



SANTA CLARA COUNTY CLERK
CEQA FILING COVER SHEET

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 San Jose
2. LEAD AGENCY EMAIL: bethelhem.telahun@sanjoseca.gov
3. PROJECT TITLE: 0 Seely Avenue Mixed-Use Project
4. APPLICANT NAME: The Hanover Company (Attn: Scott Youdall) PHONE: (925) 490-2990
5. APPLICANT EMAIL: syoudall@hanoverco.com
6. APPLICANT ADDRESS: 156 Diablo Rd Suite 220, Danville, California, 94526
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.

File Numbers: PDC21-035/
PD22-022/ER21-284

- County Clerk-Recorder
County of Santa Clara
110 West Tasman Drive, 1st Floor, San José, CA, 95134
- Office of Planning and Research
State of California
P.O. Box 3044, Sacramento, CA, 95182

NOTICE OF DETERMINATION

**0 SEELY AVENUE MIXED-USE PROJECT ENVIRONMENTAL IMPACT REPORT
(SCH#2022020565)**

Lead Agency: City of San José

Project Applicant: The Hanover Company (Attn: Scott Youdall); syoudall@hanoverco.com

Project Title: 0 Seely Avenue Mixed-Use Project

Project Description: Planned Development Rezoning to an Industrial Park IP(PD) Planned Development Zoning District and a Planned Development Permit to allow demolition of existing residential and agricultural buildings and removal of 584 trees (261 ordinance-size trees and 323 non-ordinance-size trees) for the development of 1,472 residential units consisting of a mix of three-story townhomes and six- to seven-story apartment buildings, 18,965 square feet of general neighborhood retail space, and a 2.5-acre public park. The project also includes the dedication of an approximately 0.11 acre site to the San Jose Municipal Water System for the development of a domestic water well.

Location: The project site is bound by Seely Avenue to the west, Montague Expressway to the south, Coyote Creek to the east, and Epic Way and existing commercial properties to the north.

Assessor's Parcel Numbers: 097-15-033, 097-15-034, and 097-66-004 **Council District:** 4

This is to advise that the City Council of San José approved the above-described project on **August 13, 2024** and made the following determinations regarding such project:

1. The Final Environmental Impact Report (FEIR) was prepared and completed in compliance with CEQA.
2. The Council has reviewed the FEIR and other information in the record and has found that the FEIR represents the independent judgement of the City as the lead agency for the project.
3. The Council recognized that the FEIR contains additions, clarifications, modifications, and other information in response to comments on the Draft EIR or obtained after the Draft EIR was issued and circulated for public review and found that such changes and additional information would not result in (i) any new significant environmental impact

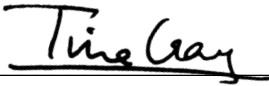
or substantially more severe environmental impact not already disclosed and evaluated in the Draft EIR (ii) any feasible mitigation measure considerably different from those analyzed in the Draft EIR that would lessen a significant environmental impact of the project, or (iii) any feasible alternative considerably different from those analyzed in the Draft EIR that would lessen a significant environmental impact of the project.

4. The Council determined that recirculation of the FEIR is not warranted or required under the provisions of CEQA.
5. The Council weighed each of the benefits of the project against the unavoidable significant environmental effects identified in the FEIR related to historical resources and determined that the benefits outweigh the risks and adopted a Statement of Overriding Considerations.

The documents and other materials that constitute 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: August 14, 2024



Deputy