

**REVISED NOTICE OF PREPARATION**  
**OF AN ENVIRONMENTAL IMPACT REPORT FOR**  
**TASMAN EAST SPECIFIC PLAN PROJECT**

**Date of Distribution: July 7, 2017**

**FILE Nos.: CEQ2016-01026, PLN2016-12400**

As the Lead Agency, the City of Santa Clara will prepare an Environmental Impact Report (EIR) for the above-referenced project and would like your views regarding the scope and content of the environmental information to be addressed in the EIR. This EIR may be used by your agency when considering approvals for this project.

The project description, location, and probable environmental effects which will be analyzed in the EIR for the project are identified 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. Please identify a contact person, and send your response to:

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Andrew Crabtree  
Director of Community Development

Date: July 7, 2017

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***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. The EIR will address the significant or potentially significant effects of the proposed project. 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 project area is an existing industrial neighborhood, 46 gross acres in size, and is bounded by Tasman Drive to the south, the Guadalupe River to the east, the Santa Clara Golf Club to the north, and Lafayette Street to the west (refer to Figure 1 and 2). The Specific Plan area is adjacent to the Lick Mill Light Rail Transit station on Tasman Drive and the Great America Station on the west side of Lafayette Street which is served by both the Altamont Commuter Express (ACE) and Capitol Corridor trains. The Specific Plan includes approximately 36 parcels currently developed with light industrial and commercial uses, including one City-owned utility parcel, with a net land acreage of 41.4 acres.

***Project Description***

The site is designated in the 2015-2025 Phase of the General Plan for *High Density Residential* land use. The General Plan designation assumes some supporting parkland and neighborhood

retail services, as shown on the Land Use Map and as described in General Plan Policies. Parcels in the Specific Plan area are currently in the ML – Light Industrial zoning district.

The City proposes a Specific Plan to create a framework for the development of a high density transit-oriented neighborhood with supportive retail services. The Specific Plan would allow development of up to 4,500 dwelling units and up to 106,000 square feet of retail space including the potential for a grocery store. The plan would also allow a school for up to 600 students, up to two acres in size. Residential densities in the Specific Plan area would range from a minimum of 60 dwelling units per acre (du/ac) on sites less than two acres in size to a minimum of 100 du/ac for sites larger than two acres. Maximum densities have not yet been determined for individual properties, but the overall Plan is intended to support a maximum of 4,500 units. Buildings in the Specific Plan area would be, at maximum, 220 feet in height.

The Specific Plan would maintain the existing roadway network and vehicular connections to Tasman Drive and Lafayette Street. Lick Mill Boulevard would be extended through the site to connect with the existing roadway network and City Place (current Santa Clara Golf Club) to the north, consistent with the City Place project as analyzed in the City Place Project EIR. The right-of-way on Calle de Luna would be widened to accommodate suitable lane configurations and sidewalks. An extension of Calle del Sol within the Specific Plan area, from Calle de Luna to Calle del Mundo, will be studied in the Specific Plan to provide an additional north/south connection, but its location is not yet finally determined. Other intersection and roadway segments are to receive improvements based upon the City Place EIR traffic analysis. The plan would include approximately 10 acres of parks, urban open spaces and paseos. Connections from planned open space areas and pathways to the adjacent City Place development and levee along the Guadalupe River are proposed. The plan also includes the possible culverting of the drainage ditch in a public easement on private property at the toe of the Guadalupe River levee.

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

The EIR will identify the significant environmental effects anticipated to result from buildout of the proposed Specific Plan. The EIR will include the following specific environmental categories as related to the proposed project:

#### ***1. Aesthetics***

Visual issues resulting from implementation of the proposed project would include any significant adverse impacts resulting from building mass, height, lighting, and possible glare to adjacent land uses. The EIR will also evaluate the project's visual compatibility with adjacent properties, including existing and approved development, and effects on views from designated scenic routes. Mitigation measures will be identified, as appropriate, according to applicable landscaping, architecture, and design review standards (including any proposed design guidelines included in the draft Tasman East Specific Plan) of the City of Santa Clara. The significance of project aesthetic impacts will also be analyzed for their conformance to Public Resources Code 21099.

