

**NOTICE OF PREPARATION
OF AN
ENVIRONMENTAL IMPACT REPORT
FOR THE
SANTA CLARA SUSTAINABLE RESIDENTIAL PROJECT**

Date of Distribution: April 27, 2017

PROJECT APPLICANT: Core Companies

FILE NOS: PLN2016-12389, PLN2016-12390, CEQ2016-01017

The Core Companies proposes the Santa Clara Sustainable Project, which consists of affordable and market rate housing units and communal open space in the City of Santa Clara. The project site is currently vacant. Approval of the project will require actions by the City of Santa Clara including the preparation and certification of an Environmental Impact Report (EIR) to support the environmental review of the development plan.

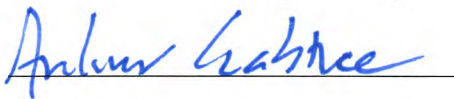
As the Lead Agency, the City of Santa Clara will prepare an EIR for the above-referenced project. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project. The project description, location, and potential environmental effects are contained in the attached materials.

According to State law, the deadline for your response is 30 days after receipt of this notice; however, we would appreciate an earlier response, if possible.

To respond in writing, agencies should identify a contact person. Please send your response to:

City of Santa Clara
Attn: Rebecca Bustos
1500 Warburton Avenue
Santa Clara, CA 95050
(408) 615-2450
rbustos@santaclaraca.gov

Andrew Crabtree
Director of Community Development



Date: April 27, 2017

**Notice of Preparation for an Environmental Impact Report for the
Santa Clara Sustainable Residential Project
City of Santa Clara**

April 2017

Introduction

The purpose of an Environmental Impact Report (EIR) is to inform decision-makers and the general public of the environmental effects of a 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 commitments of resources; (c) the growth inducing impacts of the proposed project; and (d) cumulative impacts.

