Notice of Preparation

To: State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814

From: City of Santa Clara
1500 Warburton Avenue
Santa Clara, CA 95050

Subject: Notice of Preparation of a Draft Environmental Impact Report

The City of Santa Clara will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study (☐ is ☒ is not) attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please send your response to Daniel Sobczak at the address shown above. We will need the name for a contact person in your agency.

Project Title: 400 Saratoga Pruneridge Apartments

Project Applicant, if any: Demmon Partners

Date May 7, 2025

Signature *Daniel Sobczak*

Title Associate Planner

Telephone 408-615-2485

Reference: California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375.

NOTICE OF PREPARATION OF A
DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE
400 SARATOGA PRUNERIDGE APARTMENTS 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.

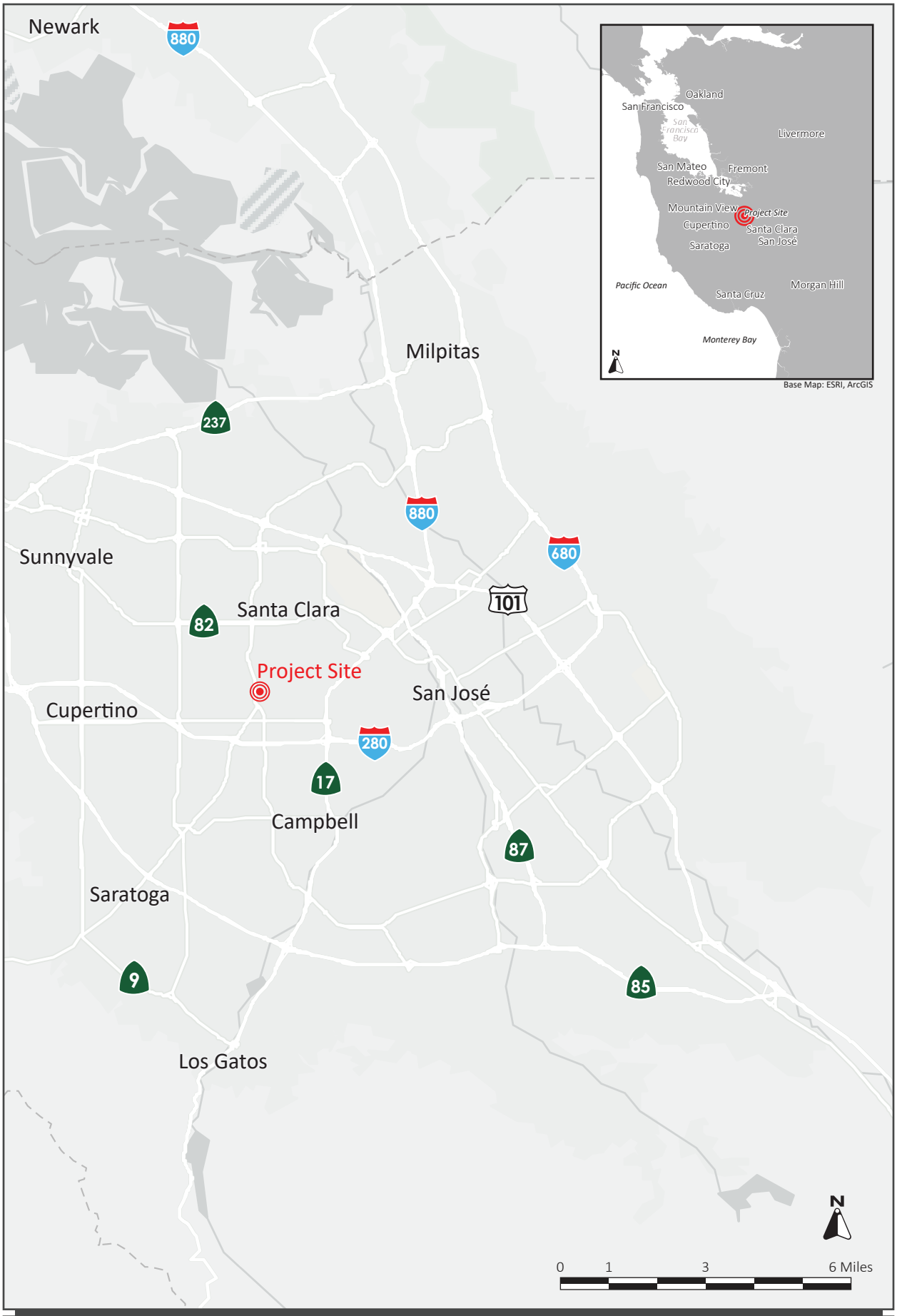
The EIR for the proposed project will be prepared and processed in accordance with the California Environmental Quality Act (CEQA) of 1970, as amended, and the requirements of the City of Santa Clara.

