

# Notice of Determination

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**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: 110 West Tasman Drive, First Floor  
San Jose, CA 95134

**From:**

Public Agency: City of Santa Clara  
Address: 1500 Warburton Avenue,  
Santa Clara, CA 95050  
Contact: Steve Le, Senior Planner  
Phone: (408) 615-2468

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): 2024120531  
Project Title: Cheaney Street Townhomes Project  
Project Applicant: Saul Flores, MFA Construction, Inc.  
Project Location (include county): 4249 Cheaney Street, Santa Clara, Santa Clara County, CA 95054  
Project Description:

The project proposes a General Plan Amendment to change the General Plan designation from Very Low Density Residential to Low Density Residential, a rezoning from Single-Family Residential (R1-6L) to Low Density Residential (R2), a tentative subdivision map to subdivide the site, and a site development permit and architectural review to develop residential units on-site. The project proposes to construct nine two-story townhomes with individual at-grade garages. The proposed buildings would reach a maximum height of 25 feet to the top of the roof. The proposed buildings would include 15-foot setbacks from the rear property lines, minimum 20-foot setbacks from the front property lines, and five-foot side yard setbacks. In total, the buildings would be 20,771 gross square feet and have a combined footprint of 10,211 square feet (45 percent lot coverage). The nine townhome units would be situated in two rows separated by an L-shaped driveway. Two pairs of attached townhomes (four units), divided by a five-foot pedestrian walkway, would be located at the Cheaney Street frontage. Five attached townhome units would be located to the rear of the site. Each of the nine units would include a private yard.

This is to advise that the City of Santa Clara (Lead Agency or Responsible Agency) has approved the above described project on July 15, 2025 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 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 Mitigated Negative Declaration is available to the General Public at:

1500 Warburton Avenue, Santa Clara, CA 95050

Signature (Public Agency): *Stunt* Title: Senior Planner

Date: 7/16/2025 Date Received for filing at OPR: 7/16/2025