

**NOTICE OF PREPARATION OF A
DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE
400 SARATOGA AVENUE RESIDENTIAL AND GOLF COURSE PROJECT
April 2025**

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.

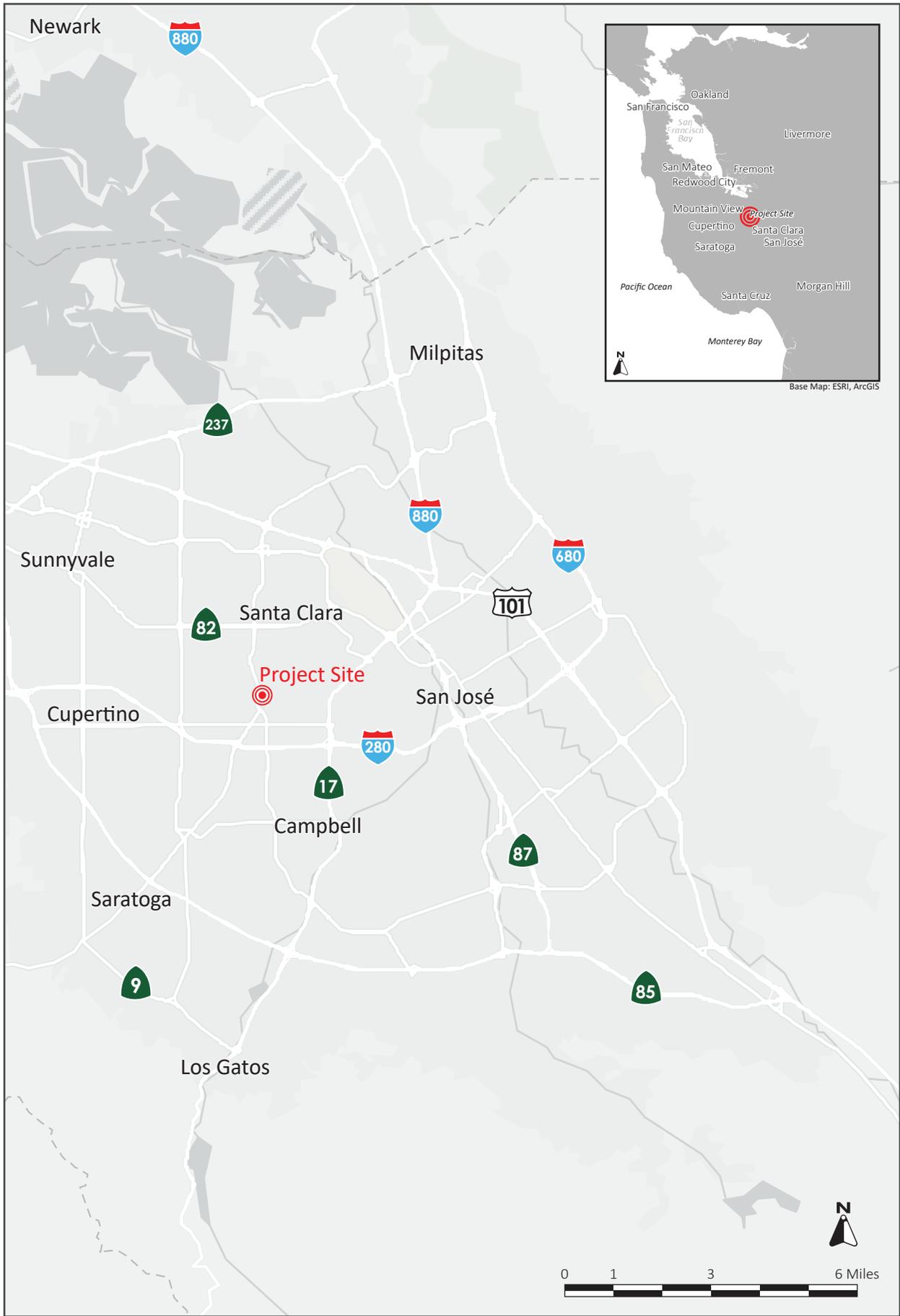
The EIR for the proposed project will be prepared and processed in accordance with the California Environmental Quality Act (CEQA) of 1970, as amended, and the requirements of the City of Santa Clara.

