

**NOTICE OF PREPARATION OF A  
DRAFT ENVIRONMENTAL IMPACT REPORT  
FOR THE VALLEY CHRISTIAN SCHOOLS  
PLANNED DEVELOPMENT REZONING PROJECT**

FILE NO: PDC12-012  
PROJECT APPLICANT: Valley Christian Schools  
APNs: 684-05-007, -010, -013, -015, -016,  
-017, -022, -023, -025 and -026

As the Lead Agency, the City of San José will prepare an Environmental Impact Report (EIR) for the project referenced above. The City welcomes your input regarding the scope and content of the environmental information that is relevant to your area of interest, or to your agency's statutory responsibilities in connection with the proposed project. If you are affiliated with a public agency, this EIR may be used by your agency when considering subsequent approvals related to the project. The project description, location, and probable environmental effects that will be analyzed in the EIR for the project are attached.

According to State law, the deadline for your response is 30 days after receipt of this notice; however, we would appreciate an earlier response, if possible. Please identify a contact person, and send your response to:

City of San José  
Department of Planning, Building, and Code Enforcement; Attn: Andrew Crabtree  
200 East Santa Clara Street, 3<sup>rd</sup> Floor Tower; San José CA 95113-1905  
Phone: (408) 535-7893, e-mail: [Andrew.Crabtree@sanjoseca.gov](mailto:Andrew.Crabtree@sanjoseca.gov)

The Department of Planning, Building and Code Enforcement of the City of San José will hold a Public Scoping Meeting for the EIR to describe the proposed project and the environmental review process and to obtain your verbal input on the EIR analysis for the proposal. **This EIR Public Scoping Meeting is scheduled for 6:00 PM on Thursday, July 12, 2012.** The meeting will be held in Room 332 of City Hall, located in the Tower Building at 200 East Santa Clara Street in San Jose. You are welcome to attend and give us your input on the scope of the EIR so that it addresses all relevant environmental issues.

Joseph Horwedel, Director  
Planning, Building and Code Enforcement

  
Deputy

  
Date

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San José, California  
June 2012

