

1. Introduction

This document is an Initial Study and Mitigated Negative Declaration for The Hamptons Redevelopment project (“proposed project”) prepared by the City of Cupertino (City) to determine if the proposed project may have a significant effect on the environment as defined in the California Environmental Quality Act (CEQA) (Public Resources Code Sections 21000 *et seq.*). Pursuant to Section 15051 of the State CEQA Guidelines, the City is the Lead Agency for the proposed project.

The project site is located on a 12.4-acre site at 19500 Pruneridge Avenue, which is currently developed with 342 occupied residential apartment units. The proposed project would involve demolishing the existing apartment complex and constructing a new 942-unit residential apartment complex with the net new 600 residential units being consistent with the identification of the site as a “Priority Housing Element Site” in the 2014 - 2022 Housing Element. The project site is assigned Assessor’s Parcel Number (APN) 316-06-037 and is currently zoned Planned Development with Residential (P(Res)) and located within the High Density with greater than 35 dwelling units per acre (High Density (greater than 35 du/ac)) General Plan Land Use Designation. Under the current zoning and land use designations, the permitted residential density is 85 du/ac and the maximum height is 75 feet or 60 feet for buildings located within 50 feet of property lines abutting Wolfe Road, Pruneridge Avenue and the Apple Campus 2 (AC2) site.

1.1 INITIAL STUDY

Pursuant to Section 15063 of the CEQA Guidelines,¹ an Initial Study is a preliminary environmental analysis that is used by the lead agency as a basis for determining what form of environmental review is required for a project. The CEQA Guidelines require that an Initial Study contain a project description, description of environmental setting, identification of environmental effects by checklist or other similar form, explanation of environmental effects, discussion of mitigation for significant environmental effects, evaluation of the project’s consistency with existing and applicable land use controls, and the name of persons who prepared the study.

1.2 TIERING PROCESS

The CEQA concept of “tiering” refers to the evaluation of general environmental matters in a broad program-level EIR, with subsequent focused environmental documents for individual projects that implement the program. This Initial Study incorporates by reference the discussions in the City’s General

¹ The CEQA Guidelines are found in California Code of Regulations, Title, 14, Sections 15000 *et seq.*

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Plan Amendment, Housing Element Update, and associated Rezoning Project Environmental Impact Report (EIR) that was certified by the Cupertino City Council in December 2014² and the addendum to that EIR that was approved by the City Council in October 2015,³ together hereinafter “General Plan EIR.” The analysis in this Initial Study concentrates on project-specific issues of The Hamptons Redevelopment project. CEQA and the CEQA Guidelines encourage the use of tiered environmental documents to reduce delays and excessive paperwork in the environmental review process. This is accomplished in tiered documents by eliminating repetitive analyses of issues that were adequately addressed in the program EIR and by incorporating those analyses by reference.

Section 15168(d) of the State CEQA Guidelines provides for simplifying the preparation of environmental documents on individual parts of the program by incorporating by reference analyses and discussions that apply to the program as a whole. Where an EIR has been prepared or certified for a program or plan, the environmental review for a later activity consistent with the program or plan should be limited to effects that were not analyzed as significant in the prior EIR or that are susceptible to substantial reduction or avoidance (CEQA Guidelines Section 15152[d]).

This Initial Study is tiered from the General Plan EIR in accordance with Sections 15152 and 15168 of the CEQA Guidelines and Public Resources Code Section 21094. The General Plan EIR is a program EIR that was prepared pursuant to Section 15168 of the CEQA Guidelines. The General Plan (Community Vision 2015–2040), hereinafter “General Plan,” is a comprehensive long-range plan for the physical development of the city and serves as the basis for all planning-related decisions made by City staff, the Planning Commission, and the City Council through the buildout horizon year 2040. The General Plan EIR analyzes full implementation of uses and physical development proposed under the General Plan, and it identifies measures to mitigate the significant adverse program-level and cumulative impacts associated with that growth. The proposed project is an element of the growth that was anticipated in the General Plan and evaluated in the General Plan EIR.

By tiering from the General Plan EIR, the analysis presented in Chapter 5, Environmental Analysis, of this tiered Initial Study relies on the General Plan EIR for the following:

- a discussion of general background and setting information for environmental topic areas,
- overall growth-related issues,
- issues that were evaluated in sufficient detail in the 2014 General Plan EIR for which there is no significant new information or change in circumstances that would require further analysis,
- assessment of cumulative impacts, and
- mitigation measures adopted and incorporated into the General Plan.

This Initial Study evaluates the potential environmental impacts of the proposed project with respect to the General Plan EIR to determine what level of additional environmental review, if any, is appropriate.

² City of Cupertino, certified General Plan Amendment, Housing Element Update, and Associated Rezoning EIR, State Clearinghouse Number 2014032007. December 4, 2014.

³ City of Cupertino, approved General Plan Amendment, Housing Element Update, and Associated Rezoning EIR Final Addendum, State Clearinghouse Number 2014032007. December 4, 2014.

1.3 REPORT ORGANIZATION

This Initial Study is organized into the following chapters:

Chapter 1: Introduction. This chapter provides an introduction and overview of the Initial Study document.

Chapter 2: Initial Study Checklist. This chapter summarizes pertinent details for the proposed project, including lead agency contact information, proposed project location, and General Plan and Zoning designations.

Chapter 3: Project Description. This chapter describes the location and setting of the proposed project, along with its principal components, as well as a description of the policy setting and implementation process for the proposed project.

Chapter 4: Consistency with the General Plan EIR. This chapter describes the consistency of the proposed project with the General Plan EIR.

Chapter 5: Environmental Analysis. Making use of the CEQA Guidelines Appendix G, Environmental Checklist, and Appendix F, Energy Conservation, this chapter identifies and discusses anticipated impacts from the proposed project, providing substantiation of the findings made.

Chapter 6: Mitigation Monitoring and Reporting Program. This chapter identifies the recommended mitigation measures as well as the conditions set forth for project approval categorized by impact area.

Chapter 7: Organizations and Persons Consulted. This chapter presents a list of City and other agencies and consultant team members that contributed to the preparation of the Initial Study.

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