



COMMUNITY DEVELOPMENT DEPARTMENT

CITY HALL

10300 TORRE AVENUE • CUPERTINO, CA 95014-3255

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NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

VALLCO SHOPPING DISTRICT SPECIFIC PLAN AND  
THE HILLS AT VALLCO PROJECT

Application Nos. EA-2015-06, SPA-2015-02, Z-2015-02, DA-2015-02, DP-2015-06, U-2015-07, TR-2015-58

October 16, 2015

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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 Cupertino, Community Development Department  
10300 Torre Avenue  
Cupertino, CA 95014  
Contact: Piu Ghosh, Senior Planner ([piug@cupertino.org](mailto:piug@cupertino.org), 408-777-3308)

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Notice is hereby given that the City of Cupertino, as the Lead Agency, will prepare an Environmental Impact Report (EIR) for the Vallco Shopping District Specific Plan and The Hills at Vallco project (hereinafter collectively referred to as the “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 **Friday, November 16, 2015 by 4:30 p.m.** You are highly encouraged to email your comments to: [planning@cupertino.org](mailto:planning@cupertino.org). As an alternative, you may submit written comments to the following address:

City of Cupertino, Community Development Department  
Attention: Piu Ghosh, Senior Planner  
10300 Torre Avenue  
Cupertino, CA 95014

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. If you do not wish to submit comments on the scope of the EIR, but would like to receive updates on the project, please sign up to receive e-updates at [www.cupertino.org/vallco](http://www.cupertino.org/vallco) or submit your mailing address to receive mailed notices.

In addition, the City will hold a **Public EIR Scoping Meeting** to receive comments regarding the scope and content of the EIR on **Tuesday, November 10, 2015 at 6:30 p.m.** at the **Cupertino Community Hall** (10350 Torre Avenue, next to the library). 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 Environmental Impact Report (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 the California Environmental Quality Act (CEQA) of 1970, as amended, the City Council will consider certification of the EIR at a public hearing and may take action on the proposed Specific Plan and development project.

## PROJECT LOCATION

The project site/Specific Plan area comprises of approximately 58-acres consisting of multiple parcels (Assessor Parcel Numbers: 316-20-080, -081, -082, -088, -092, -094, -095, -099, -100, -101, -103, -104, -105, -105, and -107) and is located at the intersections of N. Wolfe Road and Stevens Creek Boulevard and N. Wolfe Road and Vallco Parkway in the City of Cupertino. The project site is currently developed with the Vallco Shopping Mall. Regional and vicinity maps of the project site are shown on Figures 1 and 2, respectively.

An aerial photograph of the project site and the surrounding land uses is shown on Figure 3. The surrounding land uses include residential and commercial uses to the west, I-280 to the north (and hotel, residential, and office uses north of I-280), commercial, office, and residential mixed-uses to the east, and commercial uses to the south.

## PROJECT DESCRIPTION

The proposed project consists of two components: 1) the Vallco Shopping District Specific Plan and 2) The Hills at Vallco project. These two components are described below.

- **Vallco Shopping District Specific Plan** – As defined in by State Government Code §65640, a specific plan is a tool for the systematic implementation of the general plan. It establishes a link between implementing policies of the general plan and the individual development proposal(s) in a defined area. The proposed Specific Plan would include text and diagrams which specify all of the following in detail:
  1. The distribution, location, and extent of the mix of land uses, including open space, within the project site. Under the City’s General Plan, a maximum of 1.2 million square feet of commercial uses (minimum 600,000 square feet of retail uses with a maximum of 30% of entertainment uses), 2.0 million square feet of office uses, 339 hotel rooms, and 389 residential dwelling units are allowed in the Vallco Shopping District – which

encompasses the entire Specific Plan area. Pursuant to General Plan Strategy LU-1.2.1, development allocations may be transferred among Planning Areas provided no significant environmental impacts are identified beyond those already studied in the Cupertino Community Vision 2040 Final EIR.

