NOTICE OF PREPARATION OF A
DRAFT ENVIRONMENTAL IMPACT REPORT
FOR THE 1957 PRUNERIDGE AVENUE RESIDENTIAL PROJECT
OCTOBER 2023

Introduction

The purpose of an Environmental Impact Report (EIR) is to inform decision-makers and the general public of the environmental effects of a proposed project that an agency may implement or approve. The EIR process is intended to provide information sufficient to evaluate a project and its potential for significant impacts on the environment, to examine methods of reducing adverse impacts, and to consider alternatives to the project.

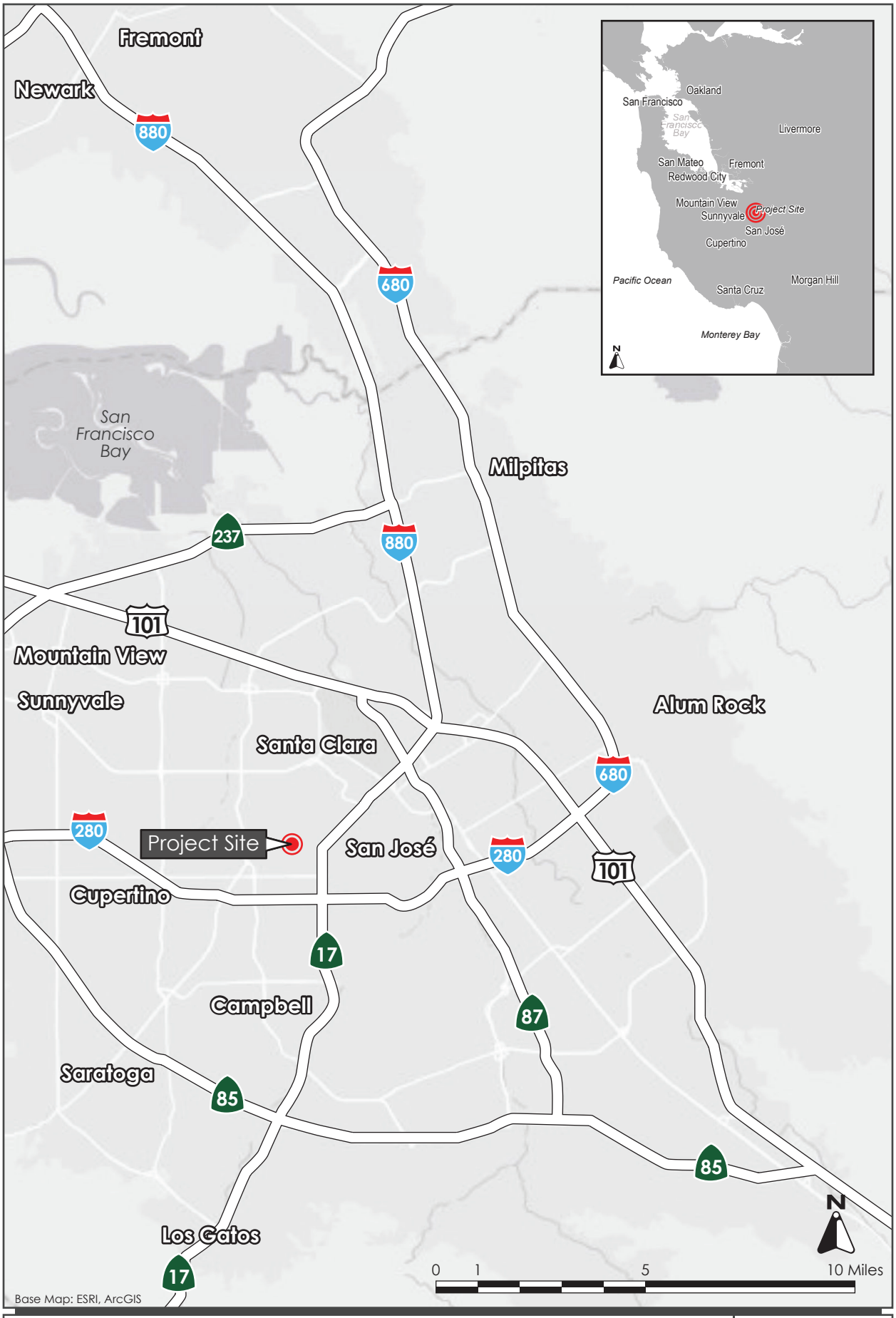
The EIR for the proposed project will be prepared and processed in accordance with the California Environmental Quality Act (CEQA) of 1970, as amended, and the requirements of the City of Santa Clara.