In accordance with Sections 15120 et seq. of the CEQA Guidelines, the EIR will include the following:

- A summary of the project;
- A project description;
- A description of the existing environmental setting, probable environmental impacts, and mitigation measures for the project;
- 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) any growth-inducing impacts of the proposed project; and (d) cumulative impacts.

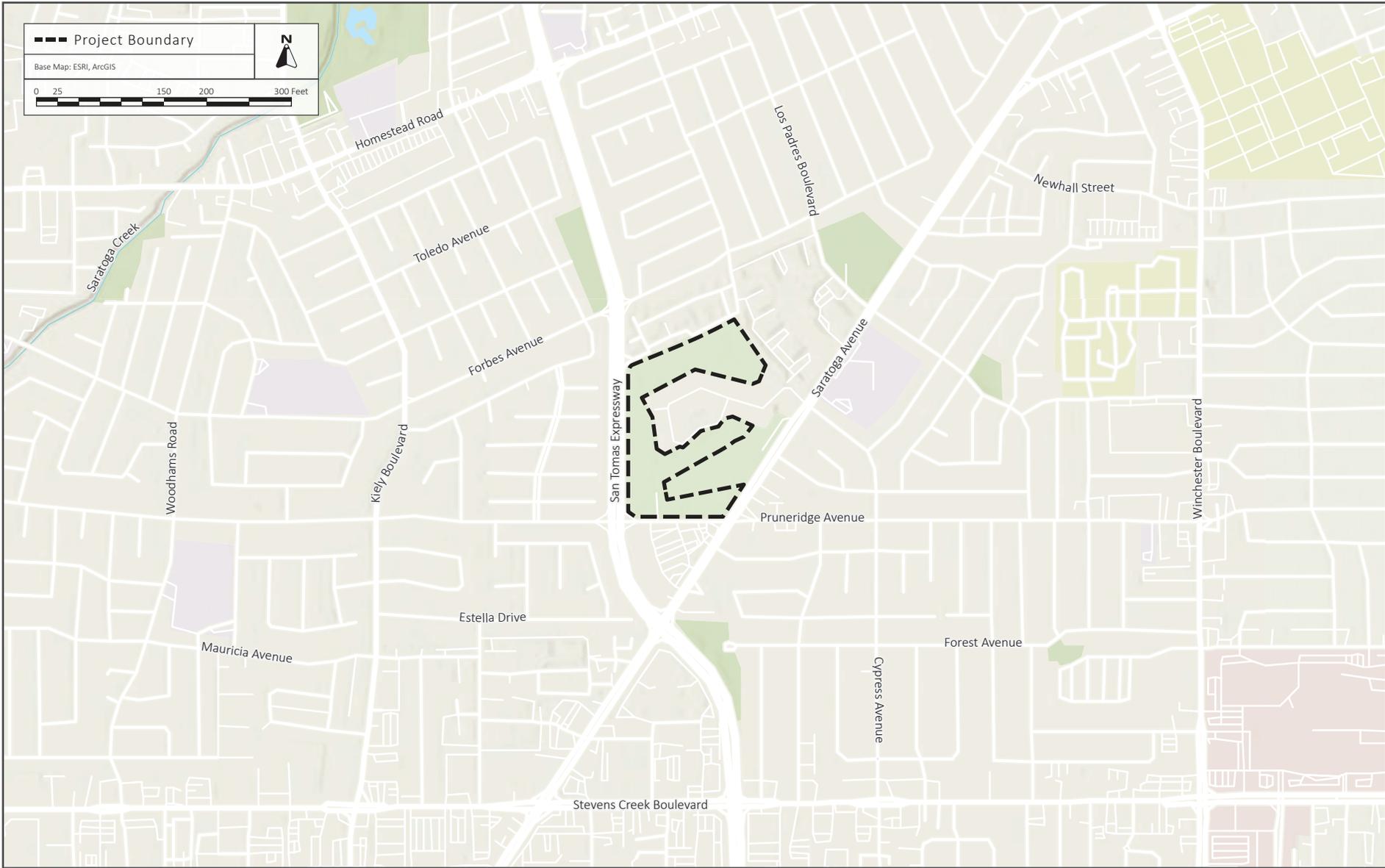
Project Location and Existing Setting

The approximately 31-acre project site is comprised of one parcel (Assessor's Parcel Number [APN] 294-45-055) located at 400 Saratoga Avenue in the City of Santa Clara. The project site consists of the nine-hole Pruneridge Golf Club, including a clubhouse, driving range, maintenance facility, and landscaping, including trees. The site is surrounded by residences to the north, Saratoga Avenue, residential, retail, and a preschool to the east, Pruneridge Avenue, retail, and a gas station to the south, and San Tomas Expressway and residential uses to the west. The project site has a General Plan designation of Parks/Open Space and is within a PD – Planned Development zoning district. A regional map, vicinity map, and aerial photograph with surrounding land uses are shown on Figures 1, 2, and 3, respectively.



REGIONAL MAP

FIGURE 1



VICINITY MAP

FIGURE 2



AERIAL PHOTOGRAPH AND SURROUNDING LAND USES

FIGURE 3

Project Description

The project site would be divided into three parcels and proposes residential development on the southwestern parcel (3.66 acres), a 1.77-acre public park, and the golf course on the remaining 25.54 acres. While the golf course would be reconfigured, no changes are proposed to the existing 6.4-acre portion of the golf course parcel that consists of the driving range, clubhouse, and surface parking lot.

Proposed Residential Development and Maintenance Facility

The project would include the demolition of approximately 1,800 square feet of maintenance buildings (at the southern end of the site) and construction of a five-story apartment building with up to 316 units wrapping around a seven-story parking structure (Building 1), and a new one-story, approximately 2,460 square foot maintenance building (Building 2) with an approximately 4,286 square foot outdoor storage and equipment yard. Building 2 would be located east of Building 1.