2. The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan;
3. Standards and criteria by which development will proceed, and standards for conservation, development, and utilization of natural resources, where applicable; and
4. A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out points 1-3 above (Government Code §65451(a)).

In addition, the Specific Plan shall include a statement of the relationship of the Specific Plan to the City's General Plan (Government Code §65451(b)).

- **The Hills at Vallco Project** – The development project would encompass approximately 50 acres of the 58-acre Specific Plan area and would implement the proposed Specific Plan. The Hills at Vallco project would result in the redevelopment of the project site with up to 2.0 million square feet of office uses, 625,000 square feet of commercial uses (including retail, entertainment, and civic uses – e.g., a High School Innovation Center and a community center), and 800 residential units (including a mix of market rate, below market rate, and senior age-restricted units). In order to develop more residential units in the Vallco Shopping District area than currently allocated in the General Plan and Housing Element, the project would need to be found consistent with General Plan Strategy LU-1.2.1 and a Conditional Use Permit (CUP) will be required.

Other proposed uses include a 30-acre green roof with public and private open space and recreational areas, two town squares, ancillary uses/amenities for the proposed residential and office uses, a transit center, a central plant, and parking facilities (including underground, structured, and surface parking).

The development project may also include off-site improvements such as a new intersection on Wolfe Road, improvements to existing intersections on Wolfe Road, contribution to an improved Interstate 280/Wolfe Road interchange, extension of recycled water infrastructure to the site, upgraded water and sewer lines (as needed), redevelopment of existing elementary school district facilities, and improvements to Collins Elementary School.

