

NOTICE

NOTICE OF AVAILABILITY for Public Review of an ENVIRONMENTAL IMPACT REPORT Distribution Date: January 30, 2014

As authorized by the City of Santa Clara as a Lead Agency, the City hereby provides a **45-day public review period** for an Environmental Impact Report (EIR) prepared pursuant to the California Environmental Quality Act (CEQA).

Project Title:

Monticello Village Project

File:

SCH#2013102055, CEQ2013-01150, PLN2013-09665, -09666, -09667

Location:

3515-3585 Monroe Street, single parcel totaling 16.11 acres located at the

northeast corner of French Street and Monroe Street (APN: 216-25-006). Property

is zoned Planned Industrial (MP).

Applicant:

Kerry Williams, Irvine Company

Owner:

Irvine Company

Mailing Address:

690 N. McCarthy Boulevard, Suite 100, Milpitas, CA 95035

Request:

Rezone from Planned Industrial (MP) to Planned Development (PD) to allow the construction of a mixed use development comprised of 825 dwelling units, 43,849 square feet of retail and 16,392 square feet of amenities. Actions to be considered include Certification of the Environmental Impact Report. Planned Development

Rezoning, Vesting Tentative Map, and Architectural Review

ENVIRONMENTAL IMPACT REPORT DETERMINATION

The City has prepared a Draft EIR which is available for review in the project file in the Planning Division office in City Hall at 1500 Warburton Avenue, and the Central Library at 2635 Homestead Road, both of which are located in the City of Santa Clara. The documents is also available online at www.santaclaraca.gov/CEQA. Based on the conclusions in the Draft EIR, implementation of the proposed project would result in Significant Unavoidable traffic impacts at two roadway intersections (Lawrence Expressway at Reed/Monroe Street, and Lawrence Expressway at Arques Avenue). The proposed project would also contribute to the significant and unavoidable cumulative impact of development under the City of Santa Clara General Plan on long-term solid waste disposal capacity. All other significant impacts of the project would be mitigated to a less than significant level by the mitigation measures described in the EIR.

COMMENTS

Comments may be filed with the City in response to the preparation of this EIR within the 45-day review period beginning on January 30, 2014 and ending on March 17, 2014, pursuant to Section 15087 of the CEQA Guidelines. Responses received in writing on or before the date of review or verbally at the time of the review of this project will be considered by the City in the preparation of the Final EIR.

Lead Agency:

City of Santa Clara Planning Division

Contact:

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Director of Planning and Inspection, City of Santa Clara

Date

1/29/14