Summary

Project Overview

As proposed, the golf course would be divided into three parcels with residential development on the southwestern parcel (3.66 acres); a 1.77-acre, City designated 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 that consists of the driving range, clubhouse, and surface parking lot. Vehicle access to the project site would be provided via a new 26-foot-wide driveway on Pruneridge Avenue.

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

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.

Summary of Significant Impacts

The following table summarizes the significant impacts and mitigation measures addressed within this Environmental Impact Report (EIR). The complete project description and a full discussion of impacts and mitigation measures can be found in Section 2.0 Project Information and Description and Section 3.0 Environmental Setting, Impacts, & Mitigation.

Significant Impacts	Mitigation and Avoidance Measures
Impact BIO-1.1 Project construction could impact nesting birds on or adjacent to the site, if present.	**MM BIO-1.1** Construction shall be scheduled to avoid the nesting season to the extent feasible. The nesting season for most birds, including most raptors, in the San Francisco Bay area extends from February 1 through August 31. If it is not possible to schedule construction and tree removal between September and January, then pre-construction surveys for nesting birds shall be completed by a qualified ornithologist to ensure that no nests shall be disturbed during project implementation. This survey shall be completed no more than 14 days prior to the initiation of grading, tree removal, or other demolition or construction activities during the early part of the breeding season (February through April) and no more than 30 days prior to the initiation of these activities during the late part of the breeding season (May through August).

Significant Impacts	Mitigation and Avoidance Measures
	During this survey, the ornithologist shall inspect all trees and other possible nesting habitats within and immediately adjacent to the construction area of nests. If an active nest is found sufficiently close to work areas to be disturbed by construction, the ornithologist, in consultation with California Department of Fish and Wildlife (CDFW), shall determine the extent of a construction free buffer zone to be established around the nest to ensure that nests of bird species protected by the Migratory Bird Treaty Agreement (MBTA) or Fish and Game Code shall not be disturbed during project construction.
Impact CUL-2.1 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. (Significant Impact)	**MM CUL-2.1** Prior to commencement of any ground-disturbing activity on-site, the project applicant shall retain a registered professional archaeologist to be present during all ground-disturbing activity associated with the project. For the purposes of these conditions, ground-disturbing activities shall be defined as any ground disturbance, including but not limited to, excavation, grading, grubbing, scarring, drilling, scraping, blading, trenching, vegetation removal, or demolition of the existing structure or site improvements within the development area shown on the project plans. A registered professional archaeologist shall be given five days' written notice prior to the start of any ground-disturbing activity. The project applicant shall document receipt of notification in writing. **MM CUL-2.2** In the event that buried, or previously unrecognized archaeological deposits or materials of any kind are inadvertently exposed during any construction activity, work within 50 feet of the find shall cease until a qualified archaeologist can assess the find and provide recommendations for further treatment, if warranted. The archaeologist, in consultation with the project applicant, shall make the necessary plans for treatment of the find(s) if the resource is eligible for listing on the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR). Construction within a radius determined by the archaeologist shall not recommence until the assessment is complete.
Impact CUL-3.1 The proposed project could result in the disturbance of human remains during excavation of the project site. (Significant Impact)	**MM CUL-3.1** In the event that human remains are discovered during excavation and/or grading of the site, all activity within a 50-foot radius of the find shall be stopped. The Santa Clara County Coroner shall be notified and shall make a determination as to whether the remains are of Native American origin or whether an investigation into the cause of death is required. If the remains are determined to be Native American,

Significant Impacts	Mitigation and Avoidance Measures
	the Coroner shall notify the Native American Heritage Commission (NAHC) immediately. Once NAHC identifies the most likely descendants, the descendants will make recommendations regarding proper burial, which will be implemented in accordance with Section 15064.5(e) of the CEQA Guidelines.
Impact GEO- 6.1 Construction activities could disturb paleontological resources in older Pleistocene sediments at depth under the project site.	**MM GEO-6.1** If vertebrate fossils are discovered during construction, all work on the site shall stop immediately, the Director of Community Development or the Director's designee shall be notified, and a qualified professional paleontologist shall assess the nature and importance of the find and recommend appropriate treatment. Treatment may include, but is not limited to, preparation and recovery of fossil materials so that they can be housed in an appropriate museum or university collection and may also include preparation of a report for publication describing the finds. The project applicant shall be responsible for implementing the recommendations of the qualified paleontologist. A report of all findings shall be submitted to the Director of Community Development or the Director's designee prior to issuance of the occupancy permit.
Impact HAZ-2.1 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 on-site, there could be residual pesticides that could be exposed as part of construction activities.	**MM HAZ-2.1** The project shall develop and implement a Site Management Plan (SMP) that outlines the measures required to mitigate potential risks (avoid exposure of to hazardous petroleum materials or agricultural residual materials such as pesticides) to construction workers and the environment from potential exposure to hazardous substances that may be encountered during soil intrusive or construction activities on-site. As part of the SMP, a worker health and safety plan shall be prepared that identifies procedures to address potential hazards to construction workers and off-site receptors that may result from construction activities. The SMP shall also identify all wells on-site and identify measures to protect and/or abandon existing remediation systems, groundwater monitoring wells, and soil vapor monitoring wells. All wells to be abandoned shall be permitted through the SCVWD. The SMP shall be submitted to the City, the Regional Water Quality Control Board, and the County of Santa Clara Department of Environmental Health (DEH) for approval prior to commencement of construction activities.

Summary of Alternatives

CEQA requires that an EIR identify alternatives to the project as proposed. As detailed in the table above, the project would result in significant impacts to biological resources, cultural resources, and from hazardous materials. The alternatives have been developed to reduce one or more of the significant impacts of the proposed project.

No Project – No Development Alternative

The No Project – No Development Alternative would retain the golf course use as is. If the project site were to remain as is, there would be no significant impacts. This alternative would not meet any of the project objectives.

Reduced Development Alternative

The reduced development alternative would reduce the size of the proposed residential project to reduce impacts resulting from construction or intensity of project operations. The proposed alternative to reduce the residential component could involve a decrease in building height or smaller building footprint on the project site.

Areas of Known Controversy

Section 15123 of the State CEQA Guidelines requires the summary section of a Draft EIR to identify areas of controversy known to the Lead Agency, including issues raised by agencies and the public. Area of public concern include:

- Potential for nesting raptors on-site
- Traffic conditions and parking on roadways near the project site
- Replacement of trees located on the project site
- Construction noise adjacent to residential uses
- Zoning changes