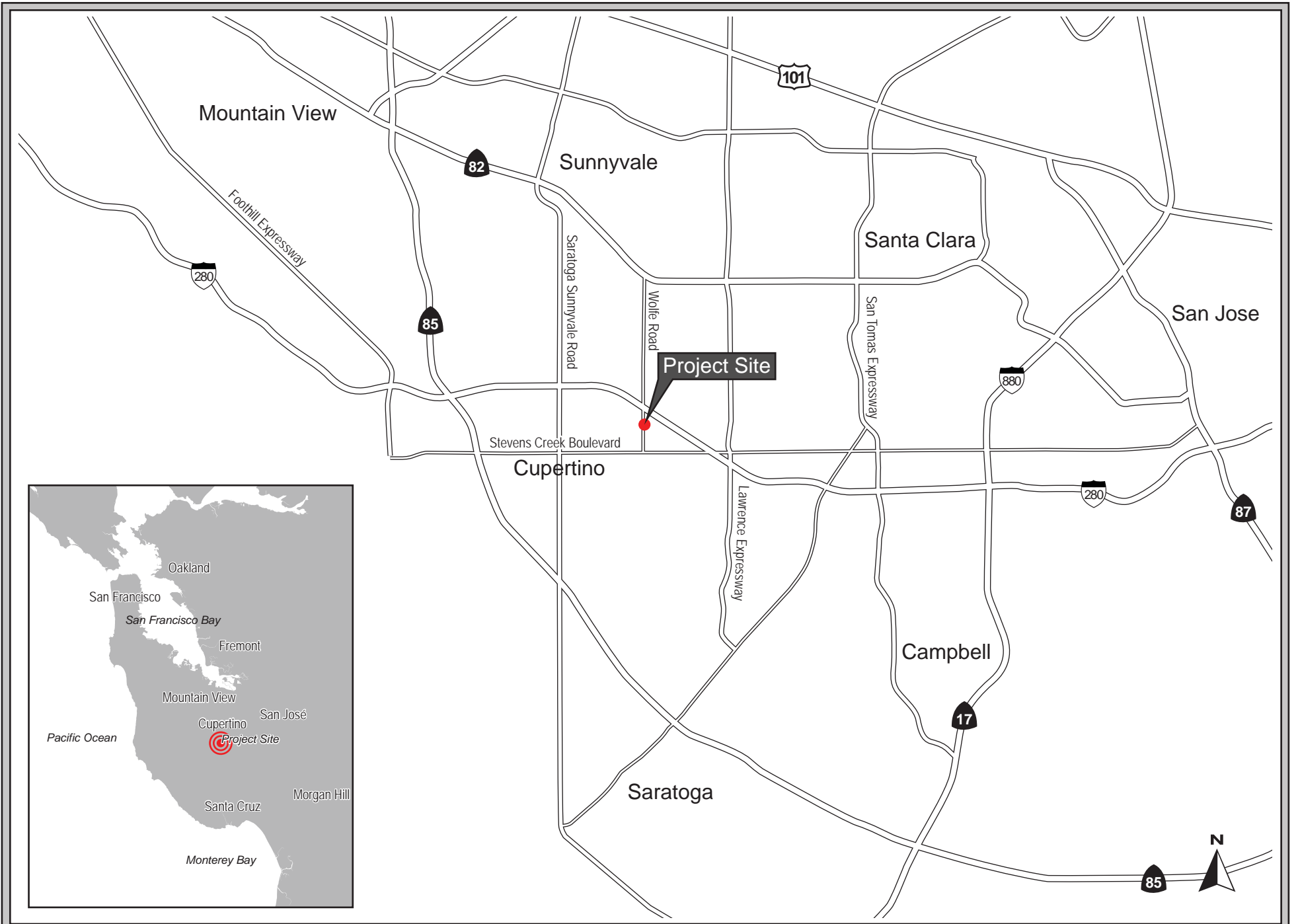
## ENVIRONMENTAL EFFECTS OF THE PROJECT

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 environmental 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 discuss the project’s significant environmental impacts in the topic areas described below.

- **Aesthetics** – The EIR will describe the existing visual character of the site area and the projected changes resulting from implementation of the project. Visual impacts resulting from the proposed project would include any significant adverse environmental effects resulting from building mass and height, lighting, and possible glare to adjacent land uses.
- **Air Quality** – The EIR will describe the regional air quality conditions of the San Francisco Bay Area and will evaluate air quality impacts to and 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** – Given the urban and developed nature of the project site, the primary biological resources on-site are existing trees. The EIR will evaluate the project’s impact on biological resources, such as removal of trees and impacts on nesting birds that may be present.
- **Cultural Resources** – The project site is designated a City of Cupertino Community Landmark (Cultural Resource Site 68) in the City’s Community Vision 2040. The EIR will evaluate the potential for the project to impact historic, as well as pre-historic, resources on-site.
- **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. The EIR will also describe the proposed central plant on-site.
- **Geology and Soils** – The existing geologic and soil conditions at the project site will be described in the EIR. The EIR will evaluate impacts to persons or property likely to result from the existing geologic conditions, including seismic and seismic-related hazards.

- **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 site demolition, grading, or excavation. The EIR will discuss the potential for hazardous material contamination to impact construction workers or future occupants at the site.
- **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 Specific Plan and development project. Water quality impacts during and post-project construction will also be addressed.
- **Land Use** – 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 to existing development in the area. Any land use conflicts between the proposed uses and existing, surrounding uses will be identified. This section of the EIR will also address the project’s impact on agricultural and forestry resources, population and housing, and mineral resources.
- **Noise and Vibration** – The existing, predominant noise sources in the project vicinity are traffic on I-280, Stevens Creek Boulevard, and Wolfe Road. The EIR will describe the existing noise conditions in the project area and will address noise and vibration impacts to and from the project (including noise from project-generated traffic and project demolition/construction).
- **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. The proposed off-site school improvements will also be discussed.