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

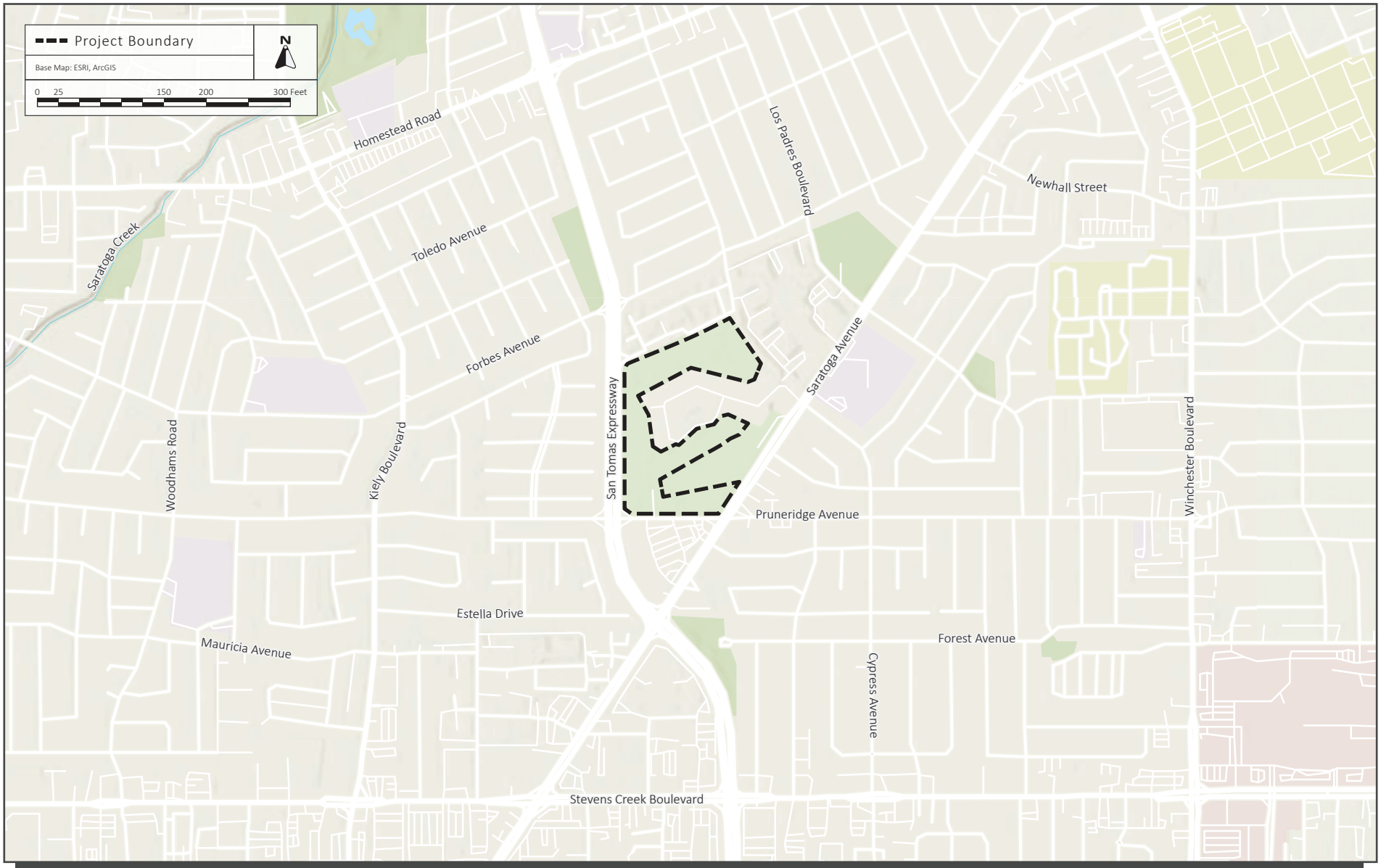
- A summary of the project;
- A project description;
- A description of the existing environmental setting, probable environmental impacts, and mitigation measures for the project;
- Alternatives to the project as proposed; and
- Environmental consequences, including (a) any significant environmental 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.

