



The Forum Senior Community Update Initial Study Checklist

INTRODUCTION

The Forum Senior Community Update Project is a “project” under the California Environmental Quality Act (CEQA). This Initial Study was prepared by PlaceWorks for the City of Cupertino (City), Community Development Department. This Initial Study was prepared pursuant to the CEQA (Public Resources Code Sections 21000 et seq.), CEQA Guidelines (Title 14, Section 15000 et seq. of the California Code of Regulations).

1. **Title:** The Forum Senior Community Update Project
2. **Lead Agency Name and Address:** City of Cupertino Community Development Department
10300 Torre Avenue
Cupertino, CA 95014
3. **Contact Person and Phone Number:** Catarina Kidd, Senior Planner, (408) 777-3214
4. **Location:** 23500 Cristo Rey Drive
Cupertino, CA 95014
5. **Applicant’s Name and Address:** Mary Elizabeth O’Connor
The Forum at Rancho San Antonio
23500 Cristo Rey Drive
Cupertino, CA 95014
6. **General Plan Land Use Designations:** Quasi-Public/Institutional
7. **Zoning:** Planned Development - P(Institutional)
8. **Description of Project:** See page 16 of this Initial Study.
9. **Surrounding Land Uses and Setting:** See page 5 of this Initial Study.
10. **Other Required Approvals:** See page 31 of this Initial Study.
11. **Have California Native American Tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?:** The City has not received any request from any Tribes in the geographic area with which it is traditionally and culturally affiliated with or otherwise to be notified about projects in Cupertino.

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ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors listed below would be affected by the proposed project, involving at least one impact that is a Potentially Significant Impact, as indicated by the checklist on the following pages.

- | | | |
|---|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture & Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Geology & Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology & Water Quality | <input type="checkbox"/> Land Use | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population & Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Parks & Recreation | <input type="checkbox"/> Transportation & Circulation | <input type="checkbox"/> Utilities & Service Systems |
| <input type="checkbox"/> Mandatory Findings of Significance | | |

Determination:

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that, although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the City. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☒ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT (EIR) will be prepared.
- ☐ I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

Benjamin Fu

Assistant Director, Community Development

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OVERVIEW AND BACKGROUND

The Forum Senior Community (The Forum) is a Continuing Care Retirement Community (CCRC) that offers a variety of services within one community that guarantees lifetime housing, social activities, and increased levels of care as needs change. Part independent living, part assisted living, and part skilled nursing home, CCRCs offer a tiered approach to the aging process, accommodating residents' changing needs.

This Initial Study checklist was prepared to assess the environmental effects of The Forum Senior Community Update Project (proposed project). Development at the project site, also referred to as The Forum, began in 1991. In order to remain a viable and responsive continuing care retirement community, the proposed project includes renovations and additions to the existing facilities as well as new buildings. In addition, the proposed project also includes new independent residential units that will allow it to remain competitive with other similar facilities.

This Initial Study consists of a depiction of the existing environmental setting and the project description followed by a discussion of various environmental effects that may result from construction and operation of the proposed project. This Initial Study is a stand-alone document and in no way relies on any previously approved environmental review prepared for The Forum. While no significant impacts are anticipated from the construction and operation of the proposed project as demonstrated in the Environmental Analysis section, to be conservative an Environmental Impact Report will be prepared for some topic areas.

LOCATION AND SETTING

REGIONAL LOCATION

Figure 1 shows the relationship of the project site to Cupertino and the greater San Francisco Bay area (Bay Area). The project site is located in the far northwestern portion of Cupertino. Cupertino is approximately 46 miles southeast of San Francisco, and is one of the cities that make up the area commonly known as the Silicon Valley. Cupertino is generally located north of the City of Saratoga, east of unincorporated Santa Clara County, south of the City of Sunnyvale, and west of the City of San Jose. Cupertino also shares a boundary with the City of Los Altos to the north and the City of Los Altos Hills to the northwest.

Regional access to the project site is provided by Interstate 280 (I-280), Foothill Boulevard, the Santa Clara Valley Transportation Authority (VTA) bus service, and by Caltrain via the Mountain View, Sunnyvale, Lawrence, and Santa Clara Caltrain Stations. Caltrain is operated by the Peninsula Corridor Joint Powers Board.

