



# NOTICE

## NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE GATEWAY CROSSINGS PROJECT

Project Applicant: TOD Brokaw, LLC

File Nos. PLN2016-12318, PLN2016-12321, PLN2017-12481 and CEQ2016-01025

**February 21, 2017**

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**To:** State Clearinghouse, Responsible Agencies, Other Public Agencies, Interested Individuals, Interested Organizations, and the County Clerk of Santa Clara

**From:** City of Santa Clara  
Community Development, Planning Division  
1500 Warburton Avenue, Santa Clara, CA 95050

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Notice is hereby given that the City of Santa Clara, as the Lead Agency, will prepare an Environmental Impact Report (EIR) for the Gateway Crossings project. This Notice of Preparation (NOP) has been prepared in compliance with California Environmental Quality Act (CEQA) Guidelines §15082. The purpose of this NOP is to solicit comments from the public and public agencies on the scope and content of the EIR for the project.

The City has determined that the project could result in potentially significant impacts and, therefore, an EIR is required. An EIR is a detailed statement prepared under CEQA describing and analyzing the significant environmental effects of a project and discussing ways to mitigate or avoid the effects. Consistent with CEQA Guidelines §15206, the project is considered of statewide, regional, or areawide significance.

Members of the public and public agencies are invited to provide comments on the scope and content of the EIR to the City. The City would like to know the views of your agency as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency may use the EIR prepared by the City when considering your permits or other approvals for the project.

Due to the time limits mandated by State law, your response **must be sent** at the earliest possible date, but **no later than** the close of the 30-day NOP review period on **March 23, 2017 by 5:00 PM**. Please send your response to:

City of Santa Clara, Community Development Department  
Attention: Debby Fernandez  
1500 Warburton Avenue  
Santa Clara, CA 95050  
[dfernandez@santaclaraca.gov](mailto:dfernandez@santaclaraca.gov)

If you submit comments on the scope and content of the EIR, you will automatically be added to the City's distribution list for future notices and information about the environmental review process for the project.

In addition, the City will hold a Public EIR Scoping Meeting to receive comments regarding the scope and content of the EIR on March 16, 2017 at 6:00 PM at City Hall in the Council Chambers located at 1500 Warburton Avenue. Members of the public and public agencies are welcome to attend.

The proposed project, its location, and potential environmental effects are described on the following pages.

## **INTRODUCTION**

The purpose of an EIR is to inform decision makers and the general public of the environmental effects of a proposed project. The EIR process is intended to: provide environmental information sufficient to evaluate a project and its potential for significant impacts on the environment; examine methods of reducing adverse environmental impacts; and consider alternatives to the project. Upon finding the EIR is complete and in compliance with CEQA, the City Council will consider certification of the EIR at a public hearing and may take action on the proposed project.

## **PROJECT LOCATION**

The approximately 24-acre project site (Assessor's Parcel Numbers 230-46-069 and 230-46-070) is located at the southwest corner of Coleman Avenue and Brokaw Road.<sup>1</sup> Most of the project site is located in the City of Santa Clara, with the tip of the southeast corner in the City of San José. The project site was previously developed with several industrial/office buildings totaling approximately 272,840 square feet, which were recently demolished. Currently, the site is undeveloped. Regional and vicinity maps of the project site are shown on Figures 1 and 2.

The project site is bounded by Brokaw Road and commercial uses to the north, Coleman Avenue and commercial and industrial uses to the east, a parking lot and undeveloped land to the south, and a storage area and railroad tracks to the west. An aerial photograph with surrounding land uses is shown on Figure 3.

The project site is part of a larger 244-acre area designated as the *Santa Clara Station Focus Area* in the City's General Plan. The Santa Clara Station Focus Area includes land on both the west and east side of the railroad tracks and is generally bound by De La Cruz Boulevard, Reed Street, and Martin Avenue to the north and northeast, and Franklin Street and El Camino Real to the south and southwest (see Figure 2). At the center of this area is the existing Santa Clara Transit Station, which is served by Caltrain, Altamont Commuter Express, Capital Corridor, and Valley Transportation Authority bus service. The Transit Station will ultimately include the Bay Area Rapid Transit terminus of the planned Fremont, San José, and Santa Clara extension.

The Santa Clara Station Focus Area is envisioned to be a new gateway into the City with office, hotel, retail, and high-density residential uses that maximizes the use of existing and planned transit and provides for improved pedestrian, bicycle, and transit connections. Pedestrian and bicycle circulation is a priority within the Santa Clara Station Focus Area, with transit and vehicular access a priority for access to the Station.

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<sup>1</sup> For ease of reference, this document assumes Brokaw Road is north of the site and Coleman Avenue is east of the site.

