



City of Santa Clara

The Center of What's Possible

NOTICE

NOTICE OF AVAILABILITY for Public Review of a **Mitigated Negative Declaration** Distribution Date: February 11, 2022

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

Project Title: **3155 El Camino Real Residential Project**
Files: PLN2020-14674, PLN2020-14705 and CEQ2020-01080
Location: **3141-3155 El Camino Real**, two contiguous parcels totaling approximately 2.46 acres located at the northeast corner of El Camino Real and Calabazas Boulevard; APN's: 220-32-057 and 220-32-058
Applicant: Edward McMahon, Oak Investment Group, LLC
Owner: Bowers Plaza GP
Request: Adoption of a **Mitigated Negative Declaration (MND)**; Rezoning from Thoroughfare Commercial (CT) to Planned Development (PD); and a Tentative Tract Map for a Single Lot Subdivision to allow for the demolition of existing buildings and site improvements to construct eight, residential buildings consisting of 40 townhomes and 20 flats, and on- and off-site improvements; including removal of the Calabazas Creek bridge directly adjacent to the project site.

INITIAL STUDY DETERMINATION

An Initial Study was completed by David J. Powers & Associates, Inc., in accordance with the California Environmental Quality Act (CEQA), and is available for review online on the City's website at www.santaclaraca.gov/CEQA and at the Central Park Library at 2635 Homestead Road in the City of Santa Clara. Based upon the Initial Study, insofar as the project involves a Rezoning and Tentative Tract Map to allow the development of a 60-unit residential developments, 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 Monday, February 14, 2022 and ending at 5:00 PM on Tuesday, March 15, 2022**, 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. If you wish to respond, please send your comments to:

Lead Agency: City of Santa Clara Community Development, Planning Division
Contact: Debby Fernandez, Associate Planner (dfernandez@santaclaraca.gov)
1500 Warburton Avenue, Santa Clara, CA 95050
Phone (408) 615-2450

Andrew Crabtree 
Director of Community Development, City of Santa Clara

Date: 2/9/22