## 2. *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 during the operational and construction phases of the project. Temporary construction related impacts such as construction vehicle exhaust and airborne particulates (i.e., dust) will also be discussed. Primary air quality issues involve the consistency of the Plan with the 2010 Clean Air Plan and the effects of air pollutant sources upon sensitive receptors. Mitigation measures will be identified for significant impacts, as warranted.

## 3. *Biological Resources*

The biological resources analysis will describe existing biological conditions and any sensitive biological resources, such as potentially regulated habitats (e.g., wetlands) and special-status species, which may occur in the Specific Plan area. The EIR will also describe the impacts of the project on biological resources, including the potential for project implementation to result in increased bird strikes, resource agency permitting requirements, and mitigation measures that would be necessary to reduce significant impacts to less-than-significant levels.

## 4. *Cultural Resources*

The EIR will include a discussion of potential impacts to cultural resource that could result from the Specific Plan. The potential for implementation of the Specific Plan to impact archaeological resources and tribal cultural resources, in accordance with AB 52, will be identified. None of the existing buildings within the Tasman East Specific Plan area are listed by the City as historic resources. Based on their age (less than 50 years old), none of the buildings on-site appear to require further analysis for historical significance. Appropriate mitigation measures will be identified and implemented, in the event cultural resources, including subsurface resources, are encountered during project construction.

## 5. *Geology and Soils*

The existing geologic and soil conditions in the Specific Plan area will be described in the EIR based on available information. The EIR will describe the impacts to persons or property likely to result from implementation of the proposed Specific Plan and the existing geologic (including seismic) conditions in the area. Mitigation measures for significant impacts will be identified, as appropriate.

## 6. *Greenhouse Gas Emissions/Energy*

The EIR will evaluate the project's greenhouse gas (GHG) emissions, in conformance with the methodology of the Bay Area Air Quality Management District and the Climate Action Plan of the City of Santa Clara. The project GHG emissions will also be analyzed relative to Senate Bill 32 standards. Project design measures to reduce energy use and GHG emissions will be discussed. Mitigation measures will be identified for significant impacts, as warranted.

The EIR will also discuss the amount of energy (i.e., electricity, natural gas, and gasoline use) the project would consume. The EIR will describe any measures included in the Specific Plan to conserve energy, such as policies requiring the use of photovoltaic panels and green roofs. The EIR will evaluate the project's conformance with the California Green Building Code and the Santa Clara Climate Action Plan. Mitigation measures for significant energy impacts will be identified, as appropriate.

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

The EIR will evaluate the potential for hazardous materials contamination within and near the Plan area. To the north of the project site, the current Santa Clara Golf Club is a former City landfill site. Based on this and other available public information, the EIR will evaluate the sites' hydrogeology, including depth to groundwater and flow direction. The EIR will identify past or present activities that may have, or could, cause significant contamination. Mitigation measures for significant impacts will be identified, as appropriate.

#### *8. Hydrology and Water Quality*

The EIR will evaluate hydrology and water quality impacts at the site. The currently effective (February 19, 2014) Digital Flood Insurance Rate Map (DFIRM) for Santa Clara County shows the Tasman East Specific Plan area to be subject to shallow 100-year flooding. This Special Flood Hazard Area designation was made as part of the Lower Guadalupe River Flood Protection Project completed by the U.S. Army Corps of Engineers and Santa Clara Valley Water District. The EIR will identify the maximum increase in flood elevation resulting from buildout of the Specific Plan to determine flooding impacts.

The EIR will also discuss water quality impacts of redevelopment activities within the Specific Plan area. The information will include existing and future (with project) areas of pervious and impervious surfaces and proposed stormwater control measures consistent with Low Impact Development requirements of the Regional Water Quality Control Board Municipal Regional Stormwater Permit. The EIR will discuss the preliminary stormwater management plan for the Specific Plan area. Mitigation measures for significant impacts will be identified, as appropriate.

