CITY PLACE SANTA CLARA PROJECT
SANTA CLARA

The City Place Santa Clara Project proposed new mixed-use development that would convert 183 acres of the former Santa Clara All-Purpose Landfill and 57 acres of surrounding property into office buildings, retail and entertainment facilities, residential units, hotel rooms, and surface and structured parking facilities. The project, located across from Levi's Stadium, would essentially serve as a new downtown for the City of Santa Clara. Baseline prepared the hazardous materials, geology, hydrology, and paleontology sections of the EIR for the project.

Development over a closed municipal landfill presents many unique challenges and risks. Major issues addressed in the hazardous materials section of the EIR included explosion hazards from methane gas, exposure to contaminants in soil, refuse, groundwater, and landfill gas, and subsurface fire hazards. To ensure that project-related health risks to residents and workers are mitigated to acceptable risk levels, the hazardous materials EIR section required that the project meet specific performance standards related to implementation of the landfill gas collection and removal system, sub-slab landfill gas protection systems, landfill gas monitoring, building designs, and land-use restrictions. Since the project would be located in close proximity to existing industrial land uses, Baseline also evaluated the potential for one or more existing off-site commercial/industrial facilities to have an accidental release of a hazardous material that could endanger the health and/or safety of future users of the project. The types of chemicals that could pose a danger consisted of toxic gases and chemicals that could form toxic vapors and flammable or explosive chemicals. The evaluation included a search of facilities within 0.5 miles of the project boundary that are managed under the California Accidental Release Prevention Program.

Project site buildings, streets, sidewalks, utilities, and other improvements would be built on top of soils containing a refuse layer 20 to 80 feet thick. Over the life of the project, the refuse layer is expected to continue to compact, resulting in about 2 to 8 feet of settlement. New loading proposed by the project is expected to induce additional settlement ranging from 5 to 14 feet. The geology EIR section required additional geotechnical investigation to characterize settlement potential, as well as other hazards associated with liquefaction, slope instability, expansive soils, and corrosive soils. Baseline also identified performance standards for developing and implementing specified design measures during construction to address each identified geologic hazard.

BASELINE
ENVIRONMENTAL CONSULTING

5900 Hollis Street, Suite D • Emeryville, CA 94608 • (510) 420-8686