



CITY OF SANTA CLARA
PUBLIC NOTICE OF AVAILABILITY
OF A RECIRCULATED 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 Recirculated Draft Environmental Impact Report (RDEIR): This Notice of Availability of a Recirculated Draft Environmental Report (RDEIR) has been prepared for the Santa Clara Gardens Development Project at 90 North Winchester in the City of Santa Clara. This RDEIR 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. In March 2006, the City of Santa Clara published the Draft EIR for the Santa Clara Gardens Project. The Draft EIR (DEIR) was circulated for public review and comment for 45 days ending on April 24, 2006. After the close of the public comment period, the City reviewed comments received on the DEIR. Based on comments received, the City determined that additional analysis would be required for comments addressing cumulative transportation impacts. The results of that analysis concluded that the project would result in a new significant and unavoidable impact for which no feasible mitigation is available to reduce this impact to a less-than-significant level (see "Summary of Significant Effects" below). In addition, the City is including additional clarifying information regarding the methodology used for evaluating hazards and hazardous material on the project site. Consistent with the requirements of State CEQA Guidelines Section 15088.5, and based on the additional analysis that evaluated the project's cumulative transportation impacts, the City is recirculating only certain portions of the Draft EIR for review and comment as these are the only sections where significant new information has been included in the EIR (Section 15088.5(c) of the State CEQA Guidelines). The sections of the Draft EIR that are being circulated as part of the RDEIR include: 1.0, Introduction; 3.0, Project Description (no changes to the project has occurred); 4.10 Transportation and Circulation; 5.0, Cumulative Impacts (related to transportation impacts only); 6.0, Other CEQA Sections (related to transportation impacts only); and 7.0, Alternatives to the Proposed Project (related to transportation impacts only); In addition, an introduction to section 4.6, Hazards and Hazardous Materials is included to provide an explanation of background detail to provide clarity regarding the methodology, analyses and decision making in determining the scope, standards and protocol followed for determining remediation activity. However, there are no changes to the evidence or findings of significance in this section.

As required under Section 15087 and 15088.5(d), the City has sent a Notice of Availability to all those persons, groups, and agencies that were on the distribution list for the Draft EIR and to any additional persons, groups, and agencies that have requested information about the EIR since publication of the Draft EIR.

The RDEIR 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 six 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.

Availability of the Documents: The RDEIR can be downloaded through the City's website at: 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 Park 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 RDEIR will extend for 45 days, **beginning Friday July 21, 2006 and ending Monday, September 4, 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 Recirculated Draft EIR should be submitted no later than 5:00 PM on September 4, 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

Public Meeting Schedule:

Meeting dates have not been set at this time, but are anticipated in the fall 2006. Interested parties should contact 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 or by contacting the Planning Division at (408) 615-2450. Notices for public hearings will be mailed to residents in proximity to the project site, and to interested parties and agencies at such time the hearing dates are set.

Kevin Riley, AICP Kevin L. Riley
Director of Planning and Inspection, City of Santa Clara

Date 07.20.06

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