NATIVE AMERICAN HERITAGE COMMISSION

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May 23, 2025

Daniel Sobczak
City of Santa Clara
1500 Warburton Avenue
Santa Clara CA 95050

RECEIVED
JUN 4 2025
PLANNING DIVISION

Re: 2025050498 400 Saratoga Pruneridge Apartments Project, Santa Clara County

Dear Mr. Sobczak:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:

a. A brief description of the project.

b. The lead agency contact information.

c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).

d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).

2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).

a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).

3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

a. Alternatives to the project.

b. Recommended mitigation measures.

c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).

4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:

a. Type of environmental review necessary.

b. Significance of the tribal cultural resources.

c. Significance of the project's impacts on tribal cultural resources.

d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).

5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).

6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:

a. Whether the proposed project has a significant impact on an identified tribal cultural resource.

b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:

a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or

b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).

8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).

9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).

10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:

a. Avoidance and preservation of the resources in place, including, but not limited to:

i. Planning and construction to avoid the resources and protect the cultural and natural context.

ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.

b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:

i. Protecting the cultural character and integrity of the resource.

ii. Protecting the traditional use of the resource.

iii. Protecting the confidentiality of the resource.

c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.

d. Protecting the resource. (Pub. Resource Code §21084.3 (b)).

e. Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).

f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).

11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:

a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.

b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.

c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf.

Some of SB 18's provisions include:

1. Tribal Consultation: If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. No Statutory Time Limit on SB 18 Tribal Consultation. There is no statutory time limit on SB 18 tribal consultation.
3. Confidentiality: Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. Conclusion of SB 18 Tribal Consultation: Consultation should be concluded at the point in which:
    a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
    b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: http://nahc.ca.gov/resources/forms/.

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (https://ohp.parks.ca.gov/?page_id=30331) for an archaeological records search. The records search will determine:
    a. If part or all of the APE has been previously surveyed for cultural resources.
    b. If any known cultural resources have already been recorded on or adjacent to the APE.
    c. If the probability is low, moderate, or high that cultural resources are located in the APE.
    d. If a survey is required to determine whether previously unrecorded cultural resources are present.

2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
    a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
    b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
   a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
   b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.

4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
   a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
   b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
   c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address: Mathew.Lin@NAHC.ca.gov.

Sincerely,

Mathew Lin

Mathew Lin
Cultural Resources Analyst

cc: State Clearinghouse

From: Diana Chang
To: Daniel Sobczak
Subject: EIR Scoping for 400 Saratoga
Date: Monday, June 2, 2025 7:30:00 PM

You don't often get email from edianachang@gmail.com. Learn why this is important

Hi Daniel,

Thank you for your time to read my email. I'm a long-time resident at Pruneridge Place. It is a well-established community and an important landmark for the city of Santa Clara.

With the new apartment proposal, we are very concerned on the impact of the new apartment proposed for 400 Saratoga.

- Traffic impact - The intersection of Pruneridge and Saratoga is critical for the safety of the residents in the neighborhood.
- Environmental impact - it's a big multi-unit family housing and has a great impact on the flow of the traffic and response of any emergency that may arise.
- Apartment Height - The 5-story building is too tall and affect the privacy of the residents in the area.
- Parking issue - The increased housing units will create bigger problems for the golf course and the existing parking available for the Pruneridge Place residents.

