

Environmental Assessment Synopsis

The Vallco Town Center Specific Plan Environmental Assessment is a detailed and comprehensive environmental analysis of the Specific Plan to revitalize Vallco. The Environmental Assessment is written and formatted consistent with an Environmental Impact Report (EIR) under the California Environmental Quality Act (CEQA) and builds from the preliminary analysis of The Hills at Vallco project application's environmental review, advances the environmental review done by the City of Cupertino in association with the General Plan Amendment process of 2014, and takes into consideration all projects that are currently under construction in Cupertino, including Apple Campus 2 and Main Street. The CCSG Initiative, filed in November 2015 and qualified for the November 2016 election, calls for projects such as The Hills at Vallco to be decided by a vote of the people. The Vallco Town Center Specific Plan Initiative has sought to comply with the CCSG Initiative's direction and to bring the Vallco project directly to voters for approval. Initiatives are exempt from CEQA review, and no other initiative submitted to the City of Cupertino has completed an environmental review, including the CCSG Initiative. However, it was important to the proponents and sponsors of the Town Center Initiative to ensure what was being proposed took into consideration potential environmental effects and provided appropriate mitigations.

The Specific Plan incorporates 38 Environmental Design Features (EDFs) that will ensure that the community is protected from any potential project impacts. The EDFs control development in the Specific Plan to avoid or minimize environmental effects with appropriate sensitivity to the land, its resources, and adjacent neighborhood. Each of these EDFs has been specifically written into the Vallco Town Center Specific Plan Initiative. Upon passage of the Initiative, the EDFs will be legally binding and enforceable with any future development of Vallco and cannot be changed by the City, only the voters. The Environmental Assessment analyzed the 38 EDFs identified in the Specific Plan and are included in the Initiative beginning on page C-211.

Key Findings

The following is a summary of the Environmental Assessment's key findings:

- Traffic will be mitigated so that any increase in delay from the project is less than (4) seconds per vehicle on average.
- The Specific Plan included in the Initiative creates a policy framework and implements a Transportation Demand Management Plan that would mandate trip reductions from the Vallco Town Center project, such as the requirement that nearly 50 percent of all office employees shall be prohibited from driving alone to or from work, and impose monetary penalties (and other recourse) on the developer for failure to comply with its requirements.
- Substantial contributions will be made to ongoing necessary transportation infrastructure designed to improve traffic that is completely unrelated to the project. Examples include \$30 million investments being made to the I-280/Wolfe interchange and I-280 corridor congestion.
- The detailed and comprehensive Environmental Assessment determined that after implementation of the EDFs all of but two of the project's impacts would be reduced to less than significant: one has to do with air quality impacts from tenants' daily use of items such as cleaning solvents and aerosol spray cans, and the other with temporary construction noise.
- The Specific Plan and EDFs includes additional extraordinary environmental design features, like the 30-acre rooftop Community Park and Nature Area irrigated by recycled water, that exceed what would be required by CEQA.

Town Center Specific Plan Summary

The Vallco Town Center Specific Plan is an approximately 58-acre planning area that is located immediately south of I-280 at the Wolfe Road/I-280 interchange in the City of Cupertino. The Plan Area has been identified in the City of Cupertino *Community Vision 2015–2040* General Plan for complete redevelopment into a vibrant mixed-use Town Center and identified as a Priority Development Area by the Association of Bay Area Governments.

The purpose of the Vallco Town Center Specific Plan Initiative is to ensure that, consistent with the General Plan, the failed Vallco Shopping District Special Area can be redeveloped into a vibrant, sustainable, walkable and safe new neighborhood with a mix of retail, dining, entertainment, recreation, offices, housing, open space, educational uses, civic uses, and public amenities, with exceptional community benefits and innovative design, that will improve the quality of life of Cupertino residents.

Land uses would include retail, entertainment, residential (with a minimum of 80 senior apartments), fitness, office, and parking, all arranged around two activated Town Squares and a 30-acre Community Park and Nature Area, all consistent with the General Plan. Furthermore, civic, educational, cultural, and religious uses would be incorporated into the Town Center that will create a unique Cupertino identity to the Plan Area.

Environmental Assessment Data

Total Acres Evaluated: 58	Conflicts with General Plan: 0
Environmental Topics Evaluated: 16	Total Environmental Assessment Pages with Appendices: 2,068
Number of Exceptional Community Benefits: 23	Number of Environmental Design Features: 38

This Environmental Assessment is derived from technical reports included as appendices and from other sources listed as EA references. This EA includes 16 technical analyses in the following

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| 1. Aesthetics | 6. Greenhouse Gas Emissions | 11. Population & Housing |
| 2. Air Quality | 7. Hazards & Hazardous Materials | 12. Public Services |
| 3. Biological Resources | 8. Hydrology & Water Quality | 13. Transportation & Circulation |
| 4. Cultural Resources | 9. Land Use & Planning | 14. Utilities & Service Systems |
| 5. Geology, Soils, & Mineral Resources | 10. Noise & Vibration | 15. Energy Conservation |

Community Benefits

The Vallco Shopping District Specific Plan also requires at least 23 exceptional, individually defined, legally binding exceptional community benefits, including civic/cultural benefits, education benefits, housing benefits, land use and city revenue benefits, local and regional transportation/traffic improvements, and mobility and connectivity benefits, as described in the Community Benefits chapter of the Specific Plan.

Paid for by Cupertino Neighbors, Educators, and the Cupertino Chamber of Commerce for the Sensible and Sustainable Revitalization of Vallco, with major funding by Sand Hill Property Company and Vallco Property Owner LLC