

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: Dual-Branded Hotel at Coleman and Brokaw

Lead Agency: City of Santa Clara Contact Person: Debby Fernandez, Associate Planner
 Mailing Address: 1500 Warburton Avenue Phone: (408) 615-2457
 City: Santa Clara Zip: 95050 County: Santa Clara

Project Location: County: Santa Clara City/Nearest Community: Santa Clara
 Cross Streets: Coleman Avenue at Brokaw Road Zip Code: 95050
 Longitude/Latitude (degrees, minutes and seconds): 37 ° 21 ' 26 " N / 121 ° 56 ' 01 " W Total Acres: 1.66
 Assessor's Parcel No.: 230-05-49, 230-05-50, 230-05-45 Section: S2 Twp.: T7S Range: R1W Base: _____
 Within 2 Miles: State Hwy #: Interstates 880,101; SR 88 Waterways: Guadalupe River
 Airports: San Jose International Airport Railways: Caltrain Schools: Buchser Middle School

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: Variance, Architectural

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. 216,009 Acres 1.66 Employees 75
 Industrial: Sq.ft. _____ Acres _____ Employees _____
 Educational: _____
 Recreational: _____
 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 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:

Commercial/ ML (Light Industry)/Santa Clara Station Regional Commercial

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

The applicant, Mogul Capital, is proposing to redevelop a 72,204-square-foot (1.66-acre) site on the eastern edge of the City of Santa Clara with a dual-branded six-story hotel that would provide up to 400 guest rooms, as well as meeting rooms and amenities such as a swimming pool and fitness center. An enclosed parking garage would provide hotel guest and employee valet parking in triple-stacked mechanical parking lifts. The project requires a Use Permit to allow a hotel use on a Light Industrial (ML) zoned property along with on-site sale and service of distilled spirits (Type 48 ABC License); and a Variance to allow a building height of 86 feet where 70 feet is the maximum in the ML zone and 284 stacked parking spaces where 396 spaces are required.

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 an "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 checked="" type="checkbox"/> Caltrans District # <u>4</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>2</u> |
| <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 checked="" 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 | Other: _____ |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date March 26, 2021 Ending Date March 26, 2021

Lead Agency (Complete if applicable):

Consulting Firm: <u>Douglas Herring & Associates</u>	Applicant: <u>Mogul Capital</u>
Address: <u>1331 Linda Vista Dr.</u>	Address: <u>210 East Main Street, Suite 109</u>
City/State/Zip: <u>El Cerrito, CA 94530</u>	City/State/Zip: <u>Midway, Utah 84049</u>
Contact: <u>Doug Herring</u>	Phone: <u>(602) 885-2342 Rachel Lamber, VP of Construction</u>
Phone: <u>(510) 237-2233</u>	

Signature of Lead Agency Representative:  Date: 3.25.21

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