Thank you so much for reviewing the proposal.

Best,
Diana Chang
2493

From: Ebi Moinpur
To: Daniel Sobczak
Subject: Urgent: Hearing about Apartment Building Project in Prunridge Golf Course !
Date: Wednesday, June 4, 2025 1:42:52 AM

You don't often get email from amoinpur@gmail.com. Learn why this is important

Hi There,

I am a resident of Golf Links Circle in Saratoga Street.

We have heard about the upcoming housing project inside of the golf course. As a resident and a person who has seen what risks this project can introduce, I would like to express some of my worries about this project.
And I am truly grateful for your sense of empathy and reading this email.

To me, who has seen similar projects in other places, I believe this could be just a beginning, and after a couple of years, we will observe the golf course shrink and the number of apartments grow, so we should not allow this to happen as this could be against the Sustainability of the Environment. We are cutting trees, and imbalancing the environment and ecosystem of this area by adding so much cement, wood, etc and this is not good for the environment nor for children in the near future.

Human beings have made a lot of mess with the environment and today we are facing so many changes in the world, shifting the seasons, warming, fires everywhere, shortage of water, flood, etc. People are dying from what others do mistakenly. So from the humanitarian perspective, I personally and as a citizen of this country reserve the right to think not only short term, but long term and for OUR future generations, which we are responsible for.

I deeply feel empathy for the new people who would like to come to the Bay, and new / refreshed buildings for our future people, but not to the cost of environmental impact.

Look at us, every street we pass we see a 5-7 story apartment building, ugly enough to make permanent changes to the ecosystem, sightseeing, wind tunnels, air pollution, etc.

This area we live in in Saratoga, is already so crowded, being next to the expressway, and the school. Increasing the number of residents in the area will add more traffic, risk of accidents, and danger to our kids who go to school.
Also the poor guys who will live in these apartments will suffer a lot from the expressway noise. They cannot even open their window to get fresh air.

Parking will be another huge problem. Next to school, adding a small park for strangers, safety risk for kids, safety risk for our neighborhood, overflow of the parking to our neighborhood, increasing the risk of accidents, noise, pollution, are all the consequences of this project.

When I joined this lovely and peaceful community 5 years ago, I was hoping to have a peaceful, quiet and not crowded living here. Now with this project, all my investments, my family dreams and my peace of mind will be gone, and it really hurts. I feel I am fooled and I feel I have no right anymore to find peace in the Bay Area, unless I have a huge amount of money to go to the suburbs, which as an engineer, with this cost of living in the Bay Area, is not possible.

I came to the US for an American Dream, freedom and peace, 11 years ago, however I see all my dreams not going to be true. I feel as a civilian, as a productive member of society, as a person who works day and night to push the limits of technology for human's better life, now I am the one who cannot feel peace, safety, and security.
I feel since I don't have that much money to purchase a couple million dollars house next to the woods, I have to suffer and lose the game to the people with money to make more. And that's not fair and that is not American.

Again I know there is a demand for housing, but the solution is not to cut the trees and turn green to dark.

I am hoping you and your team in the City will revise the decision of approving such a project. Which to me is a Lose-Win game !

God Bless you,
and God Bless the United States of America.

Respectfully,
Ebi Moinpur

--

With Best Regards,
Ebi Moinpur
Email: amoinpur@gmail.com

Patrick Kallas

From: Heber Slusser <hebers@comcast.net>
Sent: Monday, June 2, 2025 4:29 PM
To: Daniel Sobczak
Subject: Formal Opposition to the "Greens" Project at 400 Saratoga Ave, Santa Clara

You don't often get email from hebers@comcast.net. Learn why this is important

To Daniel Sobczak

I am writing to voice my strong opposition to the proposed “Greens” project at 400 Saratoga Avenue in Santa Clara. This development poses significant and unacceptable environmental, safety, and quality-of-life concerns for the surrounding community. While there are too many issues to list in full, I am highlighting several of the most troubling aspects below:

