

**NOTICE OF PREPARATION OF A
DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT
FOR THE 950 MONROE STREET MIXED-USE PROJECT (PLN2020-14457)**

October 2021

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.

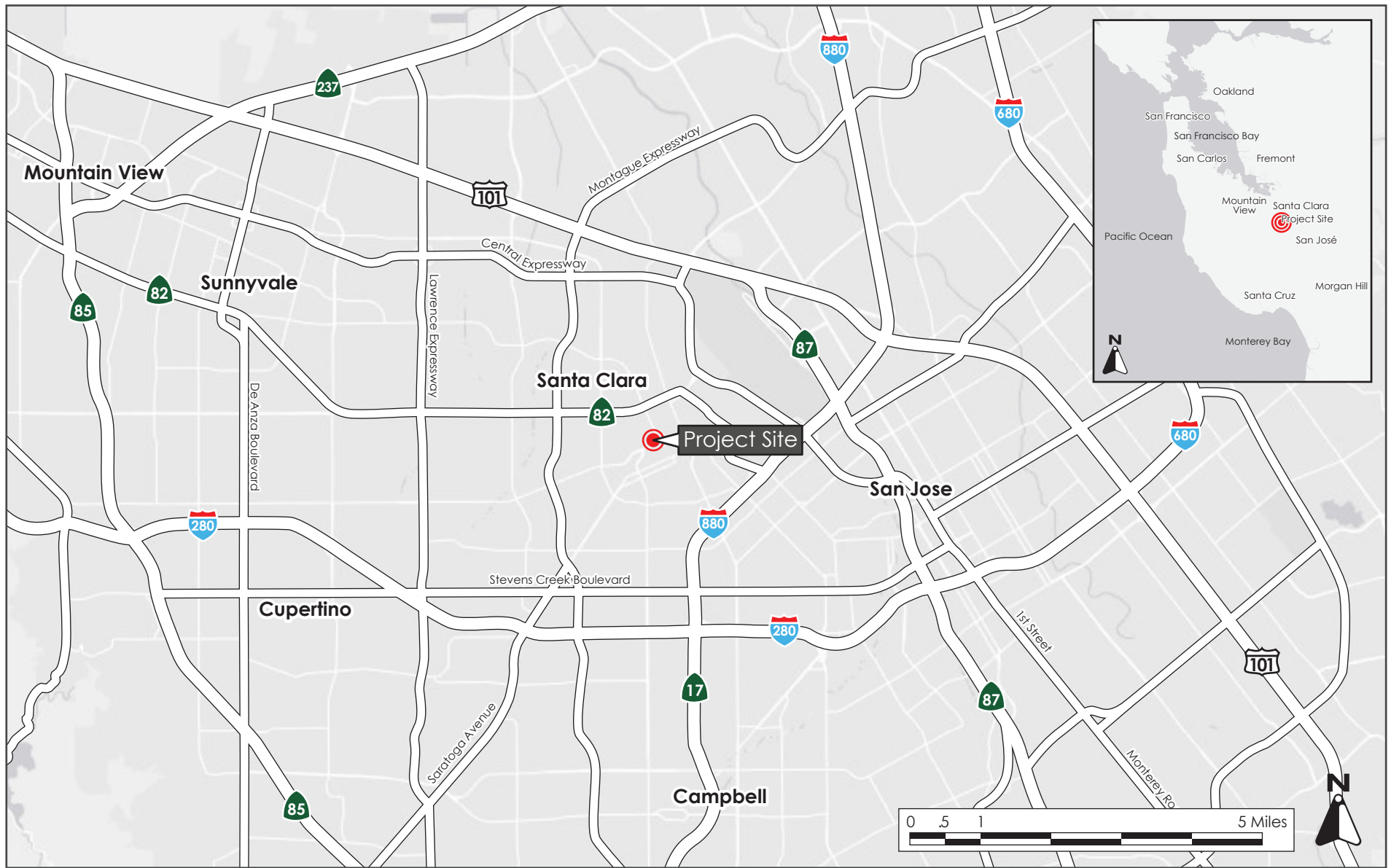
The EIR for the proposed project will be prepared and processed in accordance with the California Environmental Quality Act (CEQA) of 1970, as amended, and the requirements of the City of Santa Clara.

In accordance with Sections 15120 et seq. of the CEQA Guidelines, the EIR will include the following:

- A summary of the project;
- A project description;
- A description of the existing environmental setting, probable 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.

