

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research
 U.S. Mail: _____ Street Address: _____
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 Sacramento, CA 95814

☐ County Clerk

County of: _____
 Address: _____

From:

Public Agency: Santa Clara Valley Water District
 Address: 5750 Almaden Expressway

Contact: Lisa Holm
 Phone: 408 510 2627

Lead Agency (if different from above):

City of Santa Clara
 Address: 1500 Warburton Avenue
 Santa Clara, CA 95050
 Contact: Nimisha Agrawal
 Phone: 408 615 2467

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2022020290

Project Title: 3155 El Camino Real Residential Project

Project Applicant: Edward McMahon, Oak Investment Group, LLC.

Project Location (include county): 3141 3155 El Camino Real, Santa Clara CA

Project Description:

Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, Rezone from Thoroughfare Commercial (CT) to Planned Development (PD) to allow development of a 60 unit residential project and a Tentative Tract Map to create 60 for sale residential condominiums and a common lot to serve the development. Project involves demolition of three one story commercial pad buildings totaling 27,780 sq. ft. and surface parking lot.

This is to advise that the Santa Clara Valley Water District has approved the above
 (☐ Lead Agency or ☒ Responsible Agency)

described project on 7/15/26 and has made the following determinations regarding the above
 (date)
 described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☐ were ☒ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of Santa Clara Planning Division, 1500 Warburton Avenue, Santa Clara, CA 95050.

Signature (Public Agency): Lisa Holm Title: Associate Environmental Planner

Date: 7/20/26 Date Received for filing at OPR: _____



**SANTA CLARA COUNTY CLERK
CEQA FILING COVER SHEET**

County of Santa Clara - Clerk-Recorder's Office
State of California

File Number: ENV26211

ENVIRONMENTAL FILING

No. of Pages: 2

Total Fees: \$50.00

File Date: 07/20/2026

Expires: 08/19/2026

LOUIS CHIARAMONTE, Clerk-Recorder

By: Elaine Fader, Deputy Clerk-Recorder

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

TYPE OR PRINT CLEARLY

Check Document being Filed:

- ☐ Environmental Impact Report (EIR)
- ☐ Filing Fee (new project)
- ☐ Previously Paid F&W (**must attach F&W receipt and project titles must match**)
- ☐ No Effect Determination (**F&W letter must be attached**)
- ☒ Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- ☐ Filing Fee (new project)
- ☒ Previously Paid F&W (**must attach F&W receipt and project titles must match**)
- ☐ No Effect Determination (**F&W letter must be attached**)
- ☐ Notice of Exemption (NOE)
- ☐ Other (Please fill in type):

1. LEAD AGENCY: City of Santa Clara
2. LEAD AGENCY EMAIL: NAgrawal@SantaClaraCA.gov
3. PROJECT TITLE: 3155 El Camino Real Residential Project
4. APPLICANT NAME: Santa Clara Valley Water District (Attn: Lisa Holm) PHONE: 408-510-2627
5. APPLICANT EMAIL: lholm@valleywater.org
6. APPLICANT ADDRESS: 5750 Almaden Expressway, San Jose, CA 95118
7. PROJECT APPLICANT IS A: ☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity
8. NOTICE TO BE POSTED FOR 30 DAYS.

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

NOTICE OF DETERMINATION**Attachment 9**

Public Agency: Santa Clara Valley Water District
5750 Almaden Expressway
San José, CA 95118
(408) 265-2600

Lead Agency: City of Santa Clara
1500 Warburton Avenue
Santa Clara, CA 95050
Debby Fernandez (408) 615-2457

☒ Office of Planning and Research ☒ County of Santa Clara County Clerk
1400 Tenth Street, Room 121 110 West Tasman Drive, 1st Floor
Sacramento, CA 95818 San Jose CA 95134

Subject:

Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resource Code.