- **Loss of Green Space and Visual Impact**: The proposed complex will eliminate critical open space and obstruct long-standing views enjoyed by nearby residents. From my own home, the view will be replaced by the rear face of the new structure, with no natural barrier to mitigate the visual intrusion.
- **Removal of Protective Trees**: Many mature trees currently provide a necessary shield from errant golf balls coming from the driving range and fairways. Their removal not only damages the local environment but puts our homes at increased risk. My property is already struck multiple times daily; this project would exacerbate that danger, especially with the 9th tee relocated outside my bedroom window and the 1st tee creating a new hazard.
- **Encroachment and Noise from Golf Activities**: The proposed redesign will push golf activities, including the putting green, closer to our homes. This will result in more noise and earlier disturbances, directly affecting our peace and privacy.
- **Increased Traffic and Pollution**: The additional housing and visitors will undeniably lead to more congestion on Saratoga Avenue, Pruneridge Avenue, and San Tomas Expressway—already busy and hazardous thoroughfares. The added traffic will worsen safety conditions for children, cyclists, pedestrians, and drivers alike, as well as contribute to elevated air pollution levels.

These issues—along with many others raised at the EIR Scoping Meeting on May 28, 2025—make one thing clear: this project is not appropriate for this site. It poses an unreasonable burden on current residents and threatens both the character and safety of our community.

I urge you in the strongest terms to reject this application and halt development at this location.

Sincerely,

Heber Slusser
hebers@comcast.net
408+769-1851
2495 Golf Links Circle
Santa Clara, CA 95050

From: Karen Arensberg
To: Daniel Sobczak
Subject: Pruneridge Place homeowner response
Date: Sunday, June 1, 2025 10:34:09 AM

[You don't often get email from karen.arensberg@sbcglobal.net. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Good morning,
I was not able to attend the meeting last Wednesday due to teacher commitments at my school.
Here are my comments against the development of new construction on this iconic area in Santa Clara.
My first thought is the land's ability to hold such a large concrete parking structure and condominiums. This area was once a lake based area, we need to repair our roads every few years due to cracks and sinking. I can't imagine what would happen with a concrete structure and parking garage.. can you say sink holes!!
My second thought is regarding the environment. To remove the trees and replace with concrete is a visible nightmare and irresponsible to the environment. This development will have an impact on climate change and our unique ecosystem of ducks, hawks, hummingbirds and other thriving species.
I hope you seeing the importance in keeping this iconic environment alive and free of an increase of traffic, noise and an ugly concrete jungle!
Thank you ahead of time,
Karen Arensberg
Sent from my iPhone

From: Karen Butzman
To: Daniel Sobczak
Subject: The Greens at Pruneridge
Date: Monday, June 2, 2025 3:44:35 PM

You don't often get email from kbutzman@gmail.com. Learn why this is important

Hi Daniel,

I was at the meeting last week via Zoom and would like to express my feelings about this project.

I find it incredibly hard to understand how this project can be built on the site they propose. Traffic is already a nightmare on Pruneridge and Saratoga in the mornings and afternoons. Adding another 400 vehicles to the picture does not bode well. And what if there is an emergency in the morning or afternoon during peak traffic times, how are the fire station trucks going to be able to do their job?

Another concern, how long would this project take if approved? The construction vehicles, noise, air quality will all be affected. And the course renovation will add to this as well. I don't see how the redesign of the course is planned will work. There is not enough space putting hole 1 and 9 sharing the space that is already there. Golfers will be hitting into each other, especially if Demmon says they are not going to remove trees in that area.

I just don't see how this project can benefit anyone. There is just not enough space.

Thank you for your time and consideration and hoping the City of Santa Clara rejects this project.

