



**CITY OF SANTA CLARA**  
**PUBLIC NOTICE OF AVAILABILITY**  
**OF A DRAFT ENVIRONMENTAL IMPACT REPORT**

(Pursuant to Public Resources Code Sections 21092 and 21092.3 and Cal. Code of Regulations Title 14, Sections 15072, 15073 and 15087)

**TO:** Responsible Agencies, Interested Parties, and Organizations

**Purpose of a Draft Environmental Impact Report (DEIR):** This Notice of Availability of a Draft Environmental Report (DEIR) has been prepared for the Santa Clara Gardens Development Project at 90 North Winchester in the City of Santa Clara. This DEIR was prepared in compliance with the California Environmental Quality Act (CEQA) of 1970, as amended through the Public Resources Code, Section 21000 et seq., and the State CEQA Guidelines, California Code of Regulations, Section 15000 et seq. The EIR is a full disclosure, public information document in which the significant environmental impacts of a proposed project are evaluated, feasible measures to mitigate significant environmental effects are identified, and alternatives to the project that can reduce or avoid significant environmental effects are discussed.

**Lead Agency:** The City of Santa Clara is the designated Lead Agency and the State of California Department of General Services (DGS), Asset Planning and Enhancement Branch (APEB), is a Responsible Agency under the California Environmental Quality Act (CEQA). As the property owner, the State of California will assist the City with preparation of an EIR, where necessary. The proposed project involves a set of interrelated actions involving the City and DGS, as well as other Responsible Agencies. Other Responsible Agencies include the City of San Jose, the State of California Department of Toxic Substances Control (DTSC), Santa Clara Valley Water District, and the State of California Regional Water Quality Control Board (RWQCB).

**Project Location:** The project site is located at 90 North Winchester Boulevard in the City of Santa Clara (Exhibit A). The project site is bordered by residences along Forest Avenue to the north, Dorcich Street to the south, and Henry Avenue to the west. Winchester Boulevard is located immediately east of the project site. The Westfield/Valley Fair Shopping Mall and Santana Row (a commercial shopping center) are located along Winchester Boulevard. The City of San Jose incorporated City limit is located along the northern property line of the project site and along Winchester Boulevard.

**Project Description:** The proposed senior housing developer (Santa Clara Methodist Retirement Foundation) and affordable housing developer (Charities Development) would develop a senior housing facility with up to 165 units on approximately 6 acres and the market-rate housing developer (Summerhill Homes) would develop up to 110 single-family housing units on approximately 10 acres and a one acre public park. Actions to be considered include approval of a General Plan Amendment changing the current General Plan designation of the project site from medium density residential/26-36 dwelling units per acre to single family residential attached/9-18 dwelling units per acre, this would allow both attached and detached residential units; a Rezoning adoption from "A" Agricultural to R-3 (Low Density Multiple Dwelling) [18D] for the Senior Housing project and to PD (Planned Development) for the single family residential project ; approval of a Density Bonus for the project to allow various development incentives for an affordable housing project and approval of a Tentative Parcel Map and Tentative Subdivision map for the project to subdivide the property.

**Summary of Significant Environmental Effects:** Significant and Unavoidable Adverse Impacts identified in the Draft EIR include five significant and unavoidable project and cumulative impacts, including: Conversion of Farmland to Non-agricultural Use; Vehicular Site Access and Onsite Circulation Impacts; cumulative impacts to construction-related air quality, cumulative roadway intersection impacts, and cumulative farmland impacts.

**Related Environmental Action:** As a result of pesticide use related to past agricultural practices on the site, some soils have concentrations of arsenic and dieldrin. The DGS has entered into a Voluntary Cleanup Agreement with DTSC. Pursuant to this agreement, DGS prepared a draft Removal Action Workplan (RAW) that identifies necessary remediation activities. This Draft EIR evaluates the actions proposed in the RAW as elements of the project. As a responsible agency, DTSC may use the final EIR to meet CEQA requirements concerning approval of the RAW. Questions/comments related to the RAW should be directed to:

Virginia Lasky, Project Manager  
Department of Toxic Substances Control  
700 Heinz Avenue, Suite 200  
Berkeley, CA 94710

phone no: (510) 540-3829/ e-mail address: [vlasky@dtsc.ca.gov](mailto:vlasky@dtsc.ca.gov)

**Availability of the Documents:** The Draft EIR can be downloaded through the City's website at: [http://www.ci.santa-clara.ca.us/city\\_gov/city\\_gov\\_90nwinchester\\_barec\\_update.html](http://www.ci.santa-clara.ca.us/city_gov/city_gov_90nwinchester_barec_update.html). A complete copy of the DEIR for this project may be reviewed at the following locations:

City of Santa Clara Department of Planning and Inspection (West Wing) 1500 Warburton Avenue Santa Clara, CA 95050 Hours: Monday – Friday, 8:00 AM- 5:00 PM	Santa Clara Central Library 2635 Homestead Road Santa Clara, CA 95051 Hours: Monday and Tuesday 9 AM – 9 PM Wednesday 12 Noon – 9 PM Friday and Saturday 9 AM – 6 PM Sunday 1 PM – 5 PM
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**Public Comment Period:** The public comment period on the DEIR will extend for 45 days, **beginning Thursday, March 9, 2006 and ending Monday, April 24, 2006**. Comments that will be addressed and included in the Final EIR (FEIR) must be submitted in writing on or before the end of the public comment period. Written comments on the Draft EIR should be submitted no later than 5:00 PM on April 24, 2006 to:

Lead Agency: City of Santa Clara Planning Division  
Contact: Gloria Sciara, AICP, Project Manager  
1500 Warburton Avenue  
Santa Clara CA 95050 phone no: (408) 615-2450/ email: [gsciara@ci.santa-clara.ca.us](mailto:gsciara@ci.santa-clara.ca.us)

**Public Meeting Schedule (Tentative):** The City of Santa Clara Planning Commission will hold a public meeting on the DEIR and related development applications. This meeting is anticipated for public hearing on Wednesday, June 28, 2006. Following the conclusion of the Commission hearings, the DEIR and related development applications will be tentatively scheduled for consideration and action by the City Council on Tuesday, July 18, 2006. In addition, during the 45-day public review period, portions of the Environmental Impact Report will be taken to three City Commissions: the Parks & Recreation Commission; the City's Senior Advisory Commission; and the City's Historical & Landmarks Commission for review and comment to the Council on their specific matters of expertise. These Commission meetings are open to the public, but no notices of hearing are prepared for those commissions. Comments, both written and verbal will be accepted and considered during these public meetings and during each phase of the public hearing process. Planning Commission and City Council hearings start at 7:00 pm in the Santa Clara Council Chambers, 1500 Warburton Avenue, Santa Clara. Interested parties should call the Santa Clara Planning Department to confirm meeting agendas, times and dates. Confirmed public hearing dates will be posted on the City's website at: [http://www.ci.santa-clara.ca.us/city\\_gov/city\\_gov\\_90nwinchester\\_barec\\_update.html](http://www.ci.santa-clara.ca.us/city_gov/city_gov_90nwinchester_barec_update.html) or by contacting the Planning Division at (408) 615-2450.

Kevin Riley, AICP Kevin L. Riley Date March 8, 2006  
Director of Planning and Inspection, City of Santa Clara

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CITY OF SANTA CLARA  
PLANNING DIVISION  
1500 WARBURTON AVENUE  
SANTA CLARA, CA 95050