In accordance with Sections 15120 et seq. of the CEQA Guidelines, the EIR will include the following:

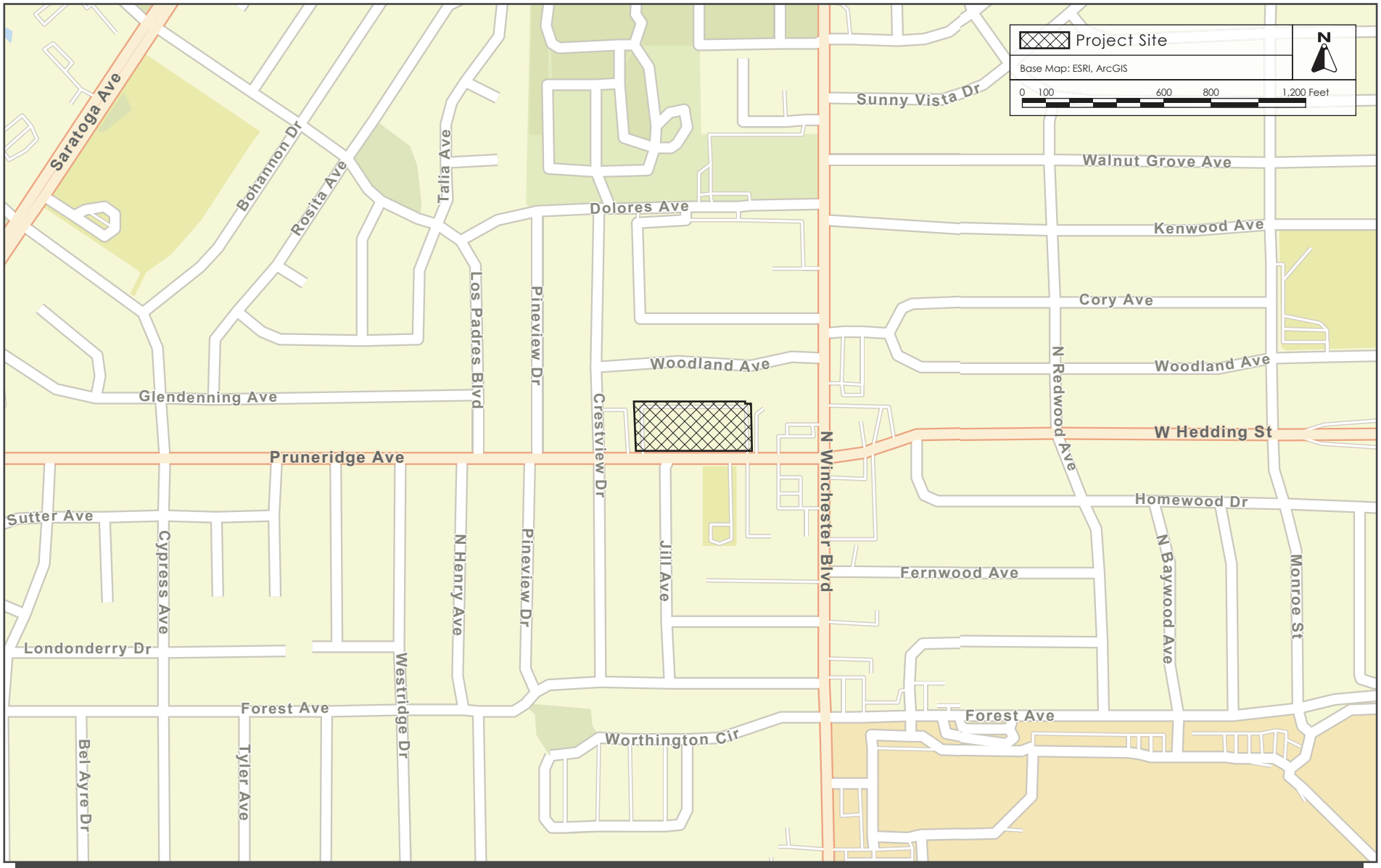
- A summary of the project;
- A project description;
- A description of the existing environmental setting, probable environmental impacts, and mitigation measures for the project;
- Alternatives to the project as proposed; and
- Environmental consequences, including (a) any significant environmental effects which cannot be avoided if the project is implemented; (b) any significant irreversible and irretrievable commitments of resources; (c) any growth-inducing impacts of the proposed project; and (d) cumulative impacts.