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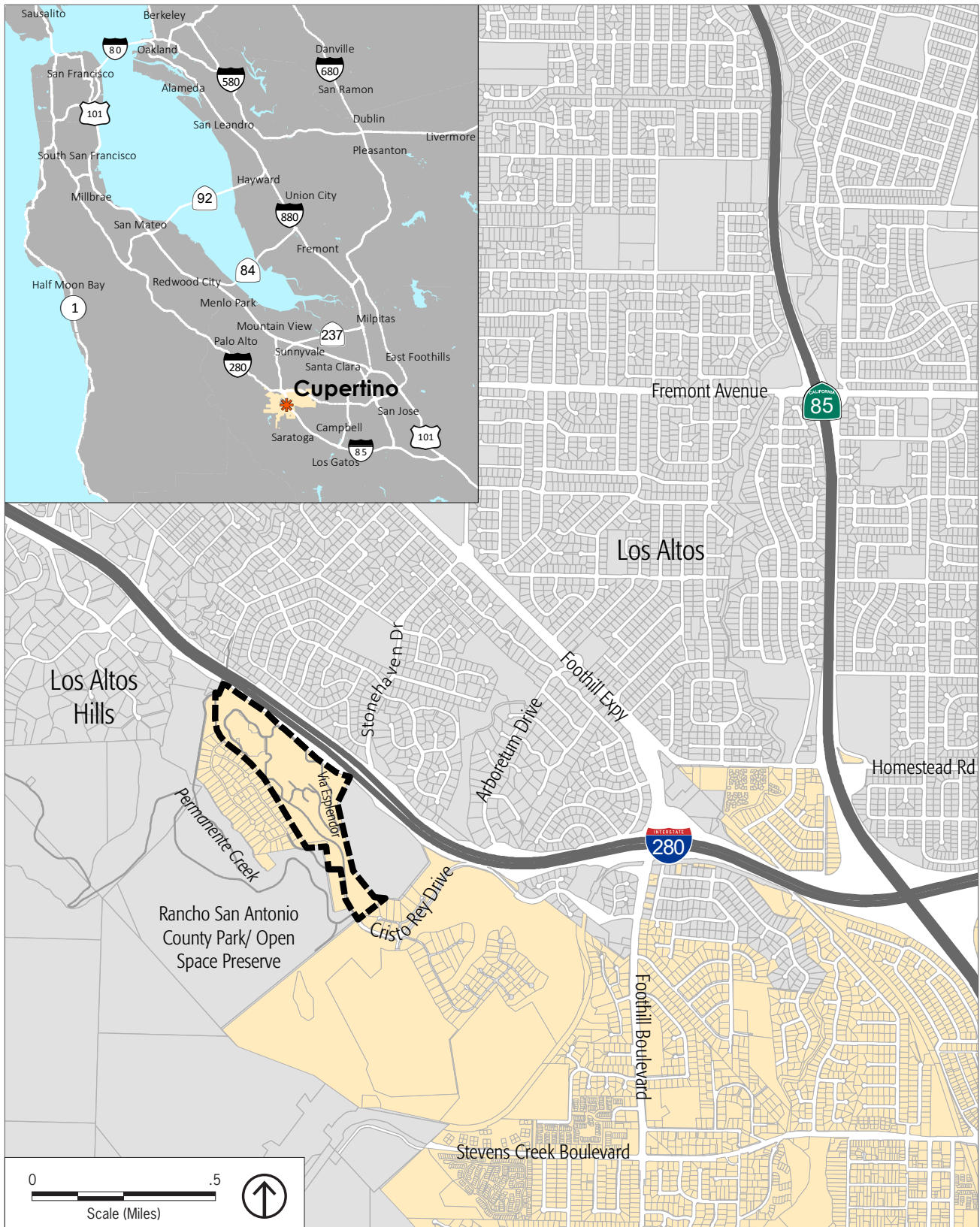


Figure 1
Regional and Vicinity Map

LOCAL SETTING

The project site is located at 23500 Cristo Rey Drive and is assigned Assessor's Parcel Number (APN) 342-54-999.¹ As shown on Figure 2, the project site is bounded by I-280 to the north, Maryknoll religious institute to the east, one- and two-story, single-family housing to the south and southwest, and the Rancho San Antonio County Park/Open Space Preserve to the southwest and west.