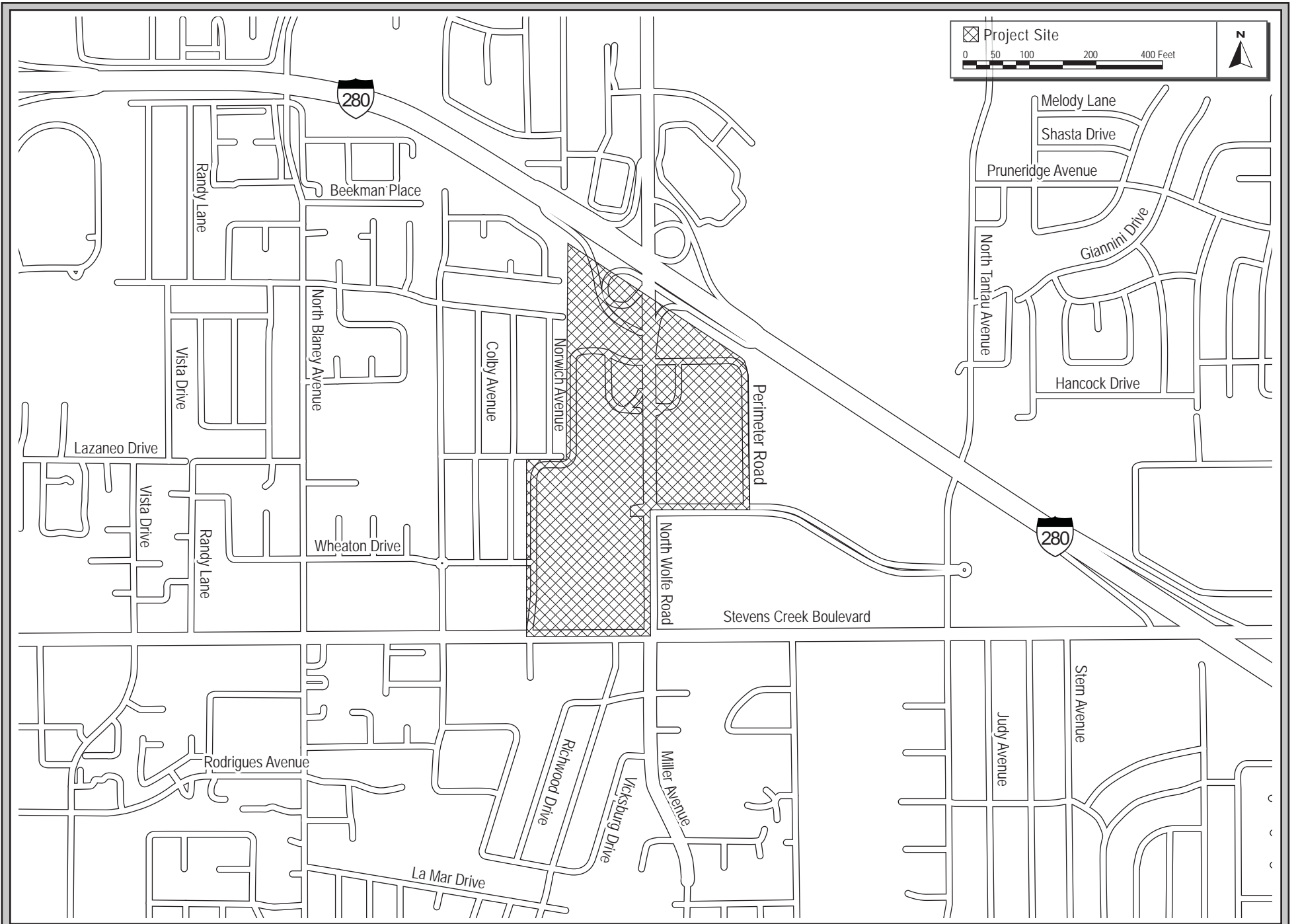
- **Transportation** – The EIR will describe the existing transportation network serving the project site and will evaluate the traffic impacts resulting from the proposed project (including impacts to intersection and freeway segment levels of service, as well as transit, bicycle, and pedestrian facilities). The project’s proposed transportation improvements (e.g., intersection improvements, bicycle and pedestrian facilities, and transportation demand management plan) will also be described.
- **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 and will describe any utility improvements (and the impacts from those improvements) proposed by the project, including the extension of recycled water infrastructure.