## PROJECT DESCRIPTION

The project requires a General Plan Amendment to change the land use designation on the site to allow residential development at 51 to 100 dwelling units per acre in conjunction with a minimum commercial floor area ratio of 0.20; an amendment to the General Plan Land Use Map for the Santa Clara Station Focus Area to reflect the General Plan change; a rezoning of the project site; and a Zoning Code text amendment to add a new zoning designation to facilitate the development of the land uses and building types contemplated for the project site. The project also includes a Vesting Tentative Parcel Map and Development Agreement. The project would develop one of two options at the project site:

- **Option 1:** Up to 1,400 residential dwelling units and up to 215,000 square feet of commercial uses, or
- **Option 2:** Up to 1,600 residential dwelling units and up to 215,000 square feet of commercial uses.

The proposed maximum building height on the site under both options is 145 feet and subject to the Federal Aviation Administration regulation Part 77 height restrictions. The project may also include a new traffic signal on Coleman Avenue.

## ENVIRONMENTAL EFFECTS OF THE PROJECT

The EIR will describe the existing environmental conditions on the project site and will identify the significant effects on the environment (“impacts”) anticipated to result from implementation of the project. Where potentially significant impacts are identified, the EIR will identify mitigation measures to avoid or reduce those impacts, as feasible. The EIR will also discuss a reasonable range of alternatives to the project that could reasonably attain most of the basic objectives of the project and would avoid or substantially lessen any of the significant environmental impacts (CEQA Guidelines §15126.6(a)). The EIR will analyze the project’s significant environmental impacts in the topic areas described below.

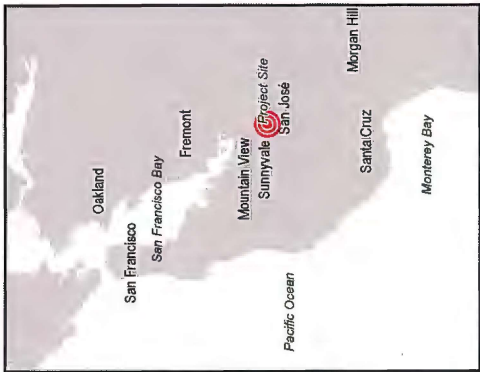
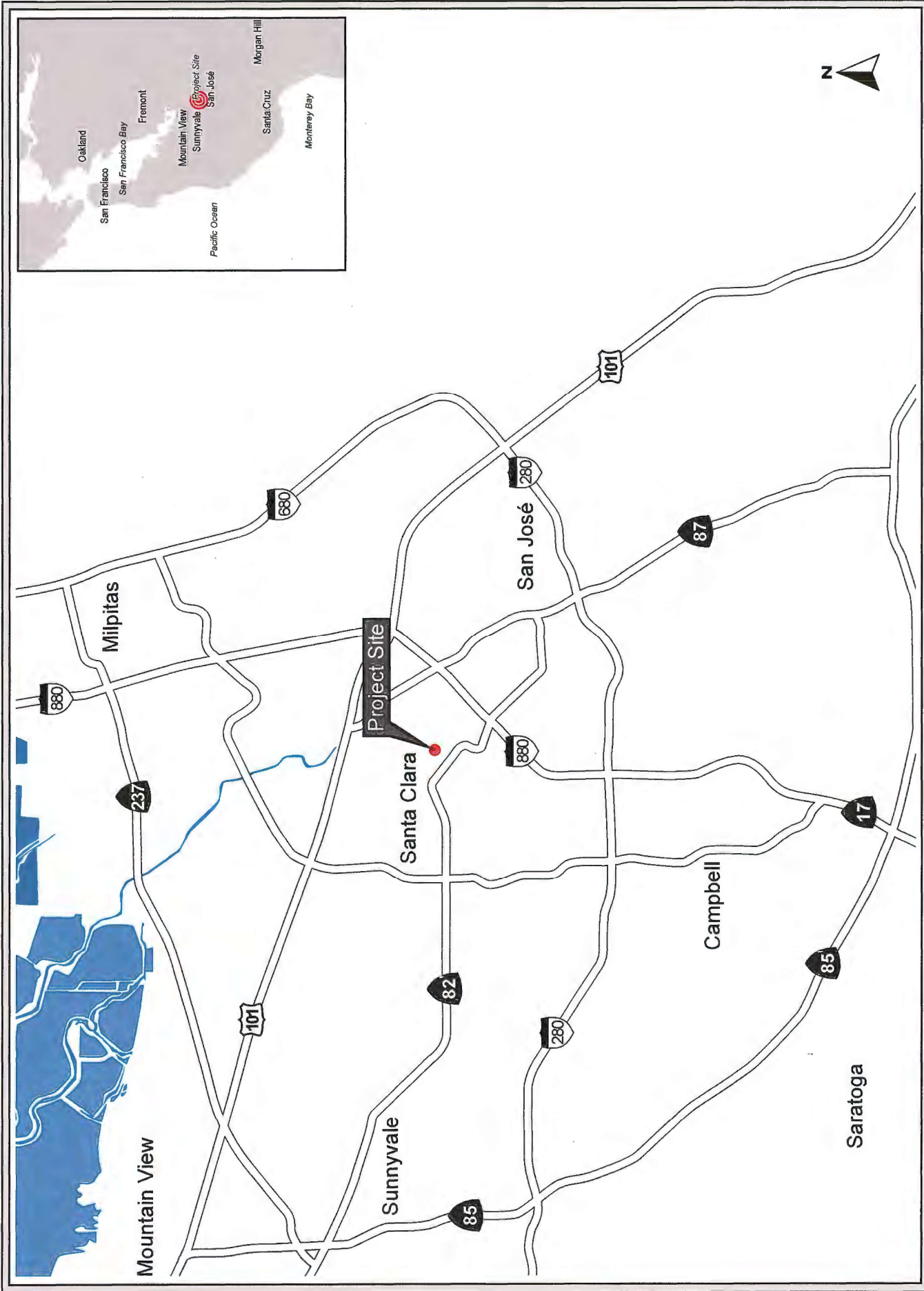
- **Aesthetics** – The EIR will describe the existing visual character of the project area and the projected changes resulting from implementation of the project. Visual impacts resulting from the proposed project could include significant adverse environmental effects resulting from building mass and height, lighting, and possible glare to adjacent land uses.
- **Agricultural and Forestry Resources** –The project site is located in an urban and developed area. The project site is not used for agricultural or forestry uses. The EIR will discuss the project’s impact on existing farmland, forest land, and timberland.
- **Air Quality** – The EIR will describe the regional air quality conditions of the San Francisco Bay Area and will evaluate air quality impacts from the project, in conformance with the criteria identified by the Bay Area Air Quality Management District. The project’s consistency with the 2010 Bay Area Clean Air Plan will also be discussed.
- **Biological Resources** – The EIR will describe the existing biological resources onsite and discuss if the project would have a substantial adverse impact on special-status species,