**Introduction**

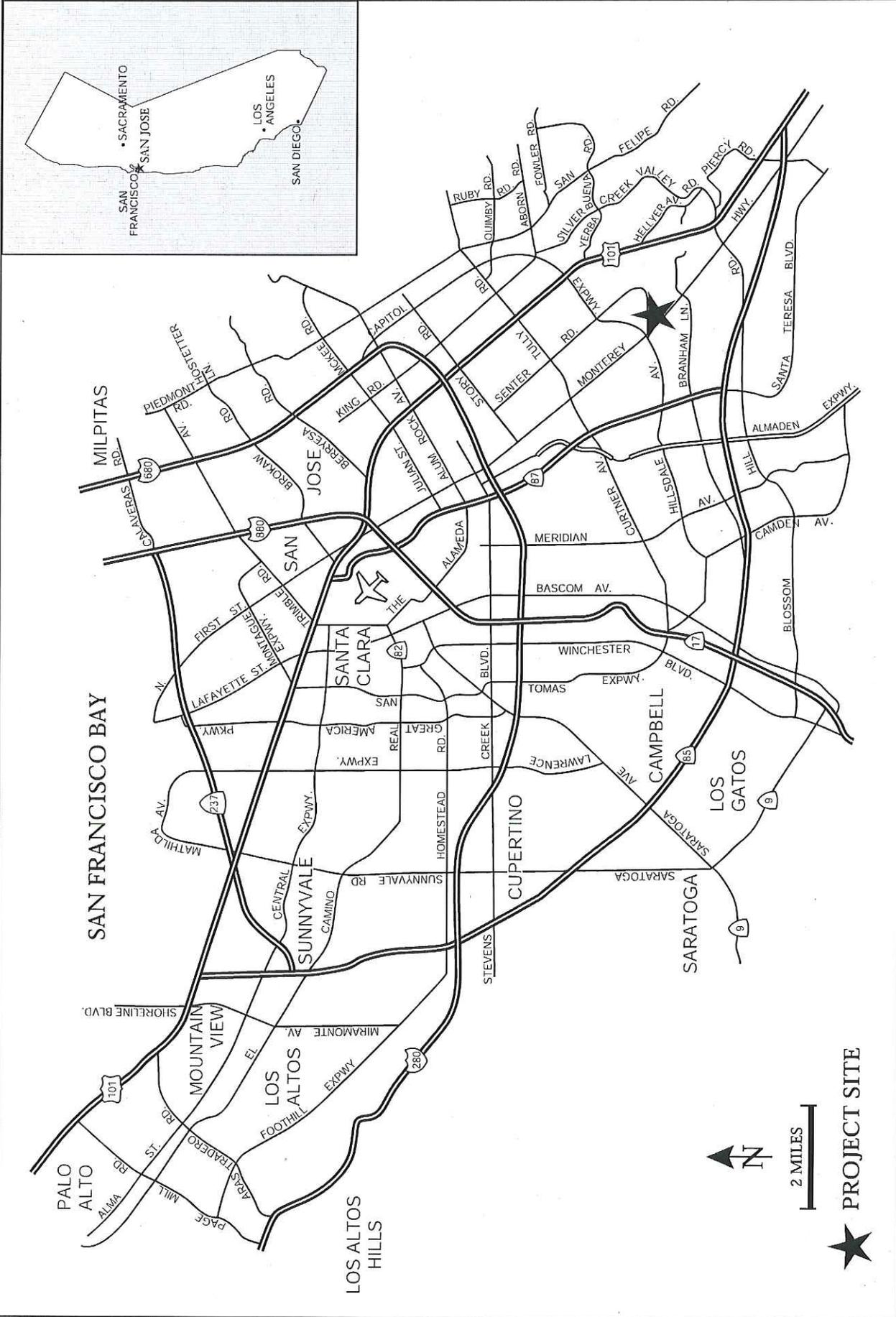
The purpose of an Environmental Impact Report (EIR) is to inform decision-makers and the general public of the environmental effects of a proposed project that an agency may implement or approve. The EIR process is intended to provide information sufficient to evaluate a project and its potential for significant impacts on the environment; to examine methods of reducing adverse impacts; and to consider alternatives to the project.

The EIR for the proposed project will be prepared and processed in accordance with the California Environmental Quality Act (CEQA) of 1970, as amended. In accordance with the requirements of CEQA, the EIR will include the following:

- A summary of the project;
- A project description;
- A description of the existing environmental setting, potential environmental impacts, and mitigation measures;
- Alternatives to the project as proposed; and
- Environmental consequences, including (a) any significant environmental effects which cannot be avoided if the project is implemented; (b) any significant irreversible and irretrievable commitments of resources; (c) the growth inducing impacts of the proposed project; (d) effects found not to be significant; and (e) cumulative impacts.