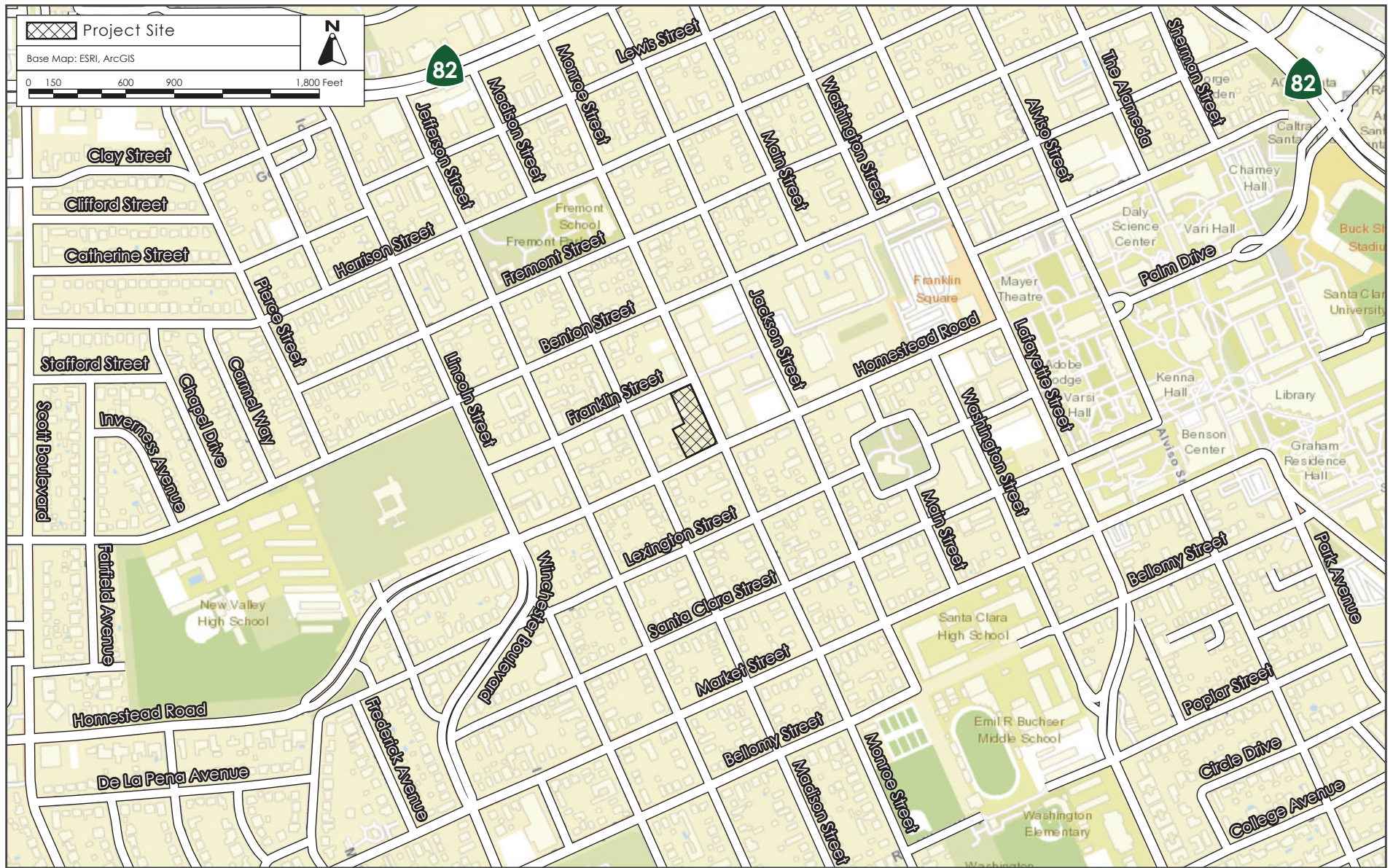
Project Location

The 0.87-acre project site is located at 906-950 Monroe Street and 1341 Homestead Road in the City of Santa Clara and consists of three parcels (Assessor's Parcel Numbers [APN] 269-20-095, -087, -086). The site contains three single-family residences, and their associated outbuildings, and a 6,537 square foot commercial building. The parcels are zoned Historic Combining, General Office, and Community Commercial; and the site is designated as Community Mixed Use in the General Plan. Access for the site is provided by driveways for the single-family residences on Homestead Road and Monroe Street, and parking lot access points for the commercial property along Monroe Street and Franklin Street. See Figures 1-3.