The residential portion of the project would be located on the parcel at the southwest corner of the site and most units would include a private outdoor deck. Building 1 would have a maximum height of 69 feet for the residential building and 82 feet for the garage. The Building 1 parking structure would include 414 vehicle parking stalls. In addition, a total of 332 bicycle parking stalls would be included. Thirteen parking spaces would be provided for the public park.

Building 2 would replace the existing on-site maintenance buildings. The proposed building would have a maximum height of 20 feet at the top of the roof. The storage yard would be used to store equipment such as golf range machines, mowers, tractors and aerifiers.

The proposed project would also include a new approximately 77,140 square foot public park which would be dedicated to the City. The park would be designed by the City of Santa Clara and constructed as a part of the proposed project. The conceptual site plan for the project is included in Figure 4 below.

Golf Course Reconfiguration

As proposed, the project would reconfigure the layout of approximately 19.1 acres of the existing golf course, which would include the relocation of holes from the redeveloped portion of the site and replacement of some existing landscaping with new landscaping. No changes are proposed for the existing driving range, clubhouse, and parking lot which total approximately 6.4 acres.

General Plan Designation and Zoning

The project would require the City's approval of a General Plan Amendment and Rezoning for the 3.66-acre residential portion of the site. The existing General Plan land use designation would

change from Parks/Open Space to Very High Residential (which allows up to 99 residential units per acre). This portion of the site would be rezoned from a PD Zoning to an R-5 which allows high-density residential development ranging from 51 units per acre to 100 units per acre. The proposed maintenance facility and public park would retain the site's existing Parks/Open Space General Plan land use designation and PD – Planned Development zoning district.



CONCEPTUAL SITE PLAN

FIGURE 4

Potential Environmental Impacts of the Project

The EIR will identify the significant environmental effects anticipated to result from development of the project as proposed. Mitigation measures will be identified for significant impacts, as warranted. The EIR will discuss the project's significant environmental impacts on the topic areas described below.