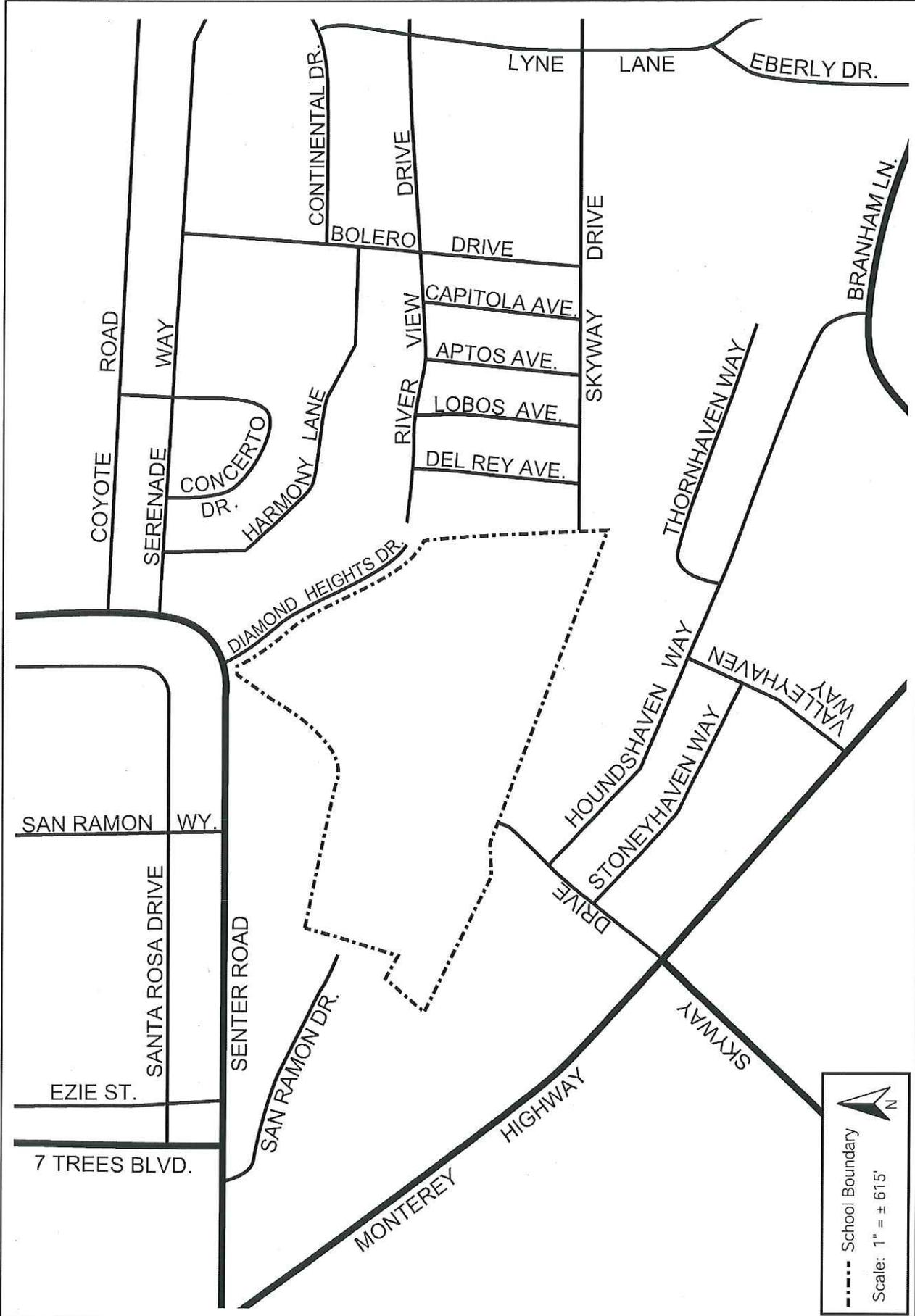
**Project Location**

The approximately 56.2-acre project site is located in south central San José. The Valley Christian School campus lies along the ridgeline west of Diamond Heights Drive and south of Senter Road. Direct access to the site is provided by Skyway Drive. The site is comprised of seven parcels [Assessor Parcel Numbers (APNs): 684-05-007, -010, -013, -015, -016, -017, -022, -023, -025 and -026]. Regional and vicinity maps of the project site are shown on Figures 1 and 2, respectively. An aerial photograph of the project site and surrounding land uses is shown on Figure 3.



REGIONAL MAP

FIGURE 1



  
 School Boundary  
 Scale: 1" = ± 615'

VICINITY MAP

FIGURE 2



## **Description of the Project**

Planned Development Zoning Districts provide specific development standards and design guidelines for individual sites. The Valley Christian Schools (VCS) campus is zoned Planned Development A(PD), with zoning standards for the school campus last amended in 2010.