The project site is accessible from Foothill Boulevard via Cristo Rey Drive. The closest VTA bus stop (Line 81) is located at the Grant Road/Grant Avenue intersection, approximately 1.3 miles to the northeast. The nearest Caltrain station to the project site is the Mountain View station, which is located approximately 7 miles to north of the project site.

The nearest public airports are San Jose International Airport, approximately 11.5 miles to the northeast, and Palo Alto Airport, approximately 10.5 miles to the northwest. The nearest heliports are Mc Candless Towers Heliport, approximately 10 miles to the northeast, and County Medical Center Heliport, approximately 9 miles to the southeast. The nearest private airport is Moffett Federal Airfield, approximately 8.6 miles to the northwest.

Public Service Providers

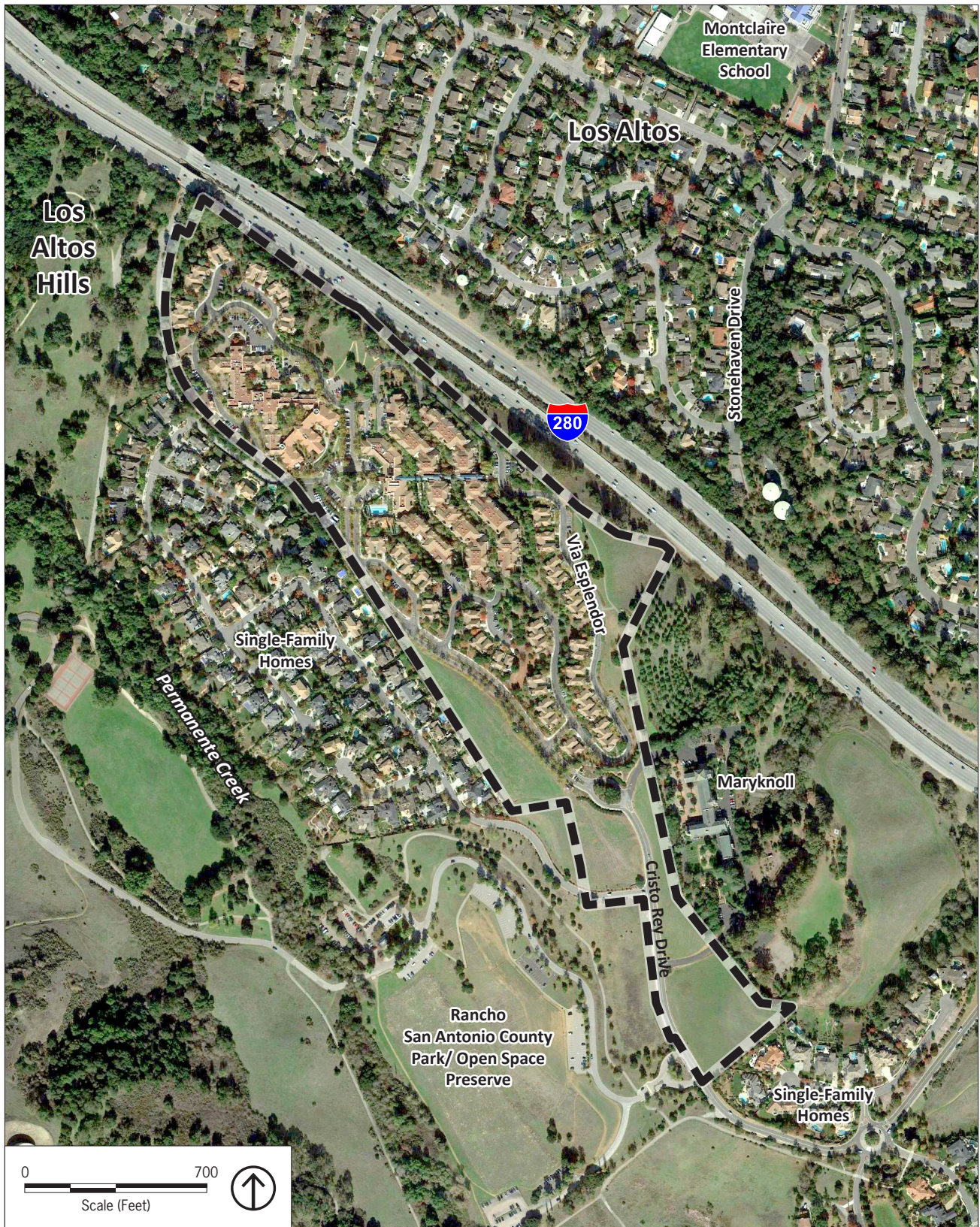
The following public service providers would serve the proposed project:

- Santa Clara County Fire District (SCCFD) for fire protection, emergency, medical, and hazardous materials services
- Santa Clara County Sheriff's Office (Sheriff's Office) and West Valley Patrol Division for police protection services
- The Woodland Branch Library located at 1975 Grant Road in Cupertino, approximately 1.5 miles to the northeast of the project site, is the closest library and is operated by Santa Clara County Library District (SCCLD)
- City parks, which are maintained by the City of Cupertino Recreation and Community Services, that are nearest to the project site are Canyon Park, located approximately 1 mile to the southeast; Little Rancho Park, located approximately 0.5 mile to the southeast; and Monta Vista Park, which is located approximately 2 miles to the southeast of the site²
- The Rancho San Antonio County Park, which is a regional park within the Santa Clara County Parks system, and the Midpeninsula Regional Open Space District (MROSD) Rancho San Antonio Open Space Preserve, are managed by the Midpeninsula Regional Open Space District MROSD and both share a portion of the project site's southern and western borders

¹ The on-site health care center uses the address 23600 Via Esplendor. Individual buildings on the project site are assigned Assessor's Parcel Numbers (APNs) as follows: 342-53-001 through 259 (apartments in Buildings 1 to 5); 342-54-001 through 008 (Villas 1 to 8); 342-54-009 through 015 (Villas 9 to 15); 342-55-001 through 045 (Villas 16 to 60); and 342-54-016 (Health Care Center).

² City of Cupertino, Recreation and Community Services Department, City Park Finder, <http://gis.cupertino.org/parkfinder>, accessed February 24, 2017.

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Source: Google Earth Professional, 2017; PlaceWorks, 2017.



Figure 2
Aerial View of Project Site

Public Utility Providers

The following public utility providers would serve the proposed project:

- Cupertino Sanitary District (CSD) for sanitary sewer services
- San Jose/Santa Clara Water Pollution Control Plant (SJ/SCWPCP) for wastewater treatment
- San Jose Water Company (SJWC) for water services
- Recology South Bay (Recology) for curbside recycling, garbage, and compost and yard waste services
- Newby Island Sanitary Landfill until 2023
- Pacific Gas & Electric (PG&E) for electricity and gas

EXISTING SITE CHARACTER

The 51.5-acre project site is currently developed. As of 1991 the project site includes 656,590 square feet of gross building area, including 60 one- and two-story single and duplex villas with 319 independent living units totaling 402,640 square feet and garage space totaling 130,400 square feet, which are located throughout the site; a 72,750 square feet healthcare center with 40 rooms for assisted living support, 18 rooms for memory care, and a 48-bed skilled nursing facility for a total of 106 beds; and a 40,000 square feet commons building with administrative/emergency room, community/commons room, and fitness center. See Figure 3 for a map of the existing development on the project site. The project site also includes 808,063 square feet of paved area, which includes associated parking, consisting of 529 standard-size and 24 accessible parking stalls,³ and native and non-native landscaping.

