

ADAMS BROADWELL JOSEPH & CARDOZO

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

601 GATEWAY BOULEVARD, SUITE 1000
SOUTH SAN FRANCISCO, CA 94080-7037

TEL: (650) 589-1860
FAX: (650) 589-5062

lhorton@adamsbroadwell.com

SACRAMENTO OFFICE

520 CAPITOL MALL, SUITE 350
SACRAMENTO, CA 95814-4721

TEL: (916) 444-6201
FAX: (916) 444-6209

DANIEL L. CARDOZO
CHRISTINA M. CARO
THOMAS A. ENSLOW
TANYA A. GULESSERIAN
LAURA E. HORTON
MARC D. JOSEPH
RACHAEL E. KOSS
LINDA T. SOBCZYNSKI

September 14, 2016

HAND DELIVERY

Debby Fernandez
Project Planner
1500 Warburton Avenue
Santa Clara, CA 95050

**Re: Comments on the Staff Report for the Moonlite Lanes Apartments
Project Public Hearing (PLN2015-11360 / CEQ2015-01198)**

Dear Ms. Fernandez:

This letter is submitted on behalf of **Santa Clara Residents for Responsible Development** regarding the Staff Report for the September 14 Santa Clara Planning Commission ("Commission") Hearing on the Moonlite Lanes Apartments Project ("Project"). The Project is being proposed by Prometheus Real Estate Group, Inc. The Project involves demolishing an existing bowling alley and redeveloping the site with a new four-story apartment complex consisting of 158 residential units and a six-level parking garage with one level of parking below grade for a total of 268 parking spaces.

We provided comments to the City on the Initial Study/Mitigated Negative Declaration ("IS/MND") on July 6, 2016. We commented that the IS/MND failed to fully disclose the potential depth of groundwater at the Project site and failed to adequately address the Project's dewatering impacts, which could lead to groundwater contamination. The City responded in the Staff Report that by complying with the NPDES/SWPPP requirements, the City will ensure that no hydrological impacts result. However, as explained further by Matt Hagemann of SWAPE in the attached letter, the City failed to adequately respond to our

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comment.¹ SWAPE concludes that the City must prepare an EIR that includes further information on current groundwater conditions at the site and requires further sampling of potential contaminants on the site.² Please see SWAPE's letter for further details.

Therefore, the City still failed to adequately evaluate and require mitigation for the Project's potentially significant impacts on hydrological resources, in violation of CEQA. We urge the Commission to reject this Project and to require an EIR to fully evaluate these issues.

Sincerely,

A handwritten signature in black ink, appearing to read "Laura Horton", written in a cursive style.

Laura E. Horton

LEH:lj1

Attachment

¹ See Letter from Matt Hagemann and Jessie Jaeger, to Laura Horton re: Comments on the Moonlite Lanes Apartments Project, September 14, 2016, **Attachment A**.

² See Letter from Matt Hagemann and Jessie Jaeger, to Laura Horton re: Comments on the Moonlite Lanes Apartments Project, September 14, 2016, **Attachment A**.