Thank you

Karen Butzman
2459 Golf Links Circle

From: tomgallatin2010
To: Daniel Sobczak
Subject: Proposed Pruneridge Apartments
Date: Sunday, June 1, 2025 8:16:59 PM

> You don't often get email from tomgallatin2010@gmail.com. Learn why this is important

Dear Mr. Sobczak

I am adamately opposed to the development of another high occupancy apartment in our neighborhood and on our golf course. 1. Environmental impact from significantly increased traffic and construction activity. 2 Insufficient parking planned assuming overflow onto non existant street parking. 3. Likely they would park in Lucky's lot and unsafely J-walk across Pruneridge mid block. Also residents would similarly J-walk to and from shopping. 4. Removal of any mature trees, especially Redwoods, is unacceptable. 5. Intensify already high demand and use of the golf course and open space. 6. This would negatively impact Pruneridge Place condo property value.

Tom Gallatin
2444 Golf Links Circle resident

Patrick Kallas

From: Daniel Sobczak <dsobczak@Santaclaraca.gov>
Sent: Tuesday, June 17, 2025 8:10 PM
To: Patrick Kallas
Cc: Steve Le
Subject: FW: Notice of Preparation - 400 Saratoga Avenue

Afternoon,

Hey, hope all is well. Comments from Valley Water regarding the project.

Sincerely,

Daniel Sobczak, AICP | Associate Planner
1500 Warburton Avenue | Santa Clara, CA 95050
408.615.2485

City of Santa Clara
The Center of What's Possible

From: Shree Dharasker <sdharasker@valleywater.org>
Sent: Monday, June 16, 2025 4:34 PM
To: Steve Le <SLe@SantaClaraCA.gov>
Cc: Sheldon Ah Sing <sahsing@santaclaraca.gov>; Elizabeth Elliott <EElliott@santaclaraca.gov>; Daniel Sobczak <dsobczak@Santaclaraca.gov>; Marino Hernandez <MHernandez@valleywater.org>; Geoffrey Tick <GTick@valleywater.org>
Subject: RE: Notice of Preparation - 400 Saratoga Avenue

Hi Steve,

Thanks for providing the extension to 5 PM, June 16, 2025. Santa Clara Valley Water District (Valley Water) has reviewed the proposed plans for the 400 Saratoga Avenue Pruneridge Apartments redevelopment project in Santa Clara, and has the following comments:

1) Individual projects like this site should obtain a complete assessment of the development's water use and its potential impacts on the future accessibility of the local water supply. When considering water supply, it is important to recognize that future water supply and availability projections assume substantial increases in water conservation and demand management measures. The Water Supply Assessment will need to determine if the additional growth allowed under the Specific Plan is accounted for in the City's Urban Water Management Plan.

Re-development of the site provides opportunities to minimize water and associated energy use by using recycled water, incorporating on-site reuse for both storm and graywater, and requiring water conservation measures above State standards (i.e., CALGreen). For the proposed project to meet its fair share of these water conservation assumptions, Valley Water suggests that all available water

conservation measures be required. To reduce or avoid adverse impacts on the water supply, the applicant should consider the following:

- Landscaping that exceeds the requirements of the City's water-efficient landscape regulations.
- Weather- or soil-based irrigation controllers.
- Dedicated landscape meters.
- Submeters for multi-family housing and individual spaces within commercial buildings.
- Dual plumbing to facilitate and maximize the use of alternative water sources for irrigation, toilet flushing, cooling towers, and other non-potable water uses; and
- Alternative water sources for non-potable uses, including recycled water, stormwater, rainwater, and graywater

2) The applicant should evaluate potential groundwater quality impacts from the stormwater treatment systems and bioretention basins/planter devices on site. Variances may be considered if the applicant can ensure that the stormwater is effectively managed and contained within the bioretention pond and that infiltrating water does not adversely impact the quality of groundwater beneath the site.