Project Location

The project site is located at 1957 Pruneridge Avenue in the City of Santa Clara (APN 303-03-025). The site has a General Plan Designation of Very Low Density Residential and is Zoned Public, Quasi Public, or Recreation (B). The existing 2.47-acre site is occupied by two buildings which made up the St. Marks Episcopal Church. The church building features stained glass windows around the entire structure, a gabled red tile roof, and stylized arches on each end of the building. The other structure is a one- to two-story office and school building. The one-story portion of the building is faced with wood sided and stucco with stained glass windows on the east side of the structure and a brown shingle roof and the two-story building is a stucco building with balcony walkways. The site is currently accessible from two driveways, one on the west end of the site and one on the east end, which exit onto Pruneridge Avenue. The site is not currently occupied.



REGIONAL MAP | FIGURE 1



VICINITY MAP

FIGURE 2

AERIAL PHOTOGRAPH AND SURROUNDING LAND USES | FIGURE 3

Project Description

The proposed project would remove all structures, surface parking areas and landscaping from the project site and construct 22, two-story residential units at a density of 8.9 dwelling units per acre. Each unit would have a two or three car garage. Additionally, the project site would feature a landscaped paseo in the middle of the site that would provide pedestrian access to Pruneridge Avenue. Automobile access to the project site would be provided by the existing driveway on the east end of the project site which would be connected by a drive aisle that would separate the units on the north and south sides of the project site.

The proposed project would plant approximately 79 trees throughout the site and would feature drought tolerant, low water use landscaping in the common areas and yards of the residential units. The proposed project would include a rezoning of the project site from Public, Quasi Public, or Recreation (B) to Planned Development (PD) and a Tentative Tract Map.

The maximum depth of excavation for the proposed project would be approximately 7.5 feet below the ground surface.

The project proposes to replace the existing sidewalk with a separated sidewalk and landscaped park strip in kind and connect to existing utility connections.

Potential Environmental Impacts of the Project

The EIR will identify the significant environmental effects anticipated to result from development of the project as proposed. Mitigation measures will be identified for significant impacts, as warranted. The EIR will discuss the project's significant environmental impacts on the topic areas described below.

- **Aesthetics** – The proposed development would demolish the church buildings on-site and construct new residences. The EIR will describe the existing visual setting of the project area and the visual changes that are anticipated to occur as a result of the proposed project.

- **Air Quality** – The EIR will address the regional air quality conditions in the Bay Area and discuss the proposed project's construction and operational emissions impacts to local and regional air quality in accordance with the 2017 Bay Area Air Quality Management District (BAAQMD) CEQA guidelines and thresholds.

- **Biological Resources** – Habitats in the project area are low in species diversity and include predominately urban adapted birds and animals. The EIR will address the loss of trees on-site, within and adjacent to the construction zone. In addition, the EIR will identify and discuss potential biological impacts resulting from construction of the project.