#### *9. Land Use*

The site is not within, but is adjacent to the Bayshore North Project Enhancement Authority area (former Bayshore North Redevelopment Plan area). The EIR will describe the existing land uses within, and in the vicinity of, the proposed Specific Plan area, and will discuss the project's conformance with relevant land use plans, policies, and regulations, including the General Plan and Comprehensive Land Use Plan (CLUP) for the environs of San Jose Mineta International Airport. The EIR will discuss the project's consistency with the CLUP policies regarding noise compatibility, safety compatibility, and airspace protection.

The EIR will describe the anticipated future Specific Plan development's height, mass, scale and setback in relation to the surrounding development and evaluate whether the project would divide an established community. This section of the EIR will also address the project's impact on

agricultural and forestry resources, population and housing, and mineral resources. Mitigation measures for significant impacts will be identified, as appropriate.

#### *10. Noise and Vibration*

The EIR will describe the existing noise conditions in the project area and address noise impacts from the project. The existing noise environment will be quantified through a noise monitoring survey which will include both short-term and long-term measurements.

The noise and land use compatibility of sensitive uses proposed as part the Specific Plan will be assessed by adjusting existing noise data based on future traffic noise level projections. The EIR will evaluate the Specific Plan to identify noise conflicts with existing or proposed uses in the vicinity, including Levi's Stadium. The impact assessment will also evaluate the potential noise impacts resulting from the Specific Plan project over a temporary and permanent basis. The EIR will evaluate the potential for any offsite noise impacts associated with the project (for example, construction noise impacts on existing residences or the potential for increased traffic noise levels along the common streets serving the plan area). Noise impacts would be assessed with respect to applicable City policies and appropriate CEQA significance criteria. Vibration produced by future construction activities and adjacent rail sources will be evaluated with respect to applicable guidance. Mitigation measures would be developed to reduce significant noise or vibration impacts resulting from the project.

#### *11. Public Facilities and Services*

The existing public facilities serving the proposed Specific Plan area will be discussed in the EIR. The capacity of the service providers to serve the Specific Plan development and the potential need for new facilities needed to meet City of Santa Clara service level goals will be addressed. Mitigation measures will be identified to reduce significant impacts to a less than significant level.

#### *12. Transportation*

Based on the City of Santa Clara's requirements, the Transportation Impact Analysis (TIA) will focus on the operations of key intersections and freeway segments in the vicinity of the Specific Plan area. The study will include an analysis of AM and PM peak hour traffic conditions using the City's significance criteria as well as the criteria used by other jurisdictions for that agency's facilities. The project's impact on pedestrian, bicycle, and transit services and the potential for the project to reduce vehicles miles travelled (VMT) will also be discussed in the EIR. Mitigation measures for significant impacts will be identified, as appropriate.

#### *13. Utilities and Service Systems*

The EIR will describe the existing sanitary sewer, storm drain, water, and solid waste services in the project area. The EIR will address impacts to these services, specifically as they relate to infrastructure requirements, facilities, and capacity. The EIR will include an analysis of any potential impacts from off-site improvements. The EIR will also include a water supply

assessment per California State Senate Bill 610. Mitigation measures for significant impacts will be identified, as appropriate.

*14. Cumulative Impacts*

The EIR will include an analysis of cumulative impacts which will address the potentially significant cumulative impacts of the project when considered with other past, present, and reasonably foreseeable probable future projects in the area including City Place. Mitigation measures will be identified for significant cumulative impacts, as warranted.

*15. Alternatives*

The EIR will evaluate alternatives to the project that would reduce significant impacts, while still achieving the primary objectives of the project. The alternatives analysis is anticipated to include a Reduced Density Alternative, and an alternative location using one of the City's General Plan Phase II focus areas for comparison, in addition to the "No Project" alternative required by CEQA.

