

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2023100200

Project Title: 1957 Pruneridge Avenue Residential Allowing Natural Gas Usage Project

Lead Agency: City of Santa Clara Contact Person: Lesley Xavier
 Mailing Address: 1500 Warburton Avenue Phone: (408) 615-2200
 City: Santa Clara Zip: 95050 County: Santa Clara

Project Location: County: Santa Clara City/Nearest Community: Santa Clara

Cross Streets: Pruneridge Avenue and Winchester Boulevard Zip Code: 95050

Longitude/Latitude (degrees, minutes and seconds): 37 ° 19 ' 49.6 " N / 121 ° 57 ' 08.0 " W Total Acres: 2.47

Assessor's Parcel No.: 303-03-025 Section: 15 Twp.: 7S Range: 1W Base: Mount Diablo Principal

Within 2 Miles: State Hwy #: 280,880 Waterways: Saratoga Creek
 Airports: San José Intentional Airport Railways: _____ Schools: Westwood Elementary, Buchser Middle School, Santa Cl

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: Tiered Initial Study FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units 22 Acres 2.47
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW
 Educational: _____ Waste Treatment: Type _____ MGD
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Greenhouse Gas

Present Land Use/Zoning/General Plan Designation:

Planned Development (PD) Zoning District/ Very Low Density Residential General Plan Designation

Project Description: (please use a separate page if necessary)

In March 2024, the City approved demolition of the two buildings previously on-site, which made up the St. Mark's Episcopal Church, and construction of a 22-unit, single-family residential development. Each unit would include a two to three car garage. Additionally, the project site would include a landscaped paseo in the middle of the site that would provide access to the sidewalk on Pruneridge Avenue. The driveway would connect to a drive aisle which separates the units on the north and south sides of the project site. Three of the residential units would be affordable units compliant with the City of Santa Clara Affordable Housing program. The approved project would include the planting of approximately 79, 24- to 36- inch box trees throughout the site and would feature drought tolerant, low water use landscaping in the common areas and yards of the residential units. The project proposed to be 100 percent electric. As proposed, the modified project would retain all the project design features of the approved project, with the exception of the project being 100 percent electric. The modified project would replace the 22 electric stovetops. This would not alter the access, parking, or construction of the approved project.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

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| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date July 18, 2025 Ending Date August 7, 2025

Lead Agency (Complete if applicable):

Consulting Firm: David J Powers and Associates
 Address: 1871 The Alameda Suite 200
 City/State/Zip: San José, CA 95126
 Contact: Patrick Kallas
 Phone: 408-454-3432

Applicant: SCS Development Co.
 Address: 404 Saratoga Avenue Suite 100
 City/State/Zip: Santa Clara, CA 95050
 Phone: 408-985-6022

Signature of Lead Agency Representative: Nimisha Agrawal

Digitally signed by Nimisha Agrawal
Date: 2025.07.16 15:38:52 -0700

Date: 7/16/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.