The Valley Christian Schools Planned Development (PD) Rezoning Project consists of four main elements: 1) increase the allowed student population from 1,200 to 2,300 students; 2) allow inbound school bus access on Diamond Heights Drive; 3) remove requirement for a transportation mitigation measure at Skyway Drive and Monterey Road; and 4) modify Santa Clara Valley dudleya plant mitigation measures. These four changes are described in detail below.

- ***Increase Student Population*** - Under the existing PD zoning, 1,200 total students are permitted at the VCS Junior High and Senior High School campus. The current enrollment at the campus is 1,850 students (610 junior high and 1,240 senior high). As part of this PD rezoning, VCS proposes to expand student enrollment to 2,300 students.
- ***School Bus Access on Diamond Heights Drive*** - Under the existing PD zoning, Diamond Heights Drive is limited to use as a emergency vehicle access (EVA). VCS proposes to change this access to also allow buses to use Diamond Heights Drive as an ingress to the campus. Skyway Drive will be used as the egress for the buses from the school campus.
- ***Skyway Drive and Monterey Road Mitigation*** - A transportation mitigation measure requiring the additional of a second left turn lane on southbound Monterey Road at Skyway Drive was included in the 1994 Valley Christian School & South Valley Christian Church Final EIR as a mitigation measure and as a condition of project approval. This mitigation measure has not been implemented to date and according to a recent evaluation of transportation level of service at this intersection is no longer necessary to avoid a previously identified environmental impact. The project proposes to eliminate this mitigation measure from the PD zoning.
- ***Modify Santa Clara Valley Dudleya Plant Mitigation Measures*** - In the 1998 Addendum to the Final EIR, a mitigation measure for the loss of Santa Clara Valley dudleya plants was identified and subsequently made a condition of approval for the VCS project. This mitigation measure was also applied to the VCS Athletic Fields and Courts project in 1999, which included work beyond the original school site boundaries. One component of the mitigation measure requirements (an 80 percent survival rate of relocated Santa Clara Valley dudleya or the provision through land acquisition or conservation easement of a permanent, off-site land supporting a similar number of Santa Clara dudleya plants) has not been completely fulfilled to date. Therefore, new or revised mitigation measures that would offset the original significant impact will be considered for incorporation in the PD zoning.

## **Potential Environmental Effects of the Project**

The EIR will describe the existing environmental conditions on the project site and will identify the significant environmental impacts anticipated to result from the project as proposed. Where potentially significant environmental impacts are identified, the EIR will also discuss mitigation measures that may make it possible to avoid or reduce significant impacts, as appropriate. The analysis in the EIR will include the following specific categories of environmental impacts and concerns related to the proposed project. Additional subjects may be added at a later date, as new information comes to light.

- ***Land Use*** – The EIR will describe the historical and existing land uses on the project site, as well as the current General Plan and zoning designations of the site. An increase in student population would increase the activity levels on the existing school campus. Modifications to allowed site access would also increase activities north of the site. The EIR will describe the existing land uses surrounding the campus, with an emphasis on areas where traffic and other activities could increase. The EIR will evaluate the project’s compatibility with adjacent land uses in the project area and consistency with applicable land use plans, policies, and regulations including the City’s General Plan. Mitigation measures will be identified to reduce or avoid significant land use impacts, as appropriate.
- ***Transportation*** – The EIR will describe the existing roadway network and transit, bicycle, and pedestrian facilities in the project area. The EIR will describe the transportation impacts (including those to intersection and freeway segment levels of service, and transit, bicycle, and pedestrian facilities) resulting from the proposed project. Mitigation measures will be identified to reduce or avoid significant transportation impacts, as appropriate.
- ***Noise and Vibration*** – The EIR will evaluate if the increase in student capacity and inbound buses on Diamond Heights Drive will result in a substantial increase in noise levels in the area. Mitigation measures will be identified to reduce or avoid significant noise impacts, as appropriate.
- ***Air Quality*** – The EIR will describe the regional air quality conditions in the San Francisco Bay Area, and will evaluate air quality impacts from the project (including those associated with vehicular emissions). Mitigation measures will be identified to reduce or avoid significant air quality impacts, as appropriate.
- ***Greenhouse Gas Emissions*** – The EIR will address greenhouse gas emissions in accordance with the City of San Jose’s Greenhouse Gas Emissions Reduction Strategy. Mandatory and voluntary measures, to be included in the project, will be identified.