REGIONAL MAP

FIGURE 1



VICINITY MAP

FIGURE 2



AERIAL PHOTOGRAPH AND SURROUNDING LAND USES

FIGURE 3

Project Description

As proposed, the project would demolish the commercial building and residential outbuildings. The residences fronting Monroe Street would be retained on-site. After removing the commercial structure, a six-story mixed-use, 72,000 square foot building would be constructed with up to 53 residential condo units and approximately 2,000 square feet of ground floor retail/restaurant space. Four approximately 1,562 square foot townhomes would be constructed behind the mixed-use building. The project also proposes approximately 3,000 square feet of amenities including outdoor areas, a gym, and other indoor community space for project residents. The structure would be approximately 90 feet tall and would have one basement level for parking which would be accessed from Franklin Street. The project proposes to rezone the site to Planned Development (PD).

Proposed General Plan Text Amendments

The project proposes to amend the Community Mixed Use land use designation in the General Plan and amend Policy 5.1.1-P8 of the General Plan for properties located in the Downtown Focus Area that the General Plan designates Community Mixed Use so that development in the Downtown perimeter would provide for a combination of residential and commercial uses. The inclusion of Very High Density residential land uses would meet the density allowed in the Very High Density residential land use category that the City Council approved in 2016 in conjunction with its adoption of the Lawrence Area Specific Plan. The new policy would be inserted at the end of the Community Mixed Use land use designation on page 12 of the General Plan as follows:

Community Mixed Use

This classification is a combination of the Community Commercial and Medium Density Residential and **Very High Density Residential designations** and is intended to encourage a mix of residential and commercial uses along major streets. Auto-oriented uses are not appropriate in this designation, except under certain circumstances within the El Camino Real Focus Area. Parking should be behind buildings, below-grade or in structures, to ensure that active uses face public streets. Retail, commercial and neighborhood office uses, at a minimum FAR of 0.10, are required in conjunction with residential development between 20 and 36 units per acre.

Within the perimeter of the Downtown Focus Area, allow residential mixed use developments an increase in residential density to a maximum of 70 units per acre on property that meets the following criteria:

- (1) the property is located within 0.25 mile of a fixed route bus service with service intervals no longer than 15 minutes during peak commute hours;**
- (2) the property is designated Community Mixed Use;**
- (3) the development provides ground floor retail uses at the required FAR of 0.10;**
- (4) if the project site is listed on the City's Historic Preservation and Resource Inventory or the California Register of Historical Resources, any development affecting the historically significant structure shall be performed in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties; and**

(5) the project provides for affordable housing through the payment of in-lieu fees and/or includes affordable units.

Policy 5.1.1-P8

Additionally, we understand that the General Plan Focus Area policies anticipate certain timing considerations for the Focus Areas. The Project is located in the Phase III portion of the Downtown Focus Area and would be subject to the following policy:

5.1.1-P8 - Prior to approval of residential development for Phase III in any Future Focus Area, complete a comprehensive plan for each area that specifies:

- Land Uses, with the location of residential, retail, mixed-uses, public facilities, schools and parks.
- Street System, with the location of neighborhood circulation elements, connections to existing roadways, pedestrian and bicycle amenities, and access to alternate transportation modes.
- Community Design, with appropriate design guidelines for private development, public facilities, streetscapes and transitions to adjacent land uses.
- Infrastructure and Utilities, with provisions for sufficient storm drain, sanitary sewer conveyance, wastewater treatment, water, solid waste disposal and energy capacity.
- Public Services, with provisions that new development: does not have adverse impacts on libraries; arts, cultural and community facilities; police services; and fire and life safety services; and avoids impacts on schools and requires mitigation consistent with State regulations.

The following text would be added at the end of this policy to recognize that although the Downtown Precise Plan effort has been underway for many years, the City has yet to release any conceptual plans or environmental documents for its efforts. Due to the Housing Crisis and the City's need to deliver housing opportunities to the Downtown area in a timely manner so that the City is in a position to meet its Regional Housing Needs Assessment targets, the Project includes the following General Plan text amendment at the end of Policy 5.1.1-P8:

During Phase III development located in the Downtown Focus Area, allow property owners to apply for entitlement approvals before the City completes the Downtown Precise Plan for any residential mixed use development projects along the perimeter of the Downtown Focus Area, provided the specific development project meets the following criteria:

- (1) the property is located within 0.25 mile of a fixed route bus service with service intervals no longer than 15 minutes during peak commute hours;**
- (2) the property is designated Community Mixed Use;**
- (3) the development provides ground floor retail uses at the required FAR of 0.10;**
- (4) if the project site is listed on the City's Historic Preservation and Resource Inventory or the California Register of Historical Resources, any development affecting**

the historically significant structure shall be performed in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties; and (5) the project provides for affordable housing through the payment of in-lieu fees and/or includes affordable units.