- **Cultural Resources** – This area of Santa Clara is considered a sensitive area for cultural resources. The EIR will address the project's impacts to potentially historic structures. The EIR will also address the impacts to known and unknown buried archaeological resources on-site.

- **Energy** – Implementation of the proposed project would result in an increased demand for energy on-site. The EIR will address the increase in energy usage on-site and proposed design measures to reduce energy consumption.

- **Geology** – The project site is located in a liquefaction zone. The EIR will discuss the possible geological impacts associated with seismic activity and the existing soil conditions on the project site.

- **Greenhouse Gas Emissions** – The EIR will address the project's contribution to regional and global greenhouse gas (GHG) emissions. Proposed design measures to reduce energy consumption, which in turn would reduce GHG emissions, will be discussed.

- **Hazards and Hazardous Materials** – The project area is surrounded by commercial businesses and residences. The EIR will summarize known hazardous materials conditions on and adjacent to the project site and will address the potential for hazardous materials impacts to result from implementation of the proposed project.

- **Hydrology and Water Quality** – Based on the Federal Emergency Management Agency (FEMA) flood insurance rate maps the project site is in Flood Zone X (two percent annual risk of flood). The EIR will address the effectiveness of the storm drainage system and the project's effect on storm water quality consistent with the requirements of the Regional Water Quality Control Board (RWQCB).

- **Land Use** – The project site is located within a developed, urbanized area of Santa Clara surrounded by residential and commercial land uses. The EIR will describe the existing land uses adjacent to and within the project area. Land use impacts that would occur as a result of the proposed project will be analyzed, including the consistency of the project with the City's General Plan, zoning code, and compatibility of the proposed and existing land uses in the project area.

- **Noise and Vibration** – Noise levels in the project area are primarily influenced by vehicular noise on Pruneridge Avenue, and the surrounding roadways. The EIR will discuss noise that would result from operation of the proposed project, including a discussion of the increase in traffic noise that would result from implementation of the project, and the impact of any noise increase on nearby sensitive receptors. The EIR will also discuss temporary construction noise and vibration. Noise levels will be evaluated for consistency with applicable standards and guidelines in the City of Santa Clara.

- **Public Services** – Implementation of the proposed project would increase the population of the City. The EIR will address increase demand on and availability of public facilities and services.

- **Transportation** – The EIR will evaluate the project's transportation impacts pursuant to Senate Bill 743 and the City's Transportation Analysis Policy. The project's consistency with programs, plans, ordinances, or policies addressing the circulations system (including transit, roadway, bicycle, and pedestrian facilities) will be discussed in the EIR. The project's impact on Vehicle Miles Traveled (VMT) will be discussed.

- **Tribal Cultural Resources** – The EIR will discuss the project's potential for impacts to tribal cultural resources consistent with the requirements of Assembly Bill 52.

- **Utilities and Service Systems** – Implementation of the proposed project would likely result in an increased demand on utilities and public facilities compared to existing conditions. The EIR will examine the impacts of the project on public services, including utilities such as sanitary sewer and storm drains, water supply/demand, and solid waste management.

- **Wildfire** – The proposed project is located within a developed area of Santa Clara. The EIR will discuss project impacts on wildfire.

- **Cumulative Impacts** – In conformance with CEQA, this section will address the impacts of implementing the project in combination with other past, pending, and reasonably foreseeable future projects. Mitigation and avoidance measures will be identified for significant cumulative impacts, as appropriate.

- **Alternatives to the Project** – Alternatives to the proposed project will be evaluated, including a "No Project" alternative. Other alternatives analyzed will be selected based on their ability to avoid or lessen one or more significant impacts while still meeting most of the basic objectives of the proposed project.

In addition, the EIR will address the project's impacts on agricultural resources, population and housing, and mineral resources. The EIR will include other sections required by CEQA, including Growth Inducing Impacts, Significant Unavoidable Impacts, Authors and Consultants, References, and Technical Appendices.