Department of Toxic Substances Control

Yana Garcia
Secretary for
Environmental Protection

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Gavin Newsom
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SENT VIA ELECTRONIC MAIL

June 12, 2026

Daniel Sobczack
City Planner
City of Santa Clara
1500 Warburton Avenue
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RE: DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE 400 SARATOGA PRUNERIDGE APARTMENTS PROJECT DATED JUNE 5, 2026, STATE CLEARINGHOUSE NUMBER 2025050498

Dear Daniel Sobczack,

The Department of Toxic Substances Control (DTSC) reviewed the Draft Environmental Impact Report (DEIR) for the 400 Saratoga Pruneridge Apartments (Project). 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. The project would include the demolition of approximately 1,800 square feet of maintenance buildings and construction of a five-story apartment building with up to 316 units wrapped around a seven-story parking garage structure (Building 1), and a new one-story, 2,460 square foot maintenance building (Building 2) with an approximately 4,286 square foot outdoor storage and equipment yard. DTSC recommends and requests consideration of the following comments:

1. When agricultural crops and/or land uses are proposed or rezoned for residential use, several Contaminants of Concern (COCs) can be present. The Lead Agency shall identify the amounts of Pesticides and Organochlorine Pesticides (OCPs) historically used on the property. If present, OCPs requiring further analysis are dichloro-diphenyl-trichloroethane, toxaphene, and dieldrin. Additionally, any level of arsenic present would require further analysis and sampling and must meet approved local area baselines or thresholds. If they do not, remedial action must take place to mitigate them below those thresholds. Additional COCs may be found in mixing, loading, and storage areas, drainage ditches, farmhouses, or any other outbuildings and should be sampled and analyzed. If smudge pots had been routinely utilized, additional sampling for Polycyclic Aromatic Hydrocarbons and/or Total Petroleum Hydrocarbons may be required. These recommendations should be adhered to and become part of the environmental document. Please refer to the DTSC's Human and Ecological Risk Office (HERO) webpage for the most recent guidance and screening levels.
2. If buildings or other structures are to be demolished on any Project sites included in the proposed Project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition, and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with DTSC's Preliminary Endangerment Assessment Guidance Manual.
3. DTSC recommends all imported soil/fill material be tested to ensure all COCs meet screening levels as outlined in DTSC's Preliminary Endangerment Assessment Guidance Manual. Furthermore, DTSC advises referencing the DTSC Information Advisory Clean Imported Fill Material Fact Sheet if importing soil/fill is necessary. To minimize the possibility of introducing

contaminated soil/fill material, there should be documentation of the origins of the soil/fill material and, if applicable, sampling be conducted to ensure that the imported soil/fill material is suitable for the intended land use. The sampling should include analysis based on the source of the soil/fill and knowledge of prior land use.

4. A Soil Management Plan (SMP) should not be implemented as a primary cleanup plan as outlined in the document in MM HAZ-2.1. DTSC recommends the City of Santa Clara ensure any potential contamination be fully characterized and then remediated under the oversight of a self-certified local agency, DTSC, or Regional Water Quality Control Board. If entering into one of DTSC's voluntary agreements, please note that DTSC uses a single standard Request for Lead Agency Oversight Application for all agreement types. Please apply for DTSC oversight using this link: Request for Agency Oversight Application. Submittal of the online application includes an agreement to pay costs incurred during agreement preparation. If you have any questions about the application portal, please contact the relevant Regional Brownfield Coordinator for your Project.

DTSC appreciates the opportunity to comment on the DEIR for the 400 Saratoga Pruneridge Apartments. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like clarification on DTSC's comments, please respond to this letter or via CEQA Review email for additional guidance.

Sincerely,

Dave Kereazis

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cc: (via email)

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