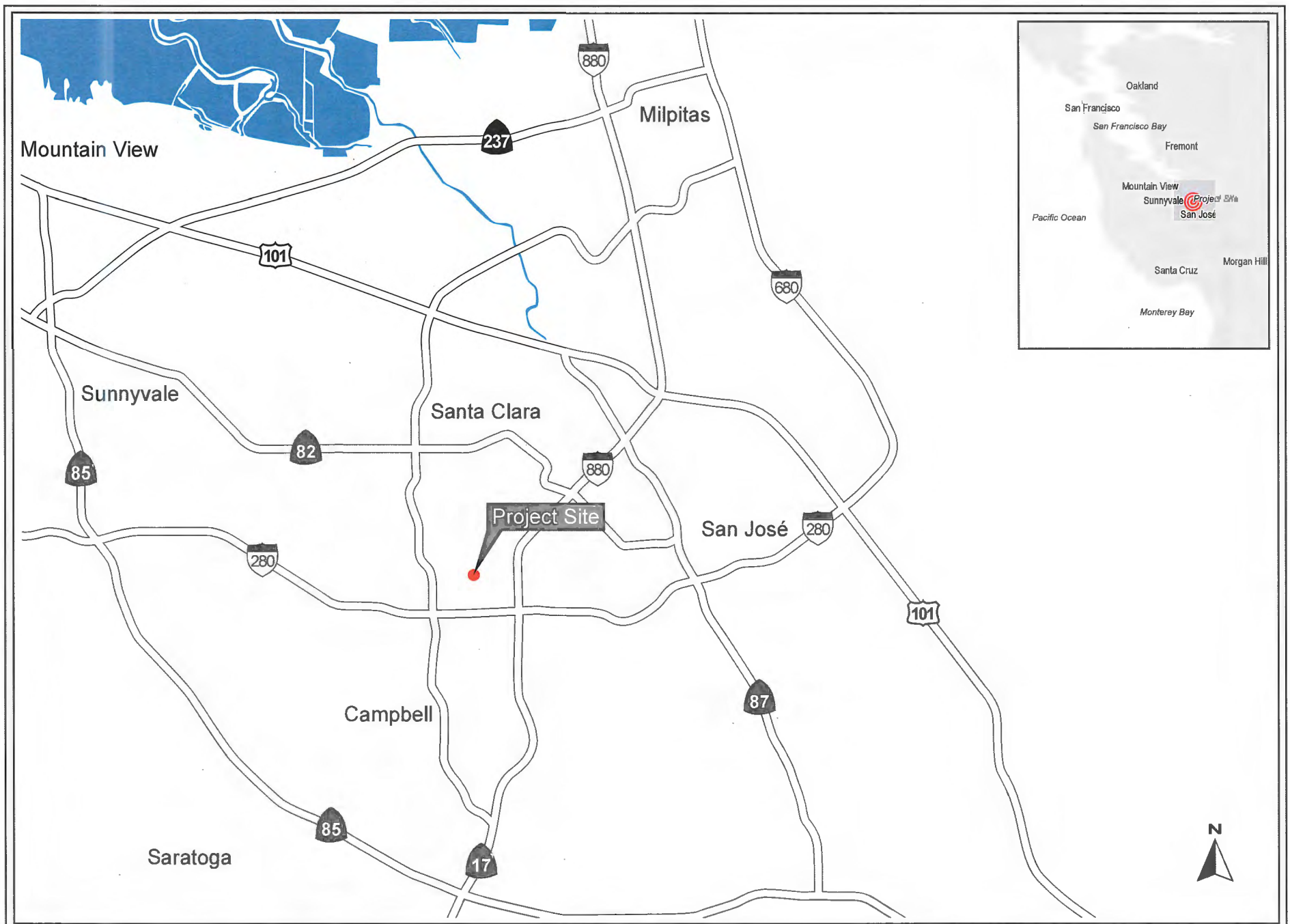
Project Location

The 5.8-acre project site is comprised of one parcel (APN 303-14-053) located at the southwest corner of Winchester Boulevard and Worthington Circle in the City of Santa Clara. (see Figures 1 and 2)

Project Description

The project site is currently vacant. In 2007, the City approved the development of up to 165 affordable senior residential units and a one-acre park on the site as part of the larger 17-acre Santa Clara Gardens project.

As proposed, the project would construct the 165 affordable senior apartments. In addition, the project would construct up to 419 additional housing units with a mix of affordable and market-rate units, for a total of up to 584 units. Fifty percent of the total units on-site would be affordable.