Required Project Approvals

1. Planned Development Rezoning
2. General Plan Amendment
3. Demolition Permits
4. Building Permits
5. Grading Permits
6. Other Public Works Clearances

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 discuss the project's significant environmental impacts on the topic areas described below.

- **Aesthetics** – The proposed development would demolish the commercial building and some accessory structures on-site. 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.
- **Air Quality** – The EIR will address the regional air quality conditions in the Bay Area and discuss the proposed project's construction and operational emissions impacts to local and regional air quality in accordance with the 2017 Bay Area Air Quality Management District (BAAQMD) CEQA guidelines and thresholds.
- **Biological Resources** – Habitats in the project area are low in species diversity and include predominately urban adapted birds and animals. The EIR will address the loss of trees on-site, within and adjacent to the construction zones. In addition, the EIR will identify and discuss potential biological impacts resulting from construction of the project.
- **Cultural Resources** – This area of Santa Clara is considered a sensitive area for historic resources. The EIR will address the project's potential impacts to historic structures which are eligible City historic structures. The EIR will also address the impacts to known and unknown buried archaeological resources on-site.
- **Energy** – Implementation of the proposed project would 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.

- **Geology** – The project site is located in a liquefaction zone. The EIR will discuss the possible geological impacts associated with seismic activity and the existing soil conditions on the project site.
- **Greenhouse Gas Emissions** – The EIR will address the project’s contribution to regional and global greenhouse gas (GHG) emissions. Proposed design measures to reduce energy consumption, which in turn would reduce GHG emissions, will be discussed.
- **Hazards and Hazardous Materials** – The project area is surrounded by commercial businesses and residences. The EIR will summarize known hazardous materials conditions on and adjacent to the project site and will address the potential for hazardous materials impacts to result from implementation of the proposed project.
- **Hydrology and Water Quality** – Based on the Federal Emergency Management Agency (FEMA) flood insurance rate maps the project site is in Flood Zone X (0.2 annual risk of flood). The EIR will address the effectiveness of the storm drainage system and the project’s effect on storm water quality consistent with the requirements of the Regional Water Quality Control Board (RWQCB).
- **Land Use** – The project site is located within a developed urbanized area of Santa Clara surrounded by residential and commercial land uses. The EIR will describe the existing land uses adjacent to and within the project area. 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 General Plan, zoning code, and compatibility of the proposed and existing land uses in the project area.
- **Noise and Vibration** – Noise levels in the project area are primarily influenced by vehicular noise on Monroe Street, and the surrounding roadways. The EIR will discuss noise that would result from operation of the proposed project, including a discussion of the increase in traffic noise that would result from implementation of the project, and the impact of any noise increase on nearby sensitive receptors. The EIR will also discuss temporary construction noise and vibration. Noise levels will be evaluated for consistency with applicable standards and guidelines in the City of Santa Clara.
- **Public Services** – Implementation of the proposed project would increase the population of the City and it would result in an increased demand on public services, including police and fire protection. The EIR will address the availability of public facilities and services.
- **Transportation** – The EIR will evaluate the project’s transportation impacts pursuant to Senate Bill 743 and the City’s Transportation Analysis Policy. The project’s consistency with programs, plans, ordinances, or policies addressing the circulations system (including transit, roadway, bicycle, and pedestrian facilities) will be discussed in the EIR. The project’s impact on Vehicle Miles Traveled (VMT) will be discussed.
- **Tribal Cultural Resources** – The EIR will discuss the project’s potential for impacts to tribal cultural resources under Assembly Bill 52.

- **Utilities and Service Systems** – Implementation of the proposed project would result in an increased demand on utilities and public facilities compared to existing conditions. The EIR will examine the impacts of the project on public services, including utilities such as sanitary sewer and storm drains, water supply/demand, and solid waste management.
- **Wildfire** – The proposed project is located within a developed area Santa Clara. The EIR will discuss project impacts on wildfire.
- **Cumulative Impacts** – In conformance with CEQA, this section will address the impacts of implementing the project in combination with other past, pending, and reasonably foreseeable future projects. Mitigation and avoidance measures will be identified for significant cumulative impacts, as appropriate.
- **Alternatives to the Project** – Alternatives to the proposed project will be evaluated, including a “No Project” alternative. Other alternatives analyzed will be selected based on their ability to avoid or lessen one or more significant impacts while still meeting most of the basic objectives of the proposed project.

In addition, the EIR will address the project’s impacts on agricultural resources, population and housing, and mineral resources. The EIR will include other sections required by CEQA, including Growth Inducing Impacts, Significant Unavoidable Impacts, Authors and Consultants, References, and Technical Appendices.