a. The applicant should ensure that the bioretention basin/planters/areas and related stormwater management and infiltration on site will not adversely impact groundwater quality beneath and surrounding the site and meet the horizontal setback requirements for water-supply wells based on the guidelines in Santa Clara Valley Urban Runoff Pollution Prevention Program C.3 SCVURPPP Stormwater Handbook, Table A-1. Well locations are available on Valley Water's Well Information page: https://link.edgepilot.com/s/054402b0/eYqQi7CjNUyu7I7-Uv3_Qg?u=https://gis.valleywater.org/Wells.html
b. The applicant should ensure there is adequate vertical separation to seasonally high groundwater in accordance with the C.3 SCVURPPP Stormwater Handbook, Table A-1. Based on Valley Water's Historical Groundwater Elevation Data web page (https://link.edgepilot.com/s/054402b0/eYqQi7CjNUyu7I7-Uv3_Qg?u=https://gis.valleywater.org/Wells.html), the site has a generalized depth to first groundwater from 10 to 30 feet. Under seasonally high groundwater, the proposed bioretention basins/planters/areas would not meet the vertical separation distance (30 feet) required by the C.3 SCVURPPP Stormwater Handbook, Table A-1.
c. The proposed bioretention infiltration devices (basins/planters/areas) do not meet the minimum 1,500-ft horizontal set-back requirement from known contamination sites as outlined in the C.3 SCVURPPP Stormwater Handbook, Table A-1. Two known contamination sites are within 600 feet of the southern property boundary of the proposed development (contamination cases T0608501516 Unocal; SL608592510 Classic Cleaners) which can be found on the Geotracker website (https://link.edgepilot.com/s/eb67613e/yfqZ9WKIAkSOPftbsNvmOg?u=https://geotracker.waterboards.ca.gov/).

3) If any abandoned (or non-used) wells are identified onsite during project planning or construction, they must be properly destroyed in coordination with Valley Water. Contact Valley Water's Wells Hotline at: 408-630-2660 or see https://link.edgepilot.com/s/bff1518c/Teuzzw0eqk2b8DK1bOL1Fw?u=https://www.valleywater.org/contractors/doing-businesses-with-the-district/wells-well-owners for more information.

4) Valley Water has no right of way at this site. No encroachment permit will therefore be required in accordance with Valley Water's Water Resources Protection Ordinance.

5) Valley Water records indicate that 1 active well is located on the subject property. If the well will continue to be used following construction activity, it must be protected so that it does not become lost or damaged during completion of permitted activity. If the well will not be used following construction activity, it must be properly destroyed under permit from Valley Water. Valley Water records indicate that 1 properly destroyed well is located on the subject property. Because the well is considered properly destroyed, no action is necessary to protect them or to bring them into compliance with the Valley Water's Well Ordinance. While Valley Water has records for most wells located in the County, it is always possible that a well exists that is not in Valley Water's records. If previously unknown wells are found on the subject property during development, they must be properly destroyed under permit from the Valley Water or registered with the Valley Water and protected from damage. For more information, please call the Valley Water's Well Ordinance Program Hotline at 408-630-2660.

6) The proposed project is in FEMA Flood Zone X (Area outside the 500-year flood or projected from 100-year flood by levee)

Please contact me if there are any questions. Valley Water would also like to review future CEQA documents on this project

Shree Dharasker
Associate Engineer Civil
Community Projects Review Unit
(408)630-3037

From: Steve Le <SLe@SantaClaraCA.gov>
Sent: Friday, June 6, 2025 4:15 PM
To: Shree Dharasker <sdharasker@valleywater.org>
Cc: Sheldon Ah Sing <sahsing@santaclaraca.gov>; Elizabeth Elliott <EElliott@santaclaraca.gov>; Daniel Sobczak <dsobczak@Santaclaraca.gov>
Subject: RE: Notice of Preparation - 400 Saratoga Avenue

***** This email originated from outside of Valley Water. Do not click links or open attachments unless you recognize the sender and know the content is safe. *****

Hi Shree,

Yes, we can extend the comment period for Valley Water to June 16th before 5pm.

Thank you,

Steve Le | Senior Planner
Community Development Department
1500 Warburton Avenue | Santa Clara, CA 95050
O:408.615.2450 | D: 408.615.2468

Email: SIe@santaclaraca.gov

City of Santa Clara
The Center of What's Possible

From: Elizabeth Elliott <EElliott@santaclaraca.gov>
Sent: Friday, June 6, 2025 3:58 PM
To: Shree Dharasker <sdharasker@valleywater.org>; Daniel Sobczak <dsobczak@Santaclaraca.gov>
Cc: Steve Le <SLe@SantaClaraCA.gov>; Sheldon Ah Sing <sahsing@santaclaraca.gov>
Subject: RE: Notice of Preparation - 400 Saratoga Avenue

Hi Shree,
I'm including Daniel Sobczak on this email since this is his project.