sensitive habitat (including wetlands), wildlife movement, or native wildlife nursery sites. The EIR will also discuss if the project conflicts with local policies or ordinances protecting biological resources.

- **Cultural Resources** – The project site is currently undeveloped; there are no structures onsite. The EIR will describe the potential for cultural resources onsite and discuss if the project would result in significant impacts to unknown, buried historical resources, archaeological resources, paleontological resources, unique geologic features, and human remains.
- **Energy** – The EIR will examine the potential for the project to result in excessive or inefficient use of energy and will discuss the energy conservation measures included in the project.
- **Geology and Soils** – The existing geologic and soil conditions at the project site will be described in the EIR. The EIR will discuss if the project would exacerbate geological and soil conditions that could result in significant offsite impacts.
- **Greenhouse Gas Emissions** – The EIR will discuss the project’s consistency and conformance with applicable plans, policies, and/or regulations adopted for the purpose of reducing greenhouse gas emissions, including the City’s Climate Action Plan, and assess whether the project’s greenhouse gas emissions would have a significant impact on the environment.
- **Hazards and Hazardous Materials** – The EIR will evaluate the potential for hazardous materials contamination on and near the project site which could be affected by project construction (including grading and excavation activities). In addition, the EIR will discuss if the project would conflict with the Airport’s Comprehensive Land Use Plan and result in a safety hazard for people residing or working in the project area.
- **Hydrology and Water Quality** – The EIR will describe the existing hydrologic and drainage conditions (including flooding) at the project site, as well as any changes in site drainage and hydrological conditions resulting from the implementation of the proposed project. Water quality impacts during and post-project construction will also be addressed.
- **Land Use and Planning** – The EIR will describe the existing land uses on and adjacent to the project site, and discuss the project’s conformance with relevant land use plans, policies, and regulations including the City’s General Plan and Zoning Ordinance. The EIR will evaluate the proposed land use changes and the relationship between the proposed uses and existing development in the area. Land use conflicts between the proposed uses and existing, surrounding uses will be identified.
- **Mineral Resources** – The EIR will describe if the project would result in the loss of availability of a known mineral resource or locally-important mineral resource recovery site.
- **Noise and Vibration** – The project site is subject to several sources of urban noise and vibration including vehicular traffic, aircraft, and railroad passbys. The EIR will describe the

existing noise and vibration conditions in the project area and will address noise and vibration impacts from the project (including noise from project-generated traffic and project construction).

