



SANTA CLARA COUNTY CLERK  
CEQA FILING COVER SHEET

Santa Clara County - Clerk-Recorder Office  
State of California

**File Number: ENV24680**

ENVIRONMENTAL FILING

No. of Pages: 3

Total Fees: \$2814.00

File Date: 07/14/2023

Expires: 08/13/2023

**REGINA ALCOMENDRAS, Clerk-Recorder**

By: Ronald Nguyen, Deputy Clerk-Recorder

THIS SPACE FOR CLERK'S USE ONLY

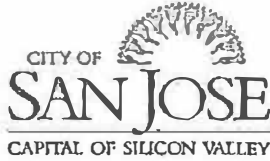
Complete and attach this form to each CEQA Notice filed with the County Clerk  
TYPE OR PRINT CLEARLY

**Check Document being Filed:**

- Notice of Determination  
 Environmental Impact Report (EIR)  
 Mitigated Negative Declaration (MND) or Negative Declaration (ND)  
 No Effect Determination  
 Notice of Exemption (NOE)  
 Other (Please fill in type):

1. LEAD AGENCY:
2. LEAD AGENCY EMAIL:
3. PROJECT TITLE:
4. APPLICANT NAME:  PHONE:
5. APPLICANT EMAIL:
6. APPLICANT ADDRESS:
7. PROJECT APPLICANT IS A:  Local Public Agency  School District  Other Special District  State Agency  Private Entity
8. NOTICE TO BE POSTED FOR  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 Number: H23-004**

- 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 A MITIGATED NEGATIVE DECLARATION  
FOR THE 1520 WEST SAN CARLOS MIXED USE PROJECT**

**Lead Agency:** City of San José

**Project Applicant:** MV3, Attn VijiMani, 22561 Poppy Drive, Cupertino, CA, 408-396-2706,  
[manisviji@yahoo.com](mailto:manisviji@yahoo.com)

**Project Title:** 1520 West San Carlos Mixed Use Project

**Project Description:** The project includes a Site Development Permit to permit the demolition of all existing buildings on-site (one commercial building and 11 residential structures) and the removal of 29 trees (26 ordinance-size and 3 non-ordinance-size) to allow for the construction of a mixed-use building consisting of 256 residential units and approximately 15,202 square feet of commercial space on the 1.62 -gross acre site. The project applicant is also requesting an approximately 38 percent parking reduction and a Tentative Map to combine the existing four lots into one lot for the development.

**Location:** The project is located at 1520 West San Carlos Street, and 315, 325, 329, and 345 Willard Avenue in the City of San José.

**Assessor's Parcel No:** 277-18-021, 277-18-024, 277-18-025, 277-18-026      **Council District:** 6

The City has performed environmental review on this project. Environmental review examines the nature and extent of any adverse effects on the environment that could occur if a project is approved and implemented. Based on the review, the City has prepared a Mitigated Negative Declaration for this project. A Mitigated Negative Declaration is a statement by the City that the project will not have a significant effect on the environment if protective measures (mitigation measures) are included in the project.

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 **July 12, 2023** and made the following determinations regarding such project:

1. An Initial Study and Mitigated Negative Declaration referenced above was prepared and completed for this project pursuant to and in compliance with the provisions of CEQA.
2. The Director of Planning, Building, and Code Enforcement has independently reviewed and analyzed the Initial Study and Mitigated Negative Declaration and other information in the record and has considered the information contained therein, prior to acting upon or approving the Project.
3. The Initial Study and Mitigated Negative Declaration represents the independent judgment and analysis of the City of San José, as lead agency for the Project.
4. This project will not have a significant impact on the environment.
5. Mitigation measures were made a condition of approval of the project.
6. A Mitigation Monitoring and Reporting Program was adopted for this project.
7. Findings were made and adopted for this project pursuant to the provisions of CEQA.

The Initial Study, Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program 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, 3<sup>rd</sup> Floor Tower, San José CA 95113-1905. This notice is in compliance with Section 21108 and 21152 of the Public Resources Code.

Christopher Burton, Director  
Planning, Building and Code Enforcement

Date: 7/13/2023

Cassandra van der Zweep  
Deputy

Deputy

Environmental Project Manager: Cassandra van der Zweep



State of California - Department of Fish and Wildlife  
**2023 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER:  
 42 — ENV24680 —  
 STATE CLEARINGHOUSE NUMBER (If applicable)

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY CITY OF SAN JOSE	LEAD AGENCY EMAIL manisviji@yahoo.com	DATE 07/14/2023
COUNTY/STATE AGENCY OF FILING Santa Clara	DOCUMENT NUMBER	

PROJECT TITLE  
 1520 WEST SAN CARLOS MOXED USE PROJECT

PROJECT APPLICANT NAME MV3 ATTN: VIJI MANI	PROJECT APPLICANT EMAIL	PHONE NUMBER (408) 396-2706
PROJECT APPLICANT ADDRESS 22561 POPPY DRIVE	CITY CUPERTINO	STATE CA
		ZIP CODE 95014

**PROJECT APPLICANT** (Check appropriate box)

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


**CHECK APPLICABLE FEES:**

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,839.25	\$	0.00
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,764.00	\$	\$2,764.00 0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$	0.00
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	\$50.00
<input type="checkbox"/> Other		\$	

**PAYMENT METHOD:**

Cash     Credit     Check     Other

**TOTAL RECEIVED**    \$    \$2,814.00    0.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Ronald Nguyen, Deputy County Clerk-Recorder
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Regina Alcomendras  
Santa Clara County  
Clerk-Recorder  
(408) 299-5688  
<https://www.clerkrecorder.org>

Receipt: 23-100334

Product	Name	Extended
CEQA	ENVIRONMENTAL FILING	\$2,814.00
	# Pages	3
	Document #	ENV24680
	Document Info:	CITY OF SAN JOSE
	Filing Type	N
<b>Total</b>		\$2,814.00
Tender (Check)		\$2,814.00
Check #	1340619	
Paid By	Vijayalakshni Mani	

PLEASE KEEP FOR REFERENCE