

**NOTICE OF PREPARATION OF A
SUBSEQUENT ENVIRONMENTAL IMPACT REPORT FOR
THE TASMAN EAST SPECIFIC PLAN PROJECT**

Date of Distribution: July 6, 2022

FILE NO.: PLN22-00359

As the Lead Agency, the City of Santa Clara will prepare a Subsequent Environmental Impact Report (SEIR) for the above-referenced project and would like your views regarding the scope and content of the environmental information to be addressed in the SEIR. This SEIR 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 SEIR 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:

City of Santa Clara
Attn: John Davidson, Principal Planner
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Email: jdavidson@santaclaraca.gov



John Davidson, Principal Planner for
Andrew Crabtree
Director of Community Development

Date: July 6, 2022

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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.

Per California Environmental Quality Act (CEQA) Guidelines Section 15162, 15163, and 15164, when an EIR has been certified for a project, no Subsequent EIR (SEIR) shall be prepared for that project unless the lead agency determines that substantial changes to the project or circumstances under which the project is undertaken would result in new or greater significant impacts than previously disclosed in the certified Tasman East Specific Plan (Specific Plan) Final EIR (FEIR) (SCH # 2016122027). The Specific Plan FEIR analyzed the development of up to 4,500 dwelling units, approximately 106,000 square feet of retail space (including a 25,000 square foot grocery store), and a 600-student school. Since the certification of the Specific Plan FEIR, the City of Santa Clara has identified minor modifications to the Specific Plan to facilitate pedestrian and bicycle movement through the plan area. Specifically, the northern extension of Calle Del Sol (between Calle De Luna and Calle Del Mundo) will be designed as a pedestrian and bicycle paseo. A public easement will be provided through four properties to facilitate a privately owned public open space to be developed incrementally in conjunction with the development of each affected property and an additional setback will be required at the Primavera Pump Station to allow for continued operation and enclosure of the pump station.

To date, the City of Santa Clara has received development applications for approximately 4,000 dwelling units. There are approximately 12 acres remaining within the Specific Plan area that could be redeveloped. As a result, the City of Santa Clara is proposing to modify the Specific Plan to accommodate an additional 1,500 dwelling units, approximately 20,000 square feet of retail, 20,000 square feet of co-working space, and a 10,000-square foot daycare. Modifications to the Specific Plan may have significant impacts on air quality, greenhouse gas emissions, noise and vibration, transportation, tribal cultural resources, and wildfire; therefore, an SEIR will be prepared.

The SEIR will be prepared and processed in accordance with the California Environmental Quality Act (CEQA) of 1970, as amended. The SEIR will address the significant or potentially significant effects of the proposed project. In accordance with the requirements of CEQA, the SEIR 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.