- ***Visual and Aesthetics*** – The main portion of the project site is developed with a junior and high school campus. The EIR will describe the existing visual character of the project site and the anticipated change in visual character resulting from a larger student population and bus access on Diamond Heights Drive. Mitigation measures will be identified to reduce or avoid significant traffic impacts, as appropriate.
- ***Biological Resources*** – The 1994 Final EIR concluded that the Valley Christian School project would result in a significant impact to both the Santa Clara Valley dudleya and Metcalf Canyon jewelflower, two federally listed plant species. A mitigation measure that called for implementation of a mitigation plan was included as a condition of approval. Subsequently, in the 1998 Addendum to the 1994 EIR, the project was modified to avoid impacts to the Metcalf Canyon jewelflower and a “final” mitigation plan for the dudleya developed. Dudleya plants within construction areas were relocated on-site and their survival monitored for over 10 years. The dudleya survival rates outlined in the final mitigation plan have not been met and currently there are no dudleya within the relocation area. The EIR will evaluate feasible options for revised mitigation measures that would off-set the significant impact to the dudleya population on the site.
- ***Geology and Soils*** – The existing geologic and soil conditions at the project site will be described in the EIR. The EIR will identify impacts to persons or property likely to result from the existing geologic conditions, including seismic and seismic-related hazards. Mitigation measures will be identified to reduce or avoid significant geology and soil impacts, as appropriate.
- ***Hydrology and Water Quality*** – The EIR will describe the existing hydrologic and drainage conditions at the project site. Mitigation measures will be identified to reduce or avoid significant hydrology and water quality impacts, as appropriate.
- ***Public Services*** – The EIR will discuss the availability of public services and service systems, including fire and police protection, schools, and parks and recreational facilities, and the potential for the project to require the construction of new facilities. Mitigation measures will be identified to reduce or avoid significant public services impacts, as appropriate.
- ***Utilities and Service Systems*** – The EIR will describe the existing and planned sanitary sewer, storm drain, water, and solid waste facilities that serve the proposed project. The EIR will address impacts to these services, specifically as they relate to infrastructure requirements, facilities, and capacity. Mitigation measures will be identified to reduce or avoid significant utilities and service system impacts, as appropriate.
- ***Energy*** – The EIR will examine the potential for the project to result in excessive or inefficient use of energy and will discuss the energy conservation measures included in the project. Mitigation measures will be identified to reduce or avoid significant energy impacts, as appropriate.

- ***Cumulative Impacts*** – The EIR will include a discussion of the potentially significant cumulative impacts of the project when considered with other past, present, and reasonably foreseeable future projects in the area. This section will cover all relevant subject areas discussed in the EIR (e.g., transportation, air quality, and noise) and will specify which of the areas are anticipated to experience significant cumulative impacts. Mitigation measures will be identified to reduce or avoid significant cumulative impacts, as appropriate.
- ***Alternatives to the Project*** – The EIR will identify and evaluate project alternatives that might reasonably be assumed to reduce project impacts, especially significant impacts. Analysis of a “No Project” alternative is required by law. Other alternatives that may be discussed could include a reduced student population alternative.
- ***Other Required CEQA Sections*** – The EIR will also include other information typically required for an EIR. These other sections include the following: 1) Growth Inducing Impacts; 2) Significant, Unavoidable Impacts; 3) Significant Irreversible Environmental Changes; 4) Consistency with Relevant Plans and Policies; 5) References; and 6) EIR Preparers. Relevant technical reports will be provided as appendices.