Thanks,
Elizabeth

From: Shree Dharasker <sdharasker@valleywater.org>
Sent: Friday, June 6, 2025 3:55 PM
To: Steve Le <SLe@SantaClaraCA.gov>
Cc: Elizabeth Elliott <EElliott@santaclaraca.gov>
Subject: RE: Notice of Preparation - University Station Project

Hi Steve,

It appears I got some project reviews mixed up. Staff was requesting an extension for the 400 Saratoga Avenue Pruneridge Apartments project where the comment period ends on June 9th, 2025. Please let me know if a1-week extension is possible,

Sorry for the confusion,

Shree Dharasker
Associate Engineer Civil
Community Projects Review Unit
(408)630-3037

From: Steve Le <SLe@SantaClaraCA.gov>
Sent: Friday, June 6, 2025 1:06 PM
To: Shree Dharasker <sdharasker@valleywater.org>
Cc: Elizabeth Elliott <EElliott@santaclaraca.gov>
Subject: RE: Notice of Preparation - University Station Project

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Hi Shree,

Thank you for your email. The NOP comment period for the University Station Project at 451 El Camino real ends at on June 23rd, 2025. You can provide comments any time before 5pm on June 23rd.

Thank you,

Steve Le | Senior Planner
Community Development Department
1500 Warburton Avenue | Santa Clara, CA 95050
O:408.615.2450 | D: 408.615.2468
Email: Sle@santaclaraca.gov

City of Santa Clara
The Center of What's Possible

From: Shree Dharasker <sdharasker@valleywater.org>
Sent: Friday, June 6, 2025 12:48 PM
To: Elizabeth Elliott <EElliott@santaclaraca.gov>
Cc: Steve Le <SLe@SantaClaraCA.gov>; Daniel Sobczak <dsobczak@Santaclaraca.gov>
Subject: RE: Notice of Preparation - University Station Project

Hi Elizabeth,

The Santa Clara Valley Water District (Valley Water) is currently reviewing the Notice of Preparation of an Environmental Impact Report for the University Station Project at 451 El Camino Real, Santa Clara, received on May 9, 2025.

Due to heavy workload, and because several units need to review, staff may not be able to provide complete comments by the due date of June 9, 2025. I would like to request a 1-week extension for comment submission to June 16, 2025,

Thanks,

Shree Dharasker
Associate Engineer Civil
Community Projects Review Unit
(408)630-3037

From: Elizabeth Elliott <EElliott@santaclaraca.gov>
Sent: Thursday, May 22, 2025 5:20 PM
To: Elizabeth Elliott <EElliott@santaclaraca.gov>
Cc: Steve Le <SLe@SantaClaraCA.gov>
Subject: Notice of Preparation - University Station Project

***** This email originated from outside of Valley Water. Do not click links or open attachments unless you recognize the sender and know the content is safe. *****

Good Afternoon,

As authorized by the City of Santa Clara as a Lead Agency, the City hereby provides a **30-day public review period** for a Notice of Preparation of an Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA) for the Project title: University Station Project located at 451 El Camino Real, Santa Clara. The open comment period is May 23, 2025 – June 23, 2025.

A Scoping Meeting for the University Station Project will take place on **Wednesday, June 4, 2025 from 5:30 PM to 7:00 PM.**

The Notice of Preparation and meeting details are located on the City's website.

Thank you.

Elizabeth Elliott | Staff Aide II
Community Development Department | Planning Division
1500 Warburton Avenue | Santa Clara, CA 95050
O: 408.615.2450 | D: 408.615.2474

https://link.edgepilot.com/s/5b52791d/ityO0CHKWUuXrMgNkf8Nlg?u=http://www.santaclaraca.gov/

City of Santa Clara
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