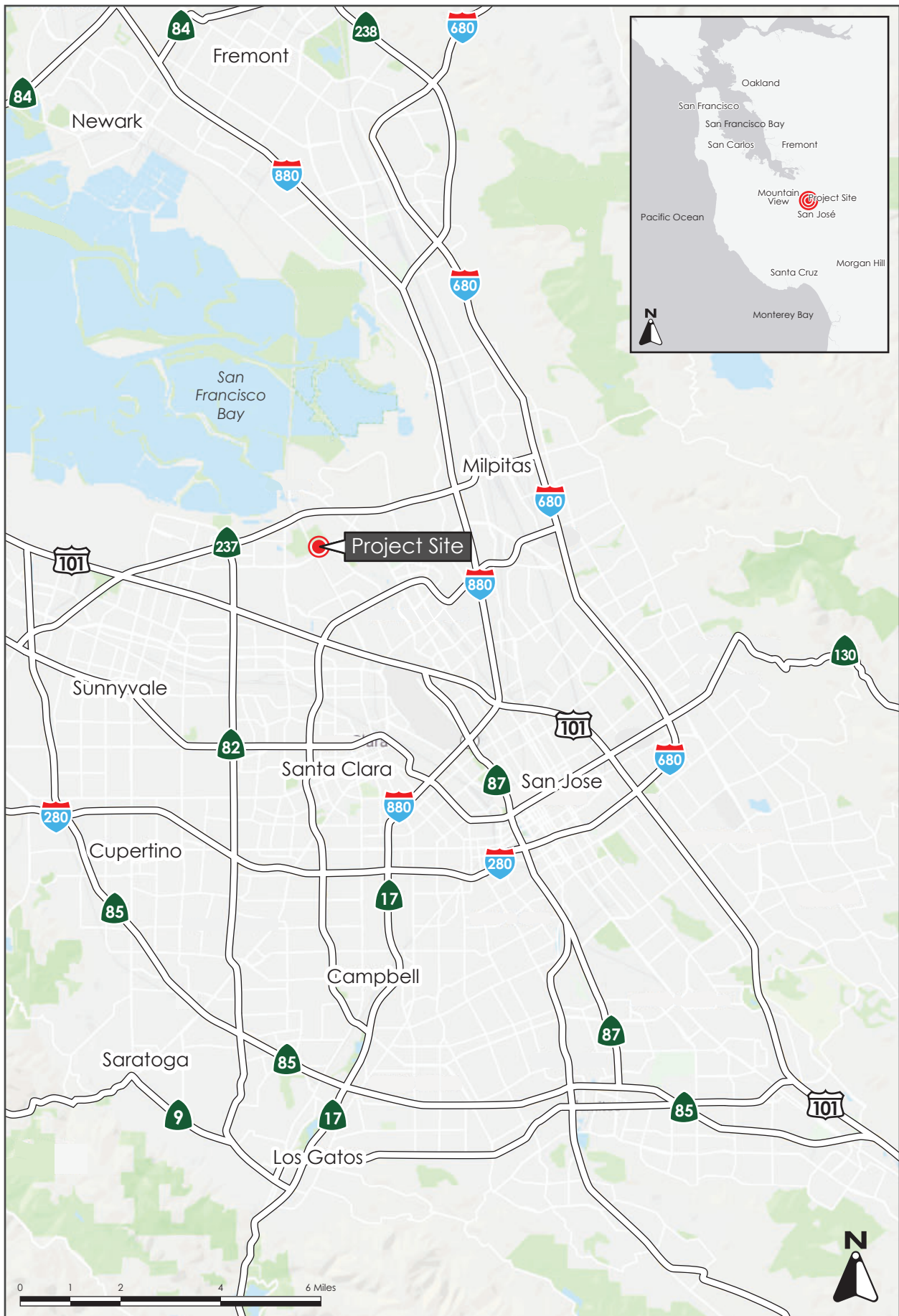
Project Location

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 former Santa Clara Golf & Tennis Club to the north, and Lafayette Street to the west (refer to Figures 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 with approximately 4.6 acres of public right-of-way.

Project Description

The Specific Plan FEIR was approved on November 13, 2018, which analyzed the development of up to 4,500 dwelling units, approximately 106,000 square feet of retail space (including a 25,000 square foot grocery store), 10 acres of non-contiguous parkland open space, paseos, and private open space, as well as a 600-student school. The Specific Plan created a framework for the development of a high density transit-oriented neighborhood, along with supportive retail services. The Specific Plan identified allowed uses, densities, height limits and design criteria allowed within the Specific Plan area. Connections to the existing Guadalupe River trail, potential locations for parkland, and strategies for better access to transit was also identified in the certified Specific Plan FEIR.

As mentioned above, there are only 12 acres of land remaining that could be redeveloped within the Specific Plan area. The City of Santa Clara is proposing to modify the Specific Plan to accommodate an additional 1,500 dwelling units, approximately 20,000 square feet of retail, 20,000 square feet of co-working space, and a 10,000 square foot day care. Residential densities in the Specific Plan area would range from a minimum of 60 dwelling units per acre (du/ac) on sites less than one acre in size to a minimum of 100 du/ac for sites larger than one acre. Maximum densities have not yet been determined for individual properties, but the modifications to the Specific Plan would support a maximum of 6,000 units. Buildings in the Specific Plan area would be, at maximum, 220 feet in height. Additional parkland and infrastructure may be included to support the maximum development allowed in the Specific Plan.



REGIONAL MAP

FIGURE 1



VICINITY MAP

FIGURE 2

The physical footprint of the Specific Plan area will not change. Other than the conversion of the northern extension of Calle Del Sol from a two-lane road into a pedestrian and bicycle paseo analyzed in 2020, no additional changes to the roadway network and vehicular connections are proposed.