REGIONAL MAP

FIGURE 1

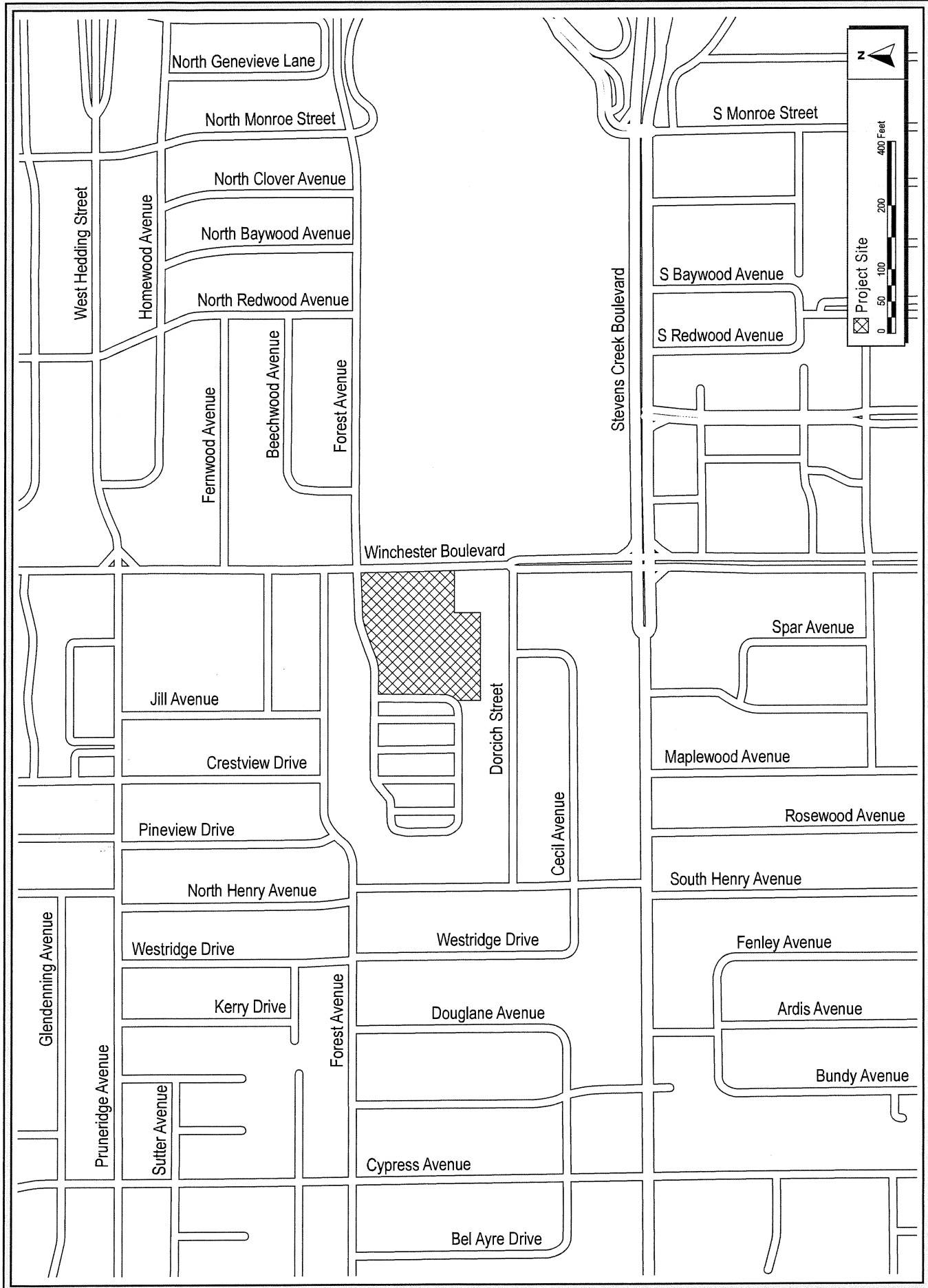


FIGURE 2

VICINITY MAP

The project proposes community gardens, agricultural gardens, and communal open space for the residents and the public. Up to one acre of open space area is also proposed, which could be privately owned and operated for agricultural land for local production and educational purposes. Ancillary uses related to the operation of the residences and agricultural open space will also be provided. The project proposes vehicle access from Worthington Circle and Winchester Boulevard.

The project proposes up to 25,000 square feet of supporting commercial uses which could include a mix of ancillary retail, office space, community meeting rooms or other similar uses subordinate to the primary residential use on the site. The commercial uses are not planned to include a large format retail destination use, but rather to provide on-site amenities for the benefit of those who live on the site or are visitors to the planned open space area.

Required Project Approvals

Project approvals by the City including, but not limited to the following, will be required to implement the project addressed in this EIR:

1. Issuance of grading, building, and occupancy permits.
2. Rezoning
3. Architectural Approval
4. Certification of the EIR

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. Land Use

The project site is located in a developed urbanized area. The EIR will describe the existing land uses adjacent to the project site and any changes to the surrounding area since approval of the previous project. 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 2010-2035 General Plan and zoning code and compatibility of the proposed and existing land uses in the project area. The effect of the proposed project on the City's jobs/housing balance will also be analyzed.

2. Visual Resources

The project site is surrounded by a mix of residential and commercial land uses that range between one and four stories tall. 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 proposed development. Mitigation measures will be identified for significant impacts, as warranted.

3. *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 stormwater quality consistent with the requirements of the Regional Water Quality Control Board. Mitigation measures will be identified for significant impacts, as warranted.

4. *Air Quality*

The EIR will address the regional air quality conditions in the Bay Area and discuss the proposed project's impacts to local and regional air quality according to the most recent Bay Area Air Quality Management District (BAAQMD) guidelines and thresholds. Temporary construction related impacts such as construction vehicle exhaust and airborne particulates (i.e., dust) will also be discussed. Mitigation measures will be identified for significant impacts, as warranted.

5. *Noise*

The existing noise environment on-site is created primarily by traffic on the local roadways, including Winchester Boulevard. The EIR will discuss impacts from the project on nearby sensitive receptors, including temporary construction noise. Noise levels will be evaluated for consistency with thresholds in the Santa Clara 2010-2035 General Plan. Mitigation measures will be identified for significant impacts, as warranted.

6. *Transportation and Circulation*

Traffic conditions and some roadway configurations in the project area have changed since approval of the previous project. The EIR will examine the existing traffic conditions as well as traffic conditions including approved but not yet construction projects in the vicinity of the project site. The EIR will discuss the impacts from possible increased peak hour, weekday vehicle trips. Mitigation measures will be identified for significant impacts, as warranted.

7. *Utilities*

Implementation of the proposed project will result in an increased demand on utilities and public facilities compared to both existing conditions and the previously approved project. The EIR will examine the impacts of the project on public facilities, including utilities such as sanitary and storm drains, water supply, and solid waste management. Mitigation measures will be identified for significant impacts, as warranted.

8. *Public Services*

Implementation of the proposed project will increase the population of the City compared to the previously approved project, which will 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 service systems and the potential for the project to require the construction of new facilities. Mitigation measures will be identified for significant impacts, as warranted.

9. *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. Mitigation measures will be identified for significant impacts, as warranted.

10. *Greenhouse Gas Emissions*

The EIR will address the proposed project's contribution to regional and global greenhouse gas emissions based on BAAQMD thresholds. The EIR will also discuss the proposed project's consistency with the City's Climate Action Plan, which was adopted after approval of the previous project. 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.

11. *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 site or reduced density alternatives) 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.

12. *Significant Unavoidable Impacts*

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

13. *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.

14. *Other Required Analyses*

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.