Contact Person: Lisa Holm	Telephone No: (408) 510-2627	State Clearinghouse No: 2022020290
Project Title: 3155 El Camino Real Residential Project		
Project Applicant: Edward McMahon, Oak Investment Group, LLC.		
Project Location: 3141 - 3155 El Camino Real, Santa Clara CA		
Project Description: Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, Rezone from Thoroughfare Commercial (CT) to Planned Development (PD) to allow development of a 60-unit residential project and a Tentative Tract Map to create 60 for-sale residential condominiums and a common lot to serve the development. Project involves demolition of three one-story commercial pad buildings totaling 27,780 sq. ft. and surface parking lot. To support the project, the City of Santa Clara requires that the project applicant (Toll Brothers) remove a deteriorated roadway bridge on Valley Water fee title property that was installed in 1968 and does not meet current City codes. The project applicant would saw-cut the top of the roadway bridge and remove the center supporting column to remove the structure. The lower section, which forms a box culvert, would be left in place. Removal of the bridge was fully analyzed as part of the City's IS/MND. Valley Water would issue an encroachment permit to the project applicant to remove the bridge from its fee title property.		

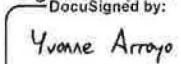
The lead agency, City of Santa Clara, approved the project and certified the 3155 El Camino Real Residential Project IS/MND in July 2022 and adopted an MMRP for the Project.

This is to advise that the Santa Clara Valley Water District, acting as a [☐ Lead Agency ☒ Responsible Agency], has considered the Mitigated Negative Declaration as prepared by the lead agency and has approved the above project on _____, and has made the following determinations regarding the above described project:

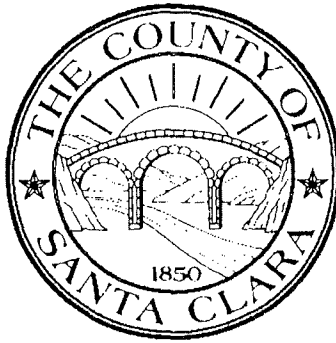
1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring program [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☐ were ☒ were not] made pursuant to the provision of CEQA.

This is to certify that the IS/MND and record of project approval is available to the general public at: <https://www.santaclaraca.gov/Home/Components/BusinessDirectory/BusinessDirectory/95/3650?npage=5> or at City of Santa Clara Planning Division, 1500 Warburton Avenue, Santa Clara, CA 95050.

Copies of additional information regarding Valley Water's responsible agency environmental documentation and record of approval for the project may be examined at: Santa Clara Valley Water District, 5750 Almaden Expressway, San Jose, CA 95118.

Signature (Public Agency): DocuSigned by:  A2D1E696C20C140	Name and Title: Yvonne Arroyo Community Projects Review Manager	Date: 7/15/2026
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Date Received for Filing and Posting at OPR:



Regina Alcomendras
Santa Clara County
Clerk-Recorder
(408) 299-5688
<https://www.clerkrecorder.org>

Receipt: 22-123492

Product	Name	Extended
CEQA	ENVIRONMENTAL FILING	\$2,598.00
	# Pages	2
	Document #	ENV24098
	Document Info:	CITY OF SANTA CLARA
	Filing Type	N
Total		\$2,598.00
Tender (Check)		\$2,598.00
Check #	1136	
Paid By	OAK INVESTMENT GROUP, LLC	

PLEASE KEEP FOR REFERENCE



State of California - Department of Fish and Wildlife
2022 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

RECEIPT NUMBER:
ENV24098

STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF SANTA CLARA		07/15/2022
COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER	
SANTA CLARA		
PROJECT TITLE		

3155 EL CAMINO REAL RESIDENTIAL PROJECT

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
EDWARD MCMAHON, OAK INVESTMENT GROUP		(650) 397-6269
PROJECT APPLICANT ADDRESS	CITY	STATE
60 S MARKET STREET, STE 450	SAN JOSE	CA
		ZIP CODE
		95113

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	\$3,539.25	\$	
☒ Mitigated/Negative Declaration (MND)(ND)	\$2,548.00	\$	\$2,548.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,203.25	\$	