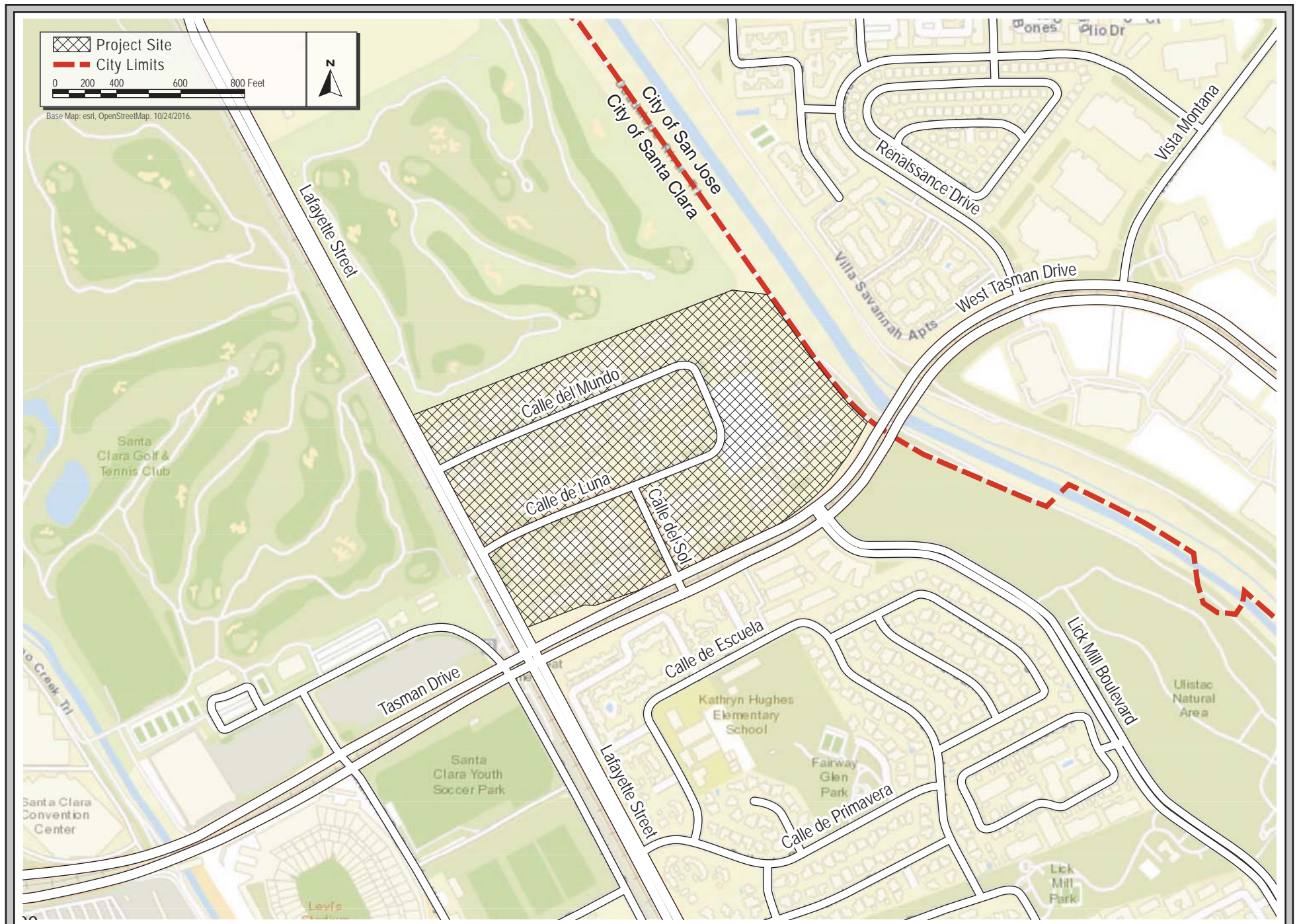
*16. Other Required Sections*

The EIR will also include other sections required by CEQA including: Significant and Unavoidable Impacts, Growth Inducing Impacts, and Significant Irreversible Environmental Changes.









VICINITY MAP

FIGURE 2