Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH#: 2025050498

Project Title: 400 Saratoga Pruneridge Apartments

Lead Agency: City of Santa Clara

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Project Location: Santa Clara, Santa Clara County

City *County*

Project Description (Proposed actions, location, and/or consequences).

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. 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.

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 wrapped around a seven-story parking garage structure (Building 1), and a new onestory, 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 or balcony. Building 1 would have a maximum height of 69 feet for the residential building and 82 feet for the parking garage structure contained within the residential building. The residential building

would designate 47 units as affordable dispersed around the building.

Building 2 would replace the existing 1,800 square foot on-site maintenance building. 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 driving range ball pick-up machines, mowers, tractors and aerifiers.

The proposed project would also include a new approximately 1.77 acre (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 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 100 residential units per acre). This portion of the site would be rezoned from a PD - Planned Development Zoning to an R-5 – Very High-Density Residential Zoning 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.

Proposed 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. The existing General Plan Parks/Open Space land use designation and PD Zoning would be retained on this portion of the site.

Vehicle and Pedestrian Access and Parking

Vehicle access to the project site would be provided via a new 26-foot-wide driveway on Pruneridge Avenue. The driveway on Pruneridge Avenue would provide access to the parking structure for Building 1, the parking area for the public park, and the maintenance yard area for Building 2.

The Building 1 parking structure would include up to 414 vehicle parking stalls, including 42 electric vehicle (EV) stalls, 274 EV ready stalls, and seven visitor stalls. In addition, a total of 332 bicycle parking stalls would be included. These bicycle parking spaces would be split between temporary and long term spaces in ratios consistent with City requirements. Thirteen parking spaces would be provided for the public park.

Open Space Park, Landscaping, and Outdoor Areas

The project would have approximately 1.26 acres of common open space for future residents. The residential building would include a swimming pool and spa in the approximately 9,950 square foot central courtyard area. Additional outdoor common space would also include an approximately 1,400 square foot 5th floor roof deck area. The project's indoor fitness room and clubhouse area would total approximately 9,381 square feet. Landscaping, including trees, would be planted throughout the outdoor areas which would total approximately 34,245 square feet. The construction and dedication of the future City park located on the eastern end of the project site would serve the residents of the project site and the general public.

Construction and Demolition

The project would export up to 2,000 cubic yards of soil from the project site (this includes both the residential and golf sites). Development of the residential and maintenance buildings on the project site would require grading for utilities, drainage, roads, and buildings foundations. Demolition and construction of the residential component of the project would take up to approximately 26 months.

Construction of the golf course redesign would require grading and excavation to move some of the existing holes and improve drainage and irrigation on-site. The golf course redesign would only occur if the proposed residential component was constructed and would be completed in a second phase of construction taking approximately 10 months. There are portions of the golf course renovation that may be able to run in advance of or concurrently with the housing project while Design and Construction Drawings are in progress. The entire project, including the golf course improvements, is estimated to take approximately 26 months.

Utilities

Stormwater runoff would flow to drainage management areas and would be treated in bioretention/biotreatment areas. Stormwater would be directed to three existing 15-inch storm drains in Pruneridge Avenue, and flow to the City's stormwater system.

New domestic water lines and fire service water lines would connect to existing eight- to 10-inch water mains in Pruneridge Avenue. The project would connect to a 16-inch recycled water line in Pruneridge Avenue. Recycled water would be used for outdoor landscaping at the residential building, park area, maintenance facility, and golf course areas of the site. The project's new sanitary sewer lines would connect to existing 10-inch sanitary sewer lines in Pruneridge Avenue.

Electricity at the project site would be provided by Silicon Valley Power (SVP).

Green Building and Water Conservation Measures

The proposed project would include the following green building measures in compliance with the California Green Building Standards Code—Part 11, Title 24, California Code of Regulations (CALGreen):

• Bicycle facilities and EV charging stations.

• Construction in conformance with Title 24 and CALGreen to promote energy and water efficiency.

• Install a plumbing and wiring chase for a future solar hot water installation.

• Recycled water for landscaping

• Optimized energy performance using efficient HVAC equipment and building materials.

• Ongoing metering of power usage.

• Efficient landscape water usage and installation of low flow fixtures within the buildings.

• Proper disposal of on-site waste including recyclables, yard trimmings, and garbage.

• Planting trees and installing roofing materials to reduce the heat island effect.

Transportation Demand Management Plan Measures

The City's Climate Action Plan (CAP) states that multi-family developments must achieve a minimum 20 percent reduction in vehicle miles traveled (VMT) with 10 percent reduction through the implementation of active transportation demand management (TDM) measures. The project TDM Plan includes the TDM measures and features listed below.

• Program administration for the TDM program including designating a transportation coordinator, providing an online kiosk/TDM information board and transportation information brochures, participation in a transportation management association, and trip planning assistance.

• Density of housing and affordable housing in proximity to transit

• A bike share program

• Bicycle parking

• Sidewalk improvements along the project frontage

• Contribution to a future bike lane

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Project construction could impact nesting birds on or adjacent to the site, if present. The project would avoid nesting bird season or do bird surveys to prove presence or absence of birds and avoid areas of nesting birds if they are present.

Construction of the proposed project would result in excavation in an area which has moderate sensitivity for archeological resources, and could disturb unrecorded archaeological resources. The proposed project would include mitigation requiring construction monitoring and, if resources are discovered, would require construction to cease and

materials to be catalogued.

The proposed project could result in the disturbance of human remains during excavation of the project site. If these resources are discovered, proper notification and processing of these resources would be carried out.

Construction activities could disturb paleontological resources in older Pleistocene sediments at depth under the project site. The project would incorporate a measure to stop work if resources are found and would follow proper processes for discovery.

The proposed project could expose construction workers to hazardous materials when conducting construction activities around the above ground storage tank in the maintenance yard on site. Additionally, due to the historical agricultural uses onsite, there could be residual pesticides that could be exposed as part of construction activities. The project would implement an approved cleanup remediation plan to address soil hazards on the project site.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None identified

Provide a list of the responsible or trustee agencies for the project.

None Identified