

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 # N/A

Project Title: 2303 Gianera Street Tentative Subdivision

Lead Agency: City of Santa Clara Contact Person: Daniel Sobczak
 Mailing Address: 1500 Warburton Avenue Phone: (408) 615-2467
 City: Santa Clara Zip: 95050 County: Santa Clara

Project Location: County: Santa Clara City/Nearest Community: Santa Clara
 Cross Streets: Gianera Street and Cheeney Street Zip Code: 95054

Longitude/Latitude (degrees, minutes and seconds): 37 ° 24 ' 03 " N / 121 ° 57 ' 55 " W Total Acres: 0.39

Assessor's Parcel No.: 104-06-037 Section: 00 Twp.: 6 South Range: 1 West Base: N/A

Within 2 Miles: State Hwy #: SR 237 Waterways: San Tomas Aquino Creek
 Airports: N/A Railways: N/A Schools: Kathryn Hughes Elementary School, Don Callejon 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: Initial Study 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: _____

Development Type:

Residential: Units 8 Acres 0.39
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ 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: GHG, Tribal Cultural Resources

Present Land Use/Zoning/General Plan Designation:

General Plan designation: Low Density Residential, Zoning: Low-Density Residential (R2)

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

The project would demolish the existing single-family house, one accessory structure, a shed, and associated improvements to subdivide the project site to construct a total of eight, three-story, townhouse units. One of the eight proposed units would be deemed affordable at a Moderate Rate Income. Each unit would contain a two-car garage and rear yard. Each rear yard would have six-foot privacy fences. The townhouses would have a maximum height of 30 feet. The eight townhouse units would be grouped in four buildings (two units in each building) and be oriented perpendicular to Gianera Street. A new private driveway bisecting the site would provide access to the buildings. The project site has a General Plan designation of Low Density Residential and is zoned as Low Density Residential. The project proposes to rezone the site to Planned Development (PD). A General Plan Amendment is not required for the project. Additional project description details can be found in Section 3.0 of the Initial Study.

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".

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

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

Starting Date Friday, November 8, 2024 Ending Date Thursday, November 28, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>David J. Powers & Associates, Inc.</u>	Applicant: <u>Gianeral St, LLC.</u>
Address: <u>1871 The Alameda Suite 200</u>	Address: <u>798 N. First Street</u>
City/State/Zip: <u>San José, CA 95126</u>	City/State/Zip: <u>San José, CA 95112</u>
Contact: <u>Amy Wang</u>	Phone: <u>408-420-1916</u>
Phone: <u>408-454-3423</u>	

Signature of Lead Agency Representative: Daniel Sobczak Digitally signed by Daniel Sobczak
Date: 2024.10.31 13:35:47 -0700' Date: 10/31/2024

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