- **Aesthetics** – The proposed development would remove the existing maintenance building and a portion of the golf course on-site and construct a new apartment building, park area, and a maintenance building/storage yard. The EIR will describe the existing visual setting of the project area and the visual changes that are anticipated to occur as a result of the project.
- **Air Quality** – The EIR will address the regional air quality conditions in the San Francisco Bay Area and discuss the proposed project's construction and operational emissions in accordance with the 2022 Bay Area Air Quality Management District (BAAQMD) CEQA guidelines and thresholds. The EIR will also address the impacts of emissions on sensitive receptors.
- **Biological Resources** –The EIR will address the loss of trees on- site, within and adjacent to the construction zone. In addition, the EIR will identify and discuss potential biological impacts resulting from construction of the project.
- **Cultural Resources** – This area of Santa Clara is considered a sensitive area for cultural resources. The EIR will address the project's impacts to any potential historic resources. The EIR will also address the impacts to known and unknown buried archaeological resources on- site.
- **Energy** – Implementation of the proposed project would result in an increased demand for energy on-site. The EIR will address the increase in energy usage on-site and proposed design measures to reduce energy consumption.
- **Geology** –The EIR will discuss the possible geological impacts associated with seismic activity and the existing soil conditions on the project site.
- **Greenhouse Gas Emissions** – The EIR will address the project's contribution to regional and global greenhouse gas (GHG) emissions. Proposed design measures to reduce energy consumption, which in turn would reduce GHG emissions, will be discussed.
- **Hazards and Hazardous Materials** –The EIR will summarize known hazardous materials conditions on and adjacent to the project site and will address the potential for hazardous materials impacts to result from implementation of the proposed project.
- **Hydrology and Water Quality** – Based on the Federal Emergency Management Agency

(FEMA) flood insurance rate maps the project site is in Flood Zone X (two percent annual risk of flood). The EIR will address the effectiveness of the storm drainage system and the project's effect on storm water quality consistent with the requirements of the Regional Water Quality Control Board (RWQCB).

- **Land Use** – The project site is located within a developed, urbanized area of Santa Clara surrounded by residential, commercial/retail, and school land uses. The EIR will describe the existing land uses adjacent to and within the project area. Land use impacts that would occur as a result of the project will be analyzed, including the consistency of the project with the City's General Plan, zoning code, and compatibility with the existing land uses in the project area.
- **Noise and Vibration** – Noise levels in the project area are primarily influenced by vehicular noise on Pruneridge Avenue, San Tomas Expressway, and other surrounding roadways. The EIR will discuss noise that would result from operation of the proposed project, including a discussion of the increase in traffic noise that would result from implementation of the project, and the impact of any noise increase on nearby sensitive receptors. The EIR will also discuss temporary construction noise and vibration. Noise levels will be evaluated for consistency with applicable standards and guidelines in the City of Santa Clara.
- **Public Services** – Implementation of the proposed project would increase the population of the City. The EIR will address the increase in demand on and availability of public facilities and services.
- **Transportation** – The EIR will evaluate the project's transportation impacts pursuant to Senate Bill 743 and the City's Transportation Analysis Policy. The project's consistency with programs, plans, ordinances, or policies addressing the circulations system (including transit, roadway, bicycle, and pedestrian facilities) will be discussed in the EIR. The project's impact on vehicle miles traveled (VMT) will also be addressed.
- **Tribal Cultural Resources** – The EIR will discuss the project's potential for impacts to tribal cultural resources consistent with the requirements of Assembly Bill 52.
- **Utilities and Service Systems** – Implementation of the proposed project would likely result in an increased demand on utilities and public facilities compared to existing conditions. The EIR will examine the impacts of the project on public services, including utilities such as sanitary sewer and storm drains, water supply/demand, and solid waste management.
- **Wildfire** – The proposed project is located within a developed area of Santa Clara. The EIR will discuss the project's potential to create wildfire impacts.
- **Cumulative Impacts** – In conformance with CEQA, this section will address the impacts of

implementing the project in combination with other past, pending, and reasonably foreseeable future projects. Mitigation and avoidance measures will be identified for significant cumulative impacts, as appropriate.

- **Alternatives to the Project** – Alternatives to the proposed project will be evaluated, including a “No Project” alternative. Other alternatives analyzed will be selected based on their ability to avoid or lessen one or more significant impacts while still meeting most of the basic objectives of the proposed project.

In addition, the EIR will address the project’s impacts on agricultural resources, population and housing, and mineral resources. The EIR will include other sections required by CEQA, including Growth Inducing Impacts, Significant Unavoidable Impacts, Authors and Consultants, References, and Technical Appendices.