☐ Exempt from fee
☐ Notice of Exemption (attach)
☐ CDFW No Effect Determination (attach)
☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	
☒ County documentary handling fee		\$	\$50.00
☐ Other		\$	

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other

TOTAL RECEIVED \$ \$2,598.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X Elaine Fader	Elaine Fader, Deputy County Clerk-Recorder

County of Santa Clara
Office of the County Clerk-Recorder
Business Division

County Government Center
70 West Hedding Street, E. Wing, 1st Floor
San Jose, California 95110 (408) 299-5688



Santa Clara County - Clerk-Recorder Office
State of California

File Number: ENV24098

ENVIRONMENTAL FILING

No. of Pages: 2

Total Fees: \$2598.00

File Date: 07/15/2022

Expires: 08/14/2022

REGINA ALCOMENDRAS, Clerk-Recorder

By: Elaine Fader, Deputy Clerk-Recorder

CEQA DOCUMENT DECLARATION

ENVIRONMENTAL FILING FEE RECEIPT

PLEASE COMPLETE THE FOLLOWING:

1. LEAD AGENCY: City of Santa Clara
2. PROJECT TITLE: 3155 El Camino Real Residential Project
3. APPLICANT NAME: Edward McMahon, Oak Investment Group PHONE: 650-397-6269
4. APPLICANT ADDRESS: 60 S. Market Street, Suite 450, San Jose, CA 95113
5. PROJECT APPLICANT IS A: ☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity
6. NOTICE TO BE POSTED FOR 30 DAYS.

7. CLASSIFICATION OF ENVIRONMENTAL DOCUMENT

a. PROJECTS THAT ARE SUBJECT TO DFG FEES

- | | | |
|---|-------------|-------------|
| ☐ 1. ENVIRONMENTAL IMPACT REPORT (PUBLIC RESOURCES CODE §21152) | \$ 3,539.25 | \$ 0.00 |
| ☒ 2. NEGATIVE DECLARATION (PUBLIC RESOURCES CODE §21080(C)) | \$ 2,548.00 | \$ 2,548.00 |
| ☐ 3. APPLICATION FEE WATER DIVERSION (STATE WATER RESOURCES CONTROL BOARD ONLY) | \$ 850.00 | \$ 0.00 |
| ☐ 4. PROJECTS SUBJECT TO CERTIFIED REGULATORY PROGRAMS | \$ 1,203.25 | \$ 0.00 |
| ☒ 5. COUNTY ADMINISTRATIVE FEE (REQUIRED FOR a-1 THROUGH a-4 ABOVE)
Fish & Game Code §711.4(e) | \$ 50.00 | \$ 50.00 |

b. PROJECTS THAT ARE EXEMPT FROM DFG FEES

- | | | |
|--|----------|---------|
| ☐ 1. NOTICE OF EXEMPTION (\$50.00 COUNTY ADMINISTRATIVE FEE REQUIRED) | \$ 50.00 | \$ 0.00 |
| ☐ 2. A COMPLETED "CEQA FILING FEE NO EFFECT DETERMINATION FORM" FROM THE DEPARTMENT OF FISH & GAME, DOCUMENTING THE DFG'S DETERMINATION THAT THE PROJECT WILL HAVE NO EFFECT ON FISH, WILDLIFE AND HABITAT, OR AN OFFICIAL, DATED RECEIPT / PROOF OF PAYMENT SHOWING PREVIOUS PAYMENT OF THE DFG FILING FEE FOR THE "SAME" PROJECT IS ATTACHED (\$50.00 COUNTY ADMINISTRATIVE FEE REQUIRED) | | |
| DOCUMENT TYPE: ☐ ENVIRONMENTAL IMPACT REPORT ☐ NEGATIVE DECLARATION | \$ 50.00 | \$ 0.00 |

c. NOTICES THAT ARE NOT SUBJECT TO DFG FEES OR COUNTY ADMINISTRATIVE FEES

- | | | |
|--|--------|-----------|
| ☐ NOTICE OF PREPARATION ☐ NOTICE OF INTENT | NO FEE | \$ NO FEE |
|--|--------|-----------|

