



**Date:** May 29, 2015

**To:** City Manager for Council Information

**From:** Kevin L. Riley, Director of Planning & Inspection

**Subject:** Combination of Environmental Review for City Place and Centennial Gateway Projects

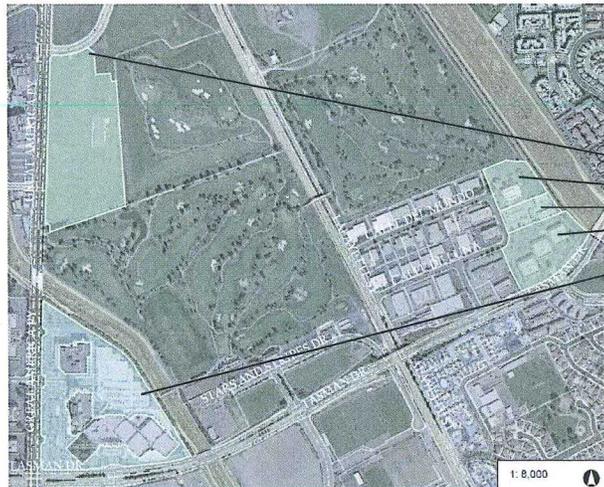
On July 10, 2014, the City published a Notice of Preparation (NOP) for the “Centennial Gateway” Mixed-Use Project to be located at 5120 Stars and Stripes Drive (APNs 104-03-038 and -039), proposed by Montana Property Group. A preliminary application filed in May 2014 proposed up to 825,000 gross square feet of mixed-use development on the project site, including office and retail uses and a hotel. The City began the process of preparing an environmental impact report (EIR) for the project.

Shortly thereafter, on July 30, 2014, the City Published an NOP for the “City Place” project, directly adjacent to the Centennial Gateway site, at 5155 Stars and Stripes Drive (APNs 104-03-036, 104-03-037, 104-01-102, 097-01-039, 097-01-073). The applicant, Related Santa Clara, LLC, filed a preliminary application in June 2014 that proposed a project of up to 8.34 million gross square feet of office buildings, retail and entertainment facilities, residential units, hotel rooms, new open space and roads, associated parking, and new upgraded and expanded infrastructure. The City then began the work on preparing an EIR for City Place.

On February 5, 2015, Related Companies and Montana Property Group announced that they had formed a partnership to jointly develop the Centennial Gateway project and the adjacent City Center portion of the City Place project (also known as Phases 1, 2 and 3 of the City place project). The remainder of the City Place project will continue to be developed by Related Santa Clara, LLC under a single planning application. As the sites are directly contiguous to each other, and will now be constructed to a large degree by the same developers, City staff is now planning to prepare one joint EIR for the amalgamated project, rather than two separate EIRs. Although the new joint venture will involve some redesign of the project, the City does not anticipate that the combination of the projects will result in any potential impacts not already identified in the published NOPs. The EIR will still identify the significant environmental effects identified in the two NOPs anticipated to the result from the combined development. The EIR will consider two development scenarios:

Land Use	Scheme A	Scheme B
Residential	1,360,000 gsf	200,000 gsf
Commercial (Retail)	1,312,000 gsf	1,512,000 gsf
Office	5,724,400 gsf	6,684,400 gsf
Hotel	578,000 gsf	578,000 gsf
Entertainment	190,000 gsf	190,000 gsf
<i>Total</i>	<i>9,164,400 gsf</i>	<i>9,164,400 gsf</i>
Residential Units	1,360 units	200 units
Hotel Rooms	700 rooms	700 rooms

The combined project will be constructed on all of the above-identified parcels. In addition, the construction of new or expanded roads to serve the project will potentially affect the following additional properties contiguous to and near the previously-identified sites: 5001-5159 and 5399-5455 Great America Parkway (APNs 104-01-100, 104-55-016), 2101-2121 Tasman Drive (APN 097-05-056), and 2198-2228 Calle del Luna (APNs 097-05-057, 097-05-058). The map below shows the location of these additional parcels:



Sites for potential roadway expansion or construction

The addition of these parcels would not increase the total square footage of the development constructed. The total square footage of the proposed combined project would be the sum of the total square footage of the two individual projects that were previously noticed: 9,164,400 gross square feet.

Kevin L. Riley  
Director of Planning & Inspection

APPROVED:

Julio J. Fuentes  
City Manager

**Documents Related to this Report:**  
*None*