Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2025050498

Project Title: 400 Saratoga Pruneridge Apartments

Lead Agency: City of Santa Clara | Contact Person: Steve Le
Mailing Address: 1500 Warburton Avenue | Phone: 408-615-2468
City: Santa Clara, CA | Zip: 95050 | County: Santa Clara

Project Location: County: Santa Clara | City/Nearest Community: Santa Clara
Cross Streets: Pruneridge Avenue/ Saratoga Avenue | Zip Code: 95050
Longitude/Latitude (degrees, minutes and seconds): 37 ° 19 ′ 51.7 ″ N / 121 ° 57 ′ 52.9 ″ W Total Acres: 31
Assessor's Parcel No.: 294-45-055 | Section: 10 | Twp.: 7S | Range: 1W | Base: Mt Diablo Principa
Within 2 Miles: State Hwy #: 280, 880, 17 | Waterways: Calabazas Creek, Saratoga Creek, San Tomas Creek
Airports: San Jose Norman Mineta Airport | Railways: UPRR | Schools: Westwood Elementary, Wilson High School, Buchser Mid

Document Type:

CEQA: ☐ NOP ☐ Early Cons ☐ Neg Dec ☐ Mit Neg Dec ☐ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ☐ Other: Response to Comments
NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI
Other: ☐ Joint Document ☐ Final Document ☐ Other:

Local Action Type:

☐ General Plan Update ☐ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☐ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☐ Site Plan
☐ Rezone ☐ Prezone ☐ Use Permit ☐ Land Division (Subdivision, etc.)
☐ Annexation ☐ Redevelopment ☐ Coastal Permit ☐ Other:

Development Type:

☐ Residential: Units 316 Acres 3.73
☐ Office: Sq.ft. Acres Employees
☐ Commercial: Sq.ft. Acres Employees
☐ Industrial: Sq.ft. Acres Employees
☐ Educational:
☐ Recreational: 1.74 acre park, 25.5 acre golf course
☐ Water Facilities: Type MGD
☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type MW
☐ Waste Treatment: Type MGD
☐ Hazardous Waste: Type
☐ Other:

Project Issues Discussed in Document:

☐ Aesthetic/Visual ☐ Agricultural Land ☐ Air Quality ☐ Archeological/Historical ☐ Biological Resources ☐ Coastal Zone ☐ Drainage/Absorption ☐ Economic/Jobs
☐ Fiscal ☐ Flood Plain/Flooding ☐ Forest Land/Fire Hazard ☐ Geologic/Seismic ☐ Minerals ☐ Noise ☐ Population/Housing Balance ☐ Public Services/Facilities
☐ Recreation/Parks ☐ Schools/Universities ☐ Septic Systems ☐ Sewer Capacity ☐ Soil Erosion/Compaction/Grading ☐ Solid Waste ☐ Toxic/Hazardous ☐ Traffic/Circulation
☐ Vegetation ☐ Water Quality ☐ Water Supply/Groundwater ☐ Wetland/Riparian ☐ Growth Inducement ☐ Land Use ☐ Cumulative Effects ☐ Other:

Present Land Use/Zoning/General Plan Designation:

Parks/Open Space General Plan Designation / PD – Planned Development zoning district

Project Description: *(please use a separate page if necessary)*

The project site would be divided into three parcels and proposes residential development on the southwestern parcel (3.73 acres), a 1.74-acre public park, and the golf course on the remaining 25.5 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 (at the southern end of the site) and construction of a five-story apartment building with 316 units and seven story parking structure wrapped inside (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. Building 2 would be located east of Building 1.

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

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

_____ Air Resources Board
_____ Boating & Waterways, Department of
_____ California Emergency Management Agency
_____ California Highway Patrol
_____ Caltrans District # _____
_____ Caltrans Division of Aeronautics
_____ Caltrans Planning
_____ Central Valley Flood Protection Board
_____ Coachella Valley Mtns. Conservancy
_____ Coastal Commission
_____ Colorado River Board
_____ Conservation, Department of
_____ Corrections, Department of
_____ Delta Protection Commission
_____ Education, Department of
_____ Energy Commission
_____ Fish & Game Region # _____
_____ Food & Agriculture, Department of
_____ Forestry and Fire Protection, Department of
_____ General Services, Department of
_____ Health Services, Department of
_____ Housing & Community Development
_____ Native American Heritage Commission
_____ Office of Historic Preservation
_____ Office of Public School Construction
_____ Parks & Recreation, Department of
_____ Pesticide Regulation, Department of
_____ Public Utilities Commission
_____ Regional WQCB # _____
_____ Resources Agency
_____ Resources Recycling and Recovery, Department of
_____ S.F. Bay Conservation & Development Comm.
_____ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
_____ San Joaquin River Conservancy
_____ Santa Monica Mtns. Conservancy
_____ State Lands Commission
_____ SWRCB: Clean Water Grants
_____ SWRCB: Water Quality
_____ SWRCB: Water Rights
_____ Tahoe Regional Planning Agency
_____ Toxic Substances Control, Department of
_____ Water Resources, Department of
_____ Other: _____
_____ Other: _____

Local Public Review Period (to be filled in by lead agency)

Starting Date November 6, 2026 Ending Date November 16, 2026

Lead Agency (Complete if applicable):

Consulting Firm: David J Powers & Associates
Address: 1871 The Alameda Suite 200
City/State/Zip: San José, CA 95126
Contact: Patrick Kallas
Phone: 408-454-3432

Applicant: Demmon Partners
Address: 601 University Ave. #110
City/State/Zip: Sacramento, CA 95825
Phone: (916) 385-8126

Signature of Lead Agency Representative: Steve Le Digitally signed by Steve Le Date: 2026.11.06 11:41:57 -08'00' **Date:** 11/6/2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.