8. OTHER: Notice of Determination FEE (IF APPLICABLE): \$

9. TOTAL RECEIVED..... \$ 2,598.00

*NOTE: "SAME PROJECT" MEANS NO CHANGES. IF THE DOCUMENT SUBMITTED IS NOT THE SAME (OTHER THAN DATES), A "NO EFFECT DETERMINATION" LETTER FROM THE DEPARTMENT OF FISH AND GAME FOR THE SUBSEQUENT FILING OR THE APPROPRIATE FEES ARE REQUIRED.

THIS FORM MUST BE COMPLETED AND ATTACHED TO THE FRONT OF ALL CEQA DOCUMENTS LISTED ABOVE (INCLUDING COPIES) SUBMITTED FOR FILING. WE WILL NEED AN ORIGINAL (WET SIGNATURE) AND TWO (2) COPIES. IF THERE ARE ATTACHMENTS, PLEASE PROVIDE THREE (3) SETS OF ATTACHMENTS FOR SUBMISSION. (YOUR ORIGINAL WILL BE RETURNED TO YOU AT THE TIME OF FILING.)

CHECKS FOR ALL FEES SHOULD BE MADE PAYABLE TO: SANTA CLARA COUNTY CLERK-RECORDER

PLEASE NOTE: FEES ARE ANNUALLY ADJUSTED (Fish & Game Code §711.4(b)); PLEASE CHECK WITH THIS OFFICE AND THE DEPARTMENT OF FISH AND GAME FOR THE LATEST FEE INFORMATION.

"... NO PROJECT SHALL BE OPERATIVE, VESTED, OR FINAL, NOR SHALL LOCAL GOVERNMENT PERMITS FOR THE PROJECT BE VALID, UNTIL THE FILING FEES REQUIRED PURSUANT TO THIS SECTION ARE PAID." Fish & Game Code §711.4(c)(3)

Notice of Determination**Appendix D****To:**☒ Office of Planning and Research

U.S. Mail:

P.O. Box 3044

Sacramento, CA 95812-3044

Street Address:

1400 Tenth St., Rm 113

Sacramento, CA 95814

☒ County Clerk

County of: Santa Clara

Address: 70 W. Hedding St., E. Wing, 1st Floor

San Jose, CA 95110

From:

Public Agency: City of Santa Clara

Address: 1500 Warburton Avenue

Santa Clara, CA 95050

Contact: Debby Fernandez

Phone: 408-615-2457

Lead Agency (if different from above):

Address:

Contact:

Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2022020290

Project Title: 3155 El Camino Real Residential Project

Project Applicant: Edward McMahon, Oak Investment Group

Project Location (include county): 3155 El Camino Real, Santa Clara, Santa Clara County, CA

Project Description:

Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, Rezone from Thoroughfare Commercial(CT) to Planned Development (PD) to allow development of a 60-unit residential project and a Tentative Tract Map to create 60 for-sale residential condominiums and a common lot to serve the development. Project involves demolition of three, one-story commercial pad buildings totaling 27,780 sq.ft. and surface parking lot. +

This is to advise that the City of Santa Clara has approved the above
☒ Lead Agency or ☐ Responsible Agency

described project on July 12, 2022 and has made the following determinations regarding the above
 (date)
 described project.

1. The project ☐ will ☒ will not have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☒ were ☐ were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan ☒ was ☐ was not adopted for this project.
5. A statement of Overriding Considerations ☐ was ☐ was not adopted for this project.
6. Findings ☒ were ☐ were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

Planning Division, 1500 Warburton Avenue, Santa Clara, CA 95050

Signature (Public Agency):

Title: Associate Planner

Date: July 15, 2022

Date Received for filing at OPR: