above retail and/or structured parking. Approval of the Project will require actions by the City of Santa Clara, including the preparation and certification of an EIR to support the entitlements.

According to State law, the deadline for your agency response is a 30-day comment period beginning on **July 30, 2014 and ending on August 29, 2014**; however, we would appreciate an earlier response, if possible. A scoping meeting will be held on **August 12, 2014 at 6:00**. The scoping meeting is part of the EIR scoping process during which the City solicits input from the public and other agencies on specific topics that they believe should be addressed in the environmental analysis. Written comments on the scope of the EIR may also be sent to:

**City of Santa Clara  
Attn: Debby Fernandez  
1500 Warburton Avenue  
Santa Clara, CA 95050  
(408) 615-2450  
dfernandez@santaclaraca.gov**

Kevin Riley  
Director of Planning and Inspection

  
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Director of Planning and Inspection

Date: July 28, 2014

## Notice of Preparation for an Environmental Impact Report for the City of Santa Clara

### City Place Santa Clara Project

July 30, 2014

#### *Introduction*

The purpose of an Environmental Impact Report (EIR) is to inform decision-makers and the general public of the potential environmental effects of a 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 City Place Santa Clara Project (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 of the Project, including growth inducing impacts and cumulative impacts, and mitigation measures for the Project;
- An evaluation of alternatives to the Project as proposed; and
- A description of environmental consequences, including any significant environmental effects that cannot be avoided and any significant irreversible environmental changes if the Project is implemented.

#### *Project Location*

The Project site is located on five large City-owned parcels (APNs: 104-03-036, 104-03-037, 104-01-102, 097-01-039, and 097-01-073) totaling approximately 230 acres. The Project site is generally located north of Stars and Stripes Drive, east of Great America Parkway and San Tomas Aquino Creek, west of the Guadalupe River, and south of Great America Way and State Route (SR) 237 (See **Figure 1, Project Location**). The parcels were formerly utilized as the Santa Clara All-Purpose Landfill, which was closed in 1993. The Project site currently includes the Santa Clara Golf & Tennis Club, a Bicycle-Motocross (BMX) track, Santa Clara Fire Station 10, and a retention pond.

#### *Project Description*

The Project would involve the demolition of the existing buildings and onsite features at the Project site and the construction of a new multi-phased, mixed-use development. In total, the Project would include up to 8.34 million gross square feet (gsf) of office buildings, retail and entertainment facilities, residential units, hotel rooms, new roads, associated parking, and new upgraded and expanded infrastructure. The Project would also include large, shared open spaces throughout the Project site; new pedestrian and

vehicular entrances and roadway networks; and construction of new utilities and improvement of offsite connections. Due to the location of the Project on the former landfill, the following activities would be required: construction of foundation systems designed to avoid disturbance to preserve the integrity of the landfill components; relocating, upgrading and/or replacing, as necessary, the existing groundwater monitoring network, leachate collection system, and landfill gas collection and removal systems; and associated environmental remediation activities.

Two development options for the Project are proposed: Scheme A and Scheme B. The EIR will analyze both schemes, in addition to the alternatives normally contemplated by the CEQA process.

#### *Scheme A*

Scheme A would include a building area totaling 8.34 million<sup>1</sup> gsf on all four development areas with a floor area ratio (FAR) of 0.83. A significant portion of the use under Scheme A would be office, accounting for 73 percent of the total proposed building area (6.06 million gsf). The remaining building area under Scheme A would include: 540,000 gsf of residential uses (540 units), 1.26 million gsf of commercial uses (anchors, retail, and food/beverage), 300,000 gsf of hotels (350 rooms), and 180,000 gsf of entertainment uses. The proposed heights of the office, hotel, and residential buildings would be approximately 10 to 17 stories located above retail and/or structured parking. Approximately 25,180 parking spaces would be provided throughout the Project site in surface parking lots and structured parking.

#### *Scheme B*

Scheme B would include a building area totaling 6.27 million gsf on all four development areas with a FAR of 0.63. A significant portion of the use under Scheme B would be office, accounting for 57 percent of the total proposed building area (3.58 million gsf). The remaining building area under Scheme B would include: 408,000 gsf of residential uses (390 units), 1.8 million gsf of commercial uses (anchors, retail, and food/beverage), 300,000 gsf of hotels (350 rooms), and 180,000 gsf of entertainment uses. The proposed heights of the office, hotel, and residential buildings would be approximately 10 to 17 stories located above retail and/or structured parking. Approximately 19,770 parking spaces would be provided throughout the Project site in surface parking lots and structured parking.

#### ***Required Project Approvals***

The Project site is currently designated in the City's General Plan as Regional Commercial and Parks/Open Space. The City's zoning code designates the Project site as Commercial Park (CP) and Public or Quasi-Public (B). Approval of the Project by the City would require:

- General Plan Amendment
- Rezoning to a Planned Development Master Community Zoning District

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<sup>1</sup> All gross square footages, number of residential units, FAR calculations, and parking spaces described in this NOP are approximate.

- Master Community Plan
- Development Area Plans
- Tentative Map and/or Vesting Tentative Map
- Development Agreement and/or Disposition and Development Agreement
- Ground Lease
- Issuance of grading, building, and occupancy permits

The aspects of the Project affecting the closed landfill would also require approvals from the following agencies: the San Francisco Bay Regional Water Quality Control Board (RWQCB), the Santa Clara County Department of Environmental Health, Cal Recycle, and the Bay Area Air Quality Management District (BAAQMD). These approvals include:

- Post-Closure Land Use Plan (“PCLUP”)
- Amended Closure Plan,
- Amended Post-Closure Maintenance Plan (“PCMP”)
- Revisions to Corrective Action Plans
- Revised RWQCB Waste Discharge Requirements

***Potential Environmental Impacts of the Project***

The EIR will identify the significant environmental effects anticipated to result from the development of the Project. The EIR will include the following key specific environmental categories as related to the Project. Other environmental topics (i.e., agricultural and mineral resources) will be evaluated at a lesser level of detail.

1. *Aesthetics*

Implementation of the Project would result in the removal of the existing on-site land uses and features and the construction of new commercial, residential, office, hotel, and retail land uses of a greater density and scale, which is anticipated to change the existing character on-site and create new sources of light and glare. To the extent required by the recent amendments to CEQA enacted by Senate Bill (SB) 743 of 2013, the EIR will describe the existing visual setting of the Project, the visual changes, and impacts to viewer groups that are anticipated to occur as a result of the Project. Mitigation measures will be identified for significant impacts, as warranted.

2. *Air Quality*

The EIR will address the regional air quality conditions in the Bay Area and discuss the Project’s impacts to local and regional air quality according to 2011 BAAQMD guidelines and thresholds. Temporary construction related impacts such as vehicle exhaust and air-borne particulates (i.e., dust) and any impacts associated with alteration of the landfill systems during construction will also be discussed. Mitigation measures will be identified for significant impacts, as warranted.

3. *Biological Resources*

The Project site is currently developed with the Santa Clara Golf & Tennis Club, a fire station, and a BMX track. Several surveys will inform the Biological Resources section of the EIR, including a

survey of baseline biological conditions. In particular, the Project site could support burrowing owls, Congdon's tarplant, and wetlands. The EIR will provide a discussion of the removal of existing trees on-site and will conduct analyses related to on-site biological features and effects on biological resources, including potential wetland features. Mitigation measures will be identified for significant impacts, as warranted.

#### 4. *Cultural Resources*

The Project site is situated on a former landfill with highly disturbed soils; therefore, archeological and paleontological resources are not expected to be encountered. Regardless, in order to prepare a conservative analysis, consultation with the Native American Heritage Commission (NAHC) will be initiated and an Archaeological Inventory Report will be prepared. The EIR will address the potential historical significance of the existing structures on-site and address potential impacts to unknown below-ground resources during construction. Mitigation measures will be identified for significant impacts, as warranted.

#### 5. *Geology and Soils*

The Project site is located approximately 6 miles from the southern portion of the Hayward Fault and would be expected to experience very strong to violent shaking during a maximum probable event on the Hayward Fault. The EIR will include a review of geotechnical reports that characterize landfill materials and underlying geology. Additionally, the EIR will summarize geologic conditions potentially affecting the design of building foundations and will discuss Project grading, excavation, foundation systems, and impacts to, and/or alterations of, the existing clay landfill cap. Mitigation measures will be identified for significant impacts, as warranted.

#### 6. *Greenhouse Gas Emissions*

The EIR will address the Project's contribution to regional and global greenhouse gas emissions based on BAAQMD thresholds. Proposed design measures to reduce energy consumption, which in turn would reduce greenhouse gas emissions, will be discussed. Mitigation measures will be identified for significant impacts, as warranted.

#### 7. *Hazards and Hazardous Materials*

Former uses at the Project site include the Santa Clara All-Purpose Landfill, which closed in 1993. The EIR will summarize known hazardous materials conditions on and adjacent to the Project site, and will address the potential for the proposed development to be impacted by the risks associated with exposure to hazardous materials as well as potential release of hazardous materials during construction. In addition, the EIR will analyze potential impacts associated with alterations to the landfill gas collection systems, as well as potential impacts associated with implementing measures designed to remediate hazardous materials conditions, as set forth in the Closure Plan, Post-Closure Maintenance Plan, Post-Closure Land Use Plan, and/or Revised Waste Discharge Requirements. Mitigation measures will be identified for significant impacts, as warranted.

8. *Hydrology and Water Quality*

The EIR will discuss how the Project would alter the leachate collection system and groundwater monitoring well network (as set forth in the Closure Plan, Post-Closure Maintenance Plan, Post-Closure Land Use Plan, and/or Revised Waste Discharge Requirements), and the potential impacts of such alterations. The EIR will include a description of the any alterations to or impacts upon the onsite 15-acre retention pond; analysis of drainage patterns and potential for inundation from several sources; analysis of impacts to groundwater; and a summary of FEMA-flood zone designations. The EIR will include Project impacts, which will describe potential impacts of the Project on surface hydrology/water quality, flooding/drainage, and groundwater hydrology/quality conditions. Mitigation measures will be identified for significant impacts, as warranted.

9. *Land Use and Planning*

The Project site currently includes the Santa Clara Golf & Tennis Club and maintenance facility, a banquet facility, a BMX track, and a fire station. The EIR will describe the existing land uses adjacent to and within the Project site. Land use impacts that could occur as a result of the Project will be analyzed, including consistency of the Project with the City's General Plan and zoning code as well as compatibility of the proposed and existing land use in the Project area. Mitigation measures will be identified for significant impacts, as warranted.

10. *Noise*

The noise environment at the Project site is primarily due to vehicular traffic along SR 237. The EIR will identify and discuss increases in the ambient noise environment as a result of the proposed land uses, as well increased traffic noise that would result from implementation of the Project. In addition, the EIR will consider potential noise impacts from the Mineta San Jose International Airport and Levi Stadium on proposed sensitive receptors at the Project site. Construction noise will also be discussed in the EIR. Noise levels will be evaluated for consistency with applicable standards and guidelines in the City of Santa Clara. Mitigation measures will be identified for significant impacts, as warranted.

11. *Population and Housing*

The Project proposes residential uses that would generate an onsite population and commercial uses that would generate employees, resulting in an increase in offsite population and housing demand over existing conditions. The Project would contribute to the City's Association of Bay Area Governments (ABAG) Regional Housing Needs Assessment (RHNA) allocation. The EIR will focus on the direct and indirect growth in population and housing associated with this Project. The Project growth will be compared to the local and regional ABAG projections.

12. *Public Services*

Project development would result in an increase in both residential and employee populations. Increased population generated by the Project will increase demand for police, fire, and library services, and generate increased student populations (K-12). The EIR will address the availability of public facilities and determine if the Project would trigger the need for construction of new facilities.

In addition, the Project would include the demolition of the existing Santa Clara Fire Station 10. Mitigation measures will be identified for significant impacts, as warranted.

#### *13. Recreation*

The Project would result in the removal of the existing Santa Clara Golf & Tennis Club and the BMX track, both of which are used for recreation purposes. This would result in a decrease of recreation opportunities, which will be analyzed in the EIR. In addition, the increase in population as a result of the Project could increase the demand on parks and other recreational facilities in the area. The EIR section will analyze the impacts associated with the removal or deterioration of existing recreation facilities and will consider the environmental impacts that could result.

#### *14. Transportation and Traffic*

The EIR will examine the existing traffic conditions in the immediate vicinity of the Project site. A transportation impact analysis (TIA) will be prepared for the Project in order to identify any potential impacts to the transportation system and the planned long-range transportation network. The focus of the TIA will be the existing and future operation of nearby intersections, increase in demand in transit services, and the evaluation of potential on- and off-site deficiencies to the bicycle and pedestrian facilities in the area. The TIA will also evaluate potential traffic impacts from construction-related activities. Mitigation measures will be identified for significant impacts, as warranted.

#### *15. Utilities and Service Systems*

Implementation of the Project will result in an increased demand on utilities and public facilities compared to existing conditions. The EIR will examine the impacts of the Project on utilities, such as sanitary storm drains, water supply, and solid waste management. The EIR will also discuss water supply and demand associated with implementation of the Project. Mitigation measures will be identified for significant impacts, as warranted.

#### *16. Energy*

Implementation of the Project will result in increased energy consumption on-site to accommodate the new development. The energy use of the Project will be analyzed consistent with Appendix F of the CEQA guidelines. The EIR will address the increase in energy use on-site and proposed design measures to reduce energy consumption. Mitigation measures will be identified for significant impacts, as warranted.

#### *17. Alternatives*

The EIR will examine alternatives to the Project, including a "No Project" alternative and two or more alternative development scenarios, depending on the impacts identified. Alternatives discussed will be chosen based on their ability to reduce or avoid identified significant impacts of the Project while attaining most of the basic objectives of the Project, including but not limited to the provision of additional housing units on the site.

*18. Significant and Unavoidable Impacts*

The EIR will identify those significant impacts that cannot be avoided if the Project is implemented as proposed.

*19. Cumulative Impacts*

The EIR will include cumulative impact discussions for each topic that will address the potentially significant cumulative impacts of the Project when considered with other past, present, and reasonably foreseeable future projects in the area.

In conformance with the CEQA Guidelines, the EIR will also include the following topics:

- Consistency with local and regional plans and policies;
- Growth inducing impacts; and
- Significant and irreversible environmental changes.



Google Earth - 05/2014 07:03:20 AM PST



**Figure 1**  
**Project Location**  
 City Place Santa Clara