



**City of
Santa Clara**
The Center of What's Possible

NOTICE

NOTICE OF INTENT
to Adopt a
Mitigated Negative Declaration
Distribution Date: July 16, 2020

As authorized by the City of Santa Clara as a Lead Agency, the City hereby provides **notice of intent to adopt a Mitigated Negative Declaration** prepared pursuant to the California Environmental Quality Act (CEQA) and provides a **30-day public review period** for the following project:

Project Title: **Laguna Clara II Project**
Files: PLN2019-13869 and CEQ2018-01052
Location: 3131 Homestead Road, a 12.43-acre parcel located at the northeast corner of Homestead Road and Quince Avenue; APN: 290-24-071; Property is zoned Moderate-Density Multiple-Dwelling (R3-25D)
Applicant/Owner: John Hyjer / Equity Residential
Request: Adoption of a **Mitigated Negative Declaration and Architectural Review** approval of a residential development involving the demolition of three two-story apartment buildings and one-half of a two-story apartment building (removing 42 dwelling units and retaining 222 dwelling units); two accessory buildings (central boiler room and a clubroom/leasing office); and four carport structures to construct a four-story apartment building with 225 dwelling units over a partially subgrade parking garage for a total of 447 dwelling units and 761 subgrade and surface parking spaces on-site, and associated site landscaping and site improvements.

INITIAL STUDY DETERMINATION

An Initial Study was completed by ICF in accordance with the California Environmental Quality Act (CEQA), and is available for review in the project file in the Planning Division office in City Hall at 1500 Warburton Avenue and online at www.santaclaraca.gov/CEQA. Based upon the Initial Study, insofar as the project involves Architectural Review of an infill multi-family residential development proposal, the **project will not have a significant effect on the environment** because mitigation measures have been incorporated into/added to the project by conditions of approval that will reduce potential impacts to a less than significant level.

COMMENTS

Comments may be filed with the City in response to the preparation of this Mitigated Negative Declaration, within the review period **beginning July 17, 2020 and ending August 17, 2020**, pursuant to Section 15073 of the CEQA Guidelines. Responses received in writing on or before the date of review or verbally at the time of the review of this project will be considered along with the proposed Mitigated Negative Declaration.

Lead Agency: City of Santa Clara Planning Division
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for

Andrew Crabtree *Debby Fernandez*
Director of Community Development, City of Santa Clara

Date: *7.16.20*