REGIONAL MAP

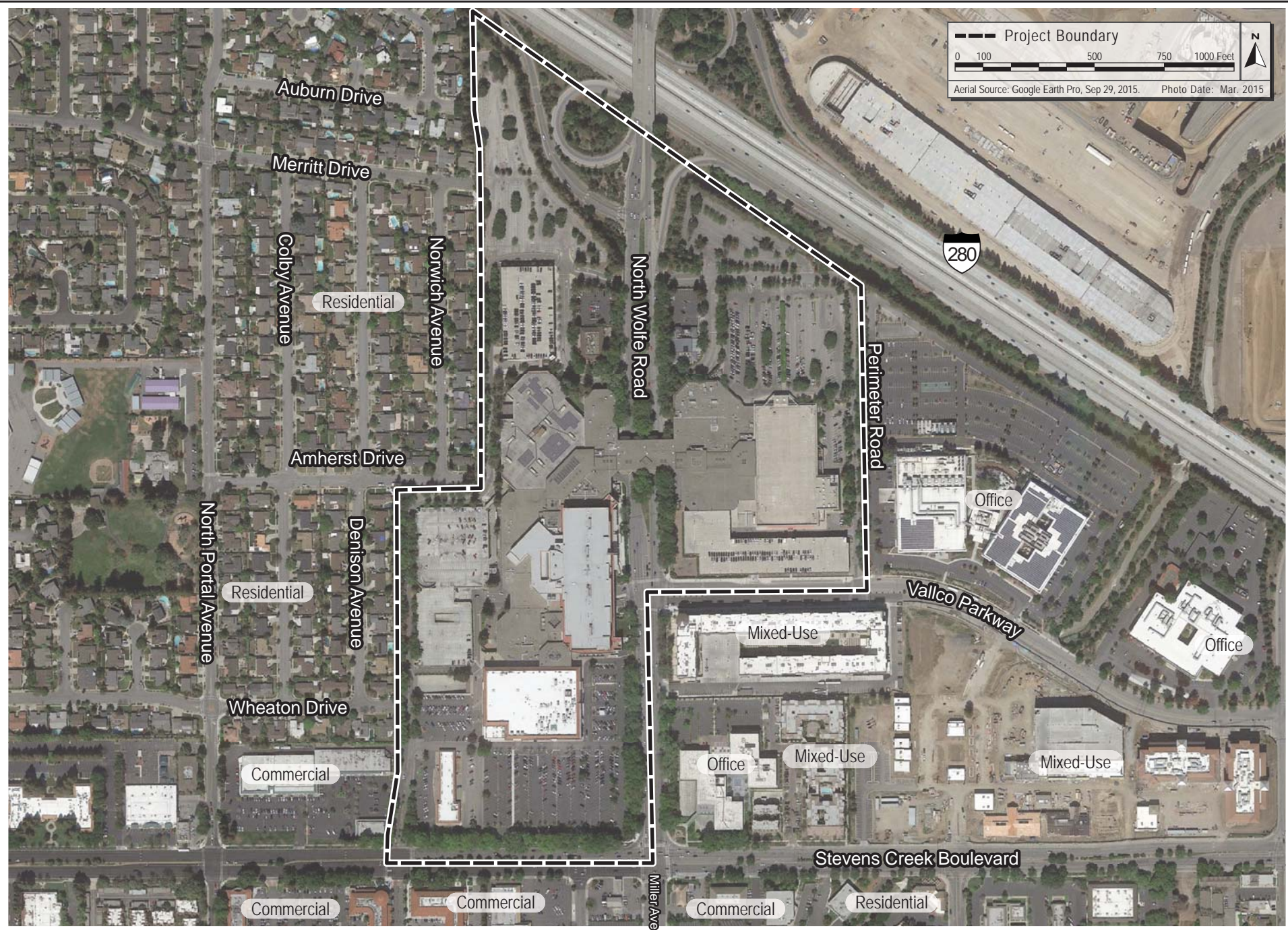
FIGURE 1





VICINITY MAP

FIGURE 2



AERIAL PHOTOGRAPH AND SURROUNDING LAND USES

FIGURE 3