

File Numbers: **SP20-013 & T20-014**

- County Clerk-Recorder  
County of Santa Clara  
70 W. Hedding St., San José, CA, 95110
- Office of Planning and Research  
State of California  
P.O. Box 3044, Sacramento, CA, 95812

**NOTICE OF DETERMINATION  
FOR AN ENVIRONMENTAL IMPACT REPORT (SCH# 2020100529)**

**Lead Agency:** City of San José

**Project Applicant:** Sam Nemazie, 27872 Via Carita Way, Los Altos, CA 94022  
(408) 529-2147

**Project Title:** Almaden Villas Housing Project

**Project Description:** This is a request for a Special Use Permit and Vesting Tentative Map to allow the demolition of two vacant buildings, the removal of three ordinance-size trees, the construction of a new multi-family residential building with 62 dwelling units, including eleven affordable units, and to merge two lots into one lot and create 62 residential condominiums, on an approximately 0.58-gross acre site..

**Location:** 1747 Almaden Road, approximately 380 feet south of Willow Glen Way, San José

**Assessor's Parcel Nos:** 456-03-003

**Council District:** 6

The City has performed an environmental review for this project which examines the nature and extent of any adverse effects on the environment that could occur if this project is approved and implemented. Based on the review, the City prepared an Environmental Impact Report (EIR) for this project. The EIR identified that implementation of the project would result in significant impacts on construction air quality, biological resources, cultural resources, hazards and hazardous materials, operation noise, and construction noise and vibration. The significant impacts would be below the significance thresholds with implementation of mitigation measures. The project is not located on any of the list of hazardous sites under Section 65962.5 of the Government Code.

This is to advise that the Director of Planning, Building and Code Enforcement of the City of San José approved the above-described project on August 25, 2021 and the made the following determinations regarding such project:

1. A Draft EIR was prepared for this project pursuant to and in compliance with the provisions of CEQA.
2. A First Amendment to the Draft EIR was prepared that included responses to comments received during the public comment period.
3. The First Amendment and the Draft EIR together comprise the Final EIR for the project.
4. The Final EIR concluded that implementation of the project could result in certain significant effects on the environment and identified mitigation measures that would reduce each of those significant effects to a less than significant level.
5. The Final EIR also concluded that some significant effects of the project would not be reduced to less than significant levels despite the application of mitigation measures.
6. A Mitigation Monitoring and Report Program (MMRP) was prepared and adopted for the project.
7. The following applicant volunteered condition was read into the record and made a part of the Permit:

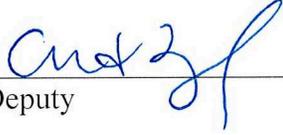
**Tribal Cultural Resources Sensitivity Training.** A qualified Native American representative, registered with the Native American Heritage Commission (NAHC) for the City of San José and that is traditionally and culturally affiliated with the geographic area, will provide at least one cultural sensitivity training to construction crew prior to the initial ground-breaking activities.

8. The Director of Planning, Building and Code Enforcement of the City of San José independently reviewed and analyzed the Final EIR and other information in the record.
9. The Director of Planning, Building and Code Enforcement of the City of San José has certified the Almaden Villas Project Final EIR, in accordance with CEQA, as amended.

The Final EIR and the record of project approval may be examined at the City of San José, Department of Planning, Building and Code Enforcement, 200 East Santa Clara Street, 3rd Floor Tower, San José CA 95113-1905. This notice is in compliance with Sections 21108 and 21152 of the Public Resources Code.

Christopher Burton, Director  
Planning, Building and Code Enforcement

Date: 8/26/21

  
Deputy

Environmental Project Manager: Reema Mahamood