Potential Environmental Impacts of the Project

The SEIR will utilize the existing information and analysis in the City's General Plan and Specific Plan FEIRs to the extent feasible. The SEIR will identify the significant environmental effects anticipated to result from the proposed modifications to the Specific Plan. The SEIR will focus on the following specific environmental categories as related to the proposed project:

1. Air Quality

The SEIR will address the regional air quality conditions in the Bay Area and discuss the proposed project's construction and operational impacts to local and regional air quality according to the 2017 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. The SEIR will identify existing sources of toxic air contaminants (TACs) and fine particulate matter (PM_{2.5}) in the Specific Plan area and their concentrations. Mitigation measures will be identified for significant impacts, as warranted.

2. Greenhouse Gas Emissions/Energy

The SEIR will evaluate the project's greenhouse gas (GHG) emissions, in conformance with the methodology of BAAQMD and the City of Santa Clara Climate Action Plan (CAP). 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 SEIR will also discuss the amount of energy (i.e., electricity, natural gas, and gasoline use) the project would consume. The SEIR will describe any measures included in the project to conserve energy. The SEIR will evaluate the project's conformance with the California Green Building Code and the CAP. Mitigation measures for significant energy impacts will be identified, as appropriate.

3. Noise and Vibration

The SEIR will describe the existing noise conditions in the project area and address noise impacts from the project. The SEIR will also evaluate the potential for any off-site noise impacts associated with the project (i.e., construction noise impacts on existing residences or the potential for increased traffic noise levels along the common streets serving the Specific 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. Mitigation measures will be developed to reduce significant noise or vibration impacts resulting from the project.

4. *Public Services*

The proposed project would increase the employee and resident population of the City which could result in an increased demand on public services, including schools, police and fire protection, libraries, and recreational facilities. The SEIR will discuss the potential for increased development to result in adverse physical impacts to the public service and facilities. Mitigation measures for significant impacts will be identified, as appropriate.

5. *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 and vehicles miles travelled (VMT). The study will include an analysis of AM and PM peak hour traffic conditions using the City's LOS standards as well as the criteria used by other jurisdictions for that agency's facilities for the purposes of apportioning responsibility for traffic improvements. The SEIR will analyze, at a program-level, impacts from any transportation improvements required for the project. The project's impact on pedestrian, bicycle, and transit services will be discussed in the SEIR. An analysis of VMT resulting from the project will be the basis for determining traffic impacts under CEQA. Mitigation measures for significant impacts will be identified, as appropriate.

6. *Tribal Cultural Resources*

The SEIR will discuss the project's potential for impacts to tribal cultural resources under Assembly Bill 52. Mitigation measures for significant impacts will be identified, as appropriate.

7. *Utilities and Service Systems*

The SEIR will discuss the project's increased demand on utilities and service systems due to the proposed increase in development. The SEIR will address the impacts of the project on utilities and service systems, including the sanitary sewer and storm drainage systems, water supply, and solid waste management. The SEIR will also include a water supply assessment per California State Senate Bill 610. Mitigation measures for significant impacts will be identified, as appropriate.

8. *Wildfire*

Following certification of the Specific Plan FEIR, the California Governor's Office of Planning and Research (OPR) issued a new CEQA checklist on December 28, 2018, which added a new resource section, Wildfire, to the Appendix G checklist. Based on the Fire Hazard Severity Zones Maps, the Specific Plan area is not located within or immediately adjacent to an area of moderate to very high fire hazards.¹ Consistent with the CEQA Guidelines, the SEIR will discuss project impacts on adopted emergency response and evacuation plans and risk due to wildfire. Mitigation measures for significant impacts will be identified, as appropriate.

¹ California Department of Forestry and Fire Protection's Fire and Resource Assessment Program. "FHSZ Viewer." Accessed June 6, 2022. <https://egis.fire.ca.gov/FHSZ/>.

9. *Cumulative Impacts*

The SEIR 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 Related Santa Clara. Mitigation measures will be identified for significant cumulative impacts, as warranted.

10. *Alternatives*

The SEIR will evaluate alternatives to the project that would reduce significant impacts, while still achieving the primary objectives of the project. The SEIR will include a “No Project” alternative and one or more alternative development scenarios depending on the impacts identified. Another alternative that may be discussed include reduced development alternatives. Alternatives discussed will be chosen based on their ability to reduce or avoid identified significant impacts while achieving most of the identified objectives of the proposed project.

11. *Other Required Sections*

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