

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 #

Project Title: Jade at Pariva Townhome Project

Lead Agency: City of Santa Clara Contact Person: Meha Patel
 Mailing Address: 1500 Warburton Avenue Phone: 408.615.2454
 City: Santa Clara Zip: 95050 County: Santa Clara County

Project Location: County: Santa Clara County City/Nearest Community: Santa Clara
 Cross Streets: Lawrence Expressway and Homestead Road Zip Code: 95050

Longitude/Latitude (degrees, minutes and seconds): 37 ° 20 ' 20.0 " N / 121 ° 59 ' 41.0 " W Total Acres: 5.55

Assessor's Parcel No.: 290-23-053 and 290-23-049 Section: 00 Twp.: 7S Range: 1W Base: Mt Diablo
 Within 2 Miles: State Hwy #: 280, 101, 17 Waterways: San Tomas Creek, Calabazas Creek, Saratoga Creek
 Airports: San José Mineta International Airport Railways: UPRR Schools: Pomeroy Elementary School, Cabrillo Middle School, Sar

Document Type:

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

Local Action Type:

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

Development Type:

Residential: Units 147 Acres 5.5 Transportation: Type _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. 5,000 Acres 0.11 Employees _____ Power: Type _____ MW _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Waste Treatment: Type _____ MGD _____
 Educational: _____ Hazardous Waste: Type _____
 Recreational: _____ Other: _____
 Water Facilities: Type _____ MGD _____

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Neighborhood Mixed Use in the General Plan and zoned MU-NC

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

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".

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

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

Starting Date May 8, 2026 Ending Date May 28, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>David J Powers & Associates</u>	Applicant: <u>Pulte Group - Bill Pulte</u>
Address: <u>1871 The Alameda, Suite 200</u>	Address: <u>4511 Willow Road Suite 8</u>
City/State/Zip: <u>San José, CA, 95126</u>	City/State/Zip: <u>Pleasanton CA 94588</u>
Contact: <u>Patrick Kallas</u>	Phone: <u>925.383.5425</u>
Phone: <u>408-454-3432</u>	

Signature of Lead Agency Representative: *MPatel* Date: 5/7/2026

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

Project Location

The 5.55-acre project site is located at 3521-3591 Homestead Road in Santa Clara (Assessor's Parcel Numbers [APNs] 290-23-053 and -049). The project site is bounded by Lochinvar Avenue to the north, commercial development to the east, Homestead Road to the south, and Lawrence Expressway to the west.

Project Description

The project site is currently developed with three one-story commercial buildings and surface parking lots. The western site parcel (APN 290-23-053) has a 3,366 square foot building and a 24,221 square foot building occupied by various commercial uses. The eastern site parcel (APN 290-23-049) has a 43,971 square foot building occupied by a supermarket. As proposed, the project would demolish all structures and site improvements on-site and construct 57 three-story townhomes and 90 four-story townhomes across 14 buildings with a density of 27.3 dwelling units per acre (du/ac). The project would designate 23 of the residences as below market rate (affordable) units. The buildings would range in height from 36 to 51 feet. Additionally, the proposed project would include a 5,000 square foot standalone single story commercial space on the south side of the project site. The layout of the project site is shown on Figure 3.2-1.

The proposed project is currently designated Neighborhood Mixed Use in the General Plan and zoned MU-NC. The Neighborhood Mixed Use designation is intended for pedestrian-oriented development focuses on ground floor retail and residences above this. The designation requires a residential density between 20-36 units per acre and a minimum floor area ratio (FAR) of 0.1. The zoning designation is consistent with this land use description. No General Plan Amendment is proposed for the project.

The proposed project is submitting a density bonus application pursuant to SB330 and the applicant is requesting waivers and design concessions for the height of buildings on-site, which exceed the maximum height limitation.

Site Access and Parking

Access to the site is currently provided by two driveways on Homestead Road, one driveway on Lawrence Expressway, and two driveways on Lochinvar Avenue. Access driveways would be reduced to two driveways under the proposed project. One driveway would be located on the north side of the site from Lochinvar Avenue, and the other driveway would be located on the south side of the site accessible from Homestead Road. Both, 26 foot wide, full-access driveways would be in the same position as two of the existing driveways. Each unit would have a garage with two parking spaces accessible by an interior driving aisle and 47 guest parking spaces would be available in

surface parking throughout the project site. In total, approximately 341 parking spaces would be available on-site.