- **Population and Housing** – The project site is currently undeveloped and the proposed project includes new housing (as well as commercial uses) onsite. The EIR will discuss if the project would induce substantial population growth in the area, displace substantial numbers of existing housing units, or displace a substantial number of residents.
- **Public Services** – The EIR will discuss the availability of public services (e.g., fire and police protection, schools, and parks and recreational facilities) in the project area and the potential for the project to require the expansion or construction of those facilities.
- **Transportation** – The EIR will describe the existing transportation network serving the project site and will evaluate the traffic impacts resulting from the proposed project (including impacts to intersection and freeway segment levels of service, as well as transit, bicycle, and pedestrian facilities).
- **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 the ability and capacity of the existing utilities in the project area to serve the project.
- **Cumulative Impacts** – The EIR will evaluate the significant cumulative impacts of the project when considered with other past, present, and reasonably foreseeable future projects in the development area and discuss if the project's contribution is cumulatively considerable.



REGIONAL MAP

FIGURE 1

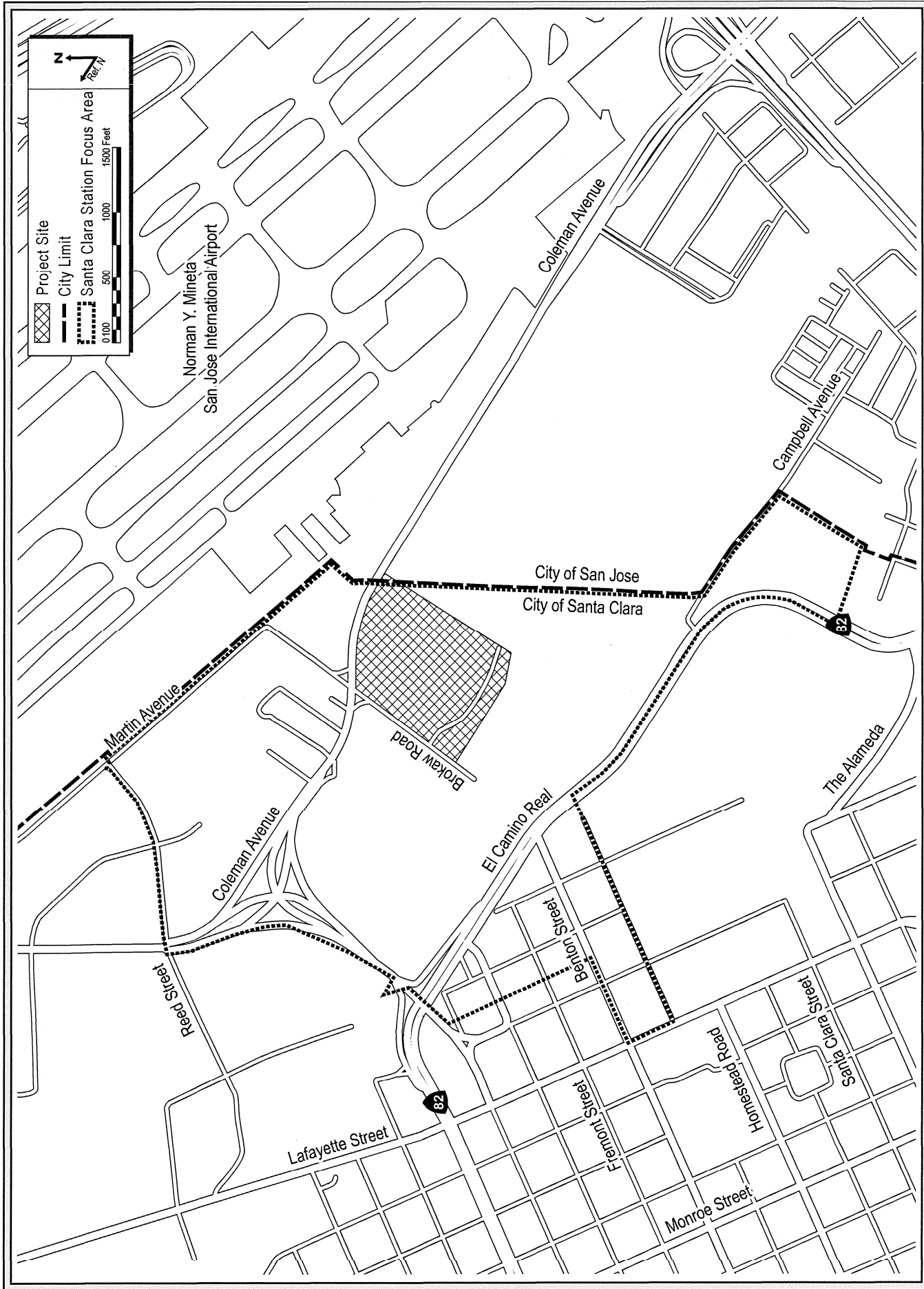


FIGURE 2

VICINITY MAP





FIGURE 3

AERIAL PHOTOGRAPH AND SURROUNDING LAND USES