



Santa Clara Gardens Project
Environmental Scoping Meeting
October 3, 2005

Welcome and Opening Comments

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Director of Planning & Inspection

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Purpose of Scoping Meeting

CEQA Guidelines Section 15082(c):

"...to expedite consultation, the lead agency, a responsible agency, a trustee agency, or a project applicant may request one or more meetings between representatives of the agencies involved to assist the lead agency in determining the scope and content of the environmental information that the responsible or trustee agency may require."

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Scoping Meeting Process

- Sign-In Sheet
- Agenda
- Comment Cards
- Speaker's Time Limit
- Submission of Additional Comments

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Introductions

- City Staff
- Environmental Consultant
- Applicants
- Responsible or Trustee Agency Staff

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Background

- APPLICANTS:
 - Summerhill Homes
For-profit Residential Developer
 - Santa Clara Methodist Retirement Foundation
Non-profit Senior Housing Owner/Operator AND
 - Charities Housing Development
Non-profit Affordable Housing Developer

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Background (Continued)

- PROPERTY OWNER:
 - State of California
Represented by Department of General Services

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Project Description Summary

• PROJECT DESCRIPTION:

The project would include removal of existing structures, site cleanup and development of up to 165 senior housing units, up to 110 single-family residences and a 1-acre park on the project site.

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Project Description (Continued)-

• SENIOR HOUSING COMPONENT:

- Development of 6 acres
- Up to 165 affordable senior housing units in 2 buildings
- Up to four stories in height
- Typically 1-bdrm units w/ two 2-bdrm mgrs unit.
- Up to 165 parking spaces
- Associated site improvements w/ approx. 3-acres of gardens

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Project Description (Continued)-

▪ **SINGLE FAMILY COMPONENT:**

- Development of 10 acres
- Up to 110 single-family dwelling units
- Two-story units
- Typically 3-4 bdrm units
- 220 attached garages spaces & 50 on-street spaces
- Associated site improvements including Private Streets

▪ **PARK COMPONENT:**

- Development of 1-acre City Park
- Site Improvement per City Standards

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City Entitlement Process

- **Planning Commission – Spring 2006**
 - Recommendation to City Council
- **City Council / RDA –Spring 2006**
 - Review Environmental Impact Report
 - Review General Plan Amendment for SF & Park
 - Review Planned Development Zoning for SF & Park
 - Review R3 Zoning for Senior Project
 - Review Tentative & Parcel Maps
 - Review Development Agreement
 - Review Loan Agreement

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Environmental Review Process

•**Environmental Review:**

- Scoping Mtg
- Draft EIR
- 45 Day Comment Period
- Final EIR
- Public Hearings & Findings

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**Environmental Topics from
 Notice of Preparation**

Land Use Visual Resources Air Quality Noise Terrestrial Biology	Cultural Resources Hazardous materials Earth resources Hydrology/Water Quality Public Services	Transportation/Traffic Agricultural Resources Recreation Population/Housing Utilities/Service Systems
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PUBLIC COMMENTS

**...“determining the scope and content of
 the environmental information”**

2 Minutes Per Speaker

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Closing Comments

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