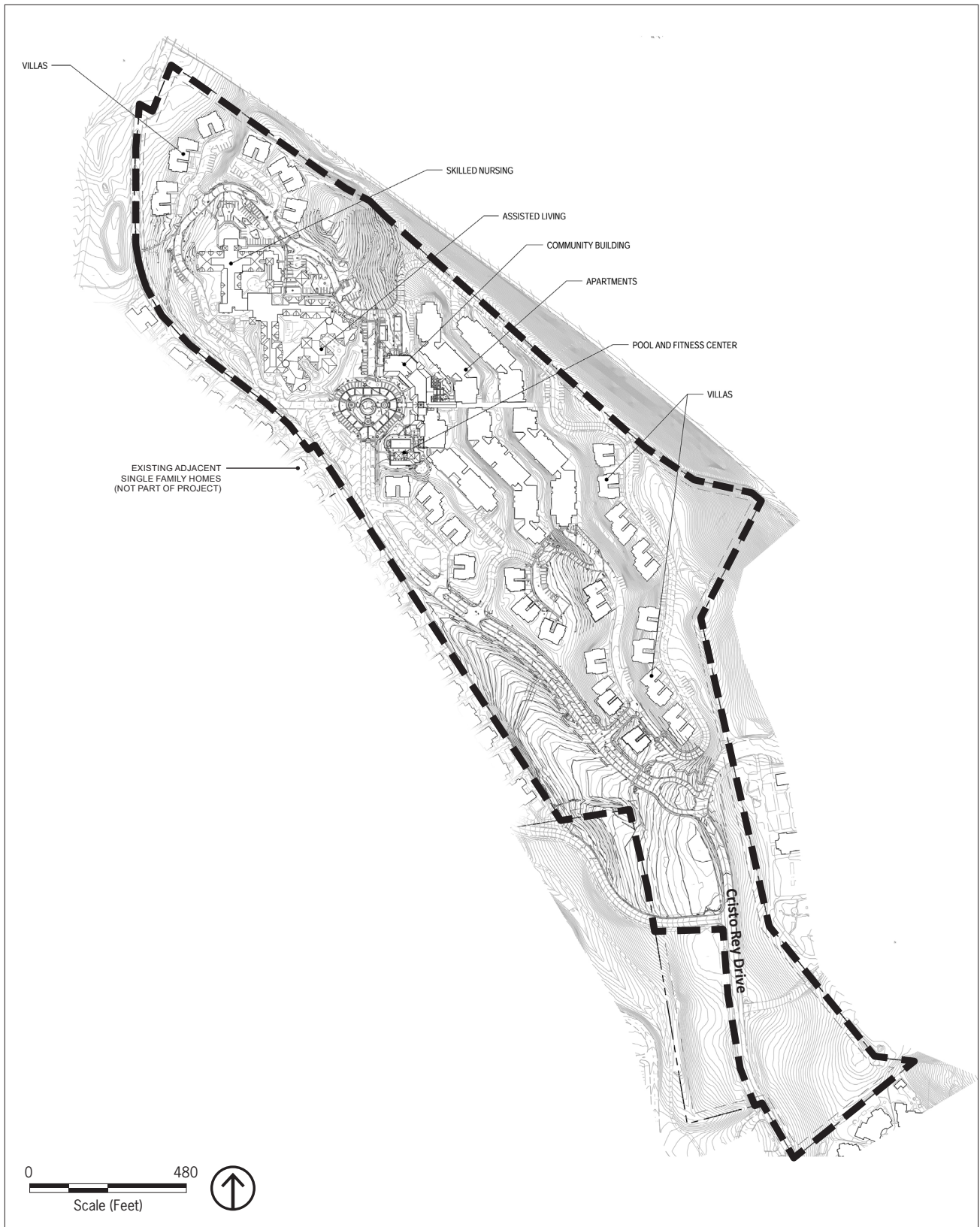
As shown on Figure 4, the data from the Classification and Assessment with Landsat of Visible Ecological Groupings habitat mapping program, shows the majority of the site is classified as an “urban” but some smaller portions are classified as “annual grass”.⁴ The urban area classification areas tends to have low to poor wildlife habitat value due to replacement of natural communities, fragmentation of remaining open space areas and parks, and intensive human disturbance. Areas classified as “annual grass,” are characterized as open grasslands composed primarily of annual plant species that occur mostly on flat plains to gently rolling foothills.⁵ As shown on Figure 5, the project site includes suitable habitat for a type of shrub commonly known as the western leatherwood, which is a special-status plant species.

³ City of Cupertino Municipal Code, Chapter 19.124 Parking Regulations, Table 19.124.040(A), Parking Space Dimension Chart.

⁴ The CALVEG system was initiated in January 1978 by the Region 5 Ecology Group of the US Forest Service to classify California’s existing vegetation communities for use in statewide resource planning. CALVEG maps use a hierarchical classification on the following categories: forest; woodland; chaparral; shrubs; and herbaceous.

⁵ California Wildlife Habitat Relationships System, California Department of Fish and Game, California Interagency Wildlife Task Group, Annual Grassland, Updated by CWHR Staff, April 2005, <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=67384>, accessed on February 14, 2017.

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Source: SmithGroupJJR, 2016; PlaceWorks, 2017.



Figure 3
Existing Conditions