



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

Receipt: 25-41698

Product	Name	Extended
CEQA	ENVIRONMENTAL FILING	\$4,173.50
	# Pages	3
	Document #	ENV25526
	Document Info:	CITY OF SAN JOSE
	Filing Type	I
Total		\$4,173.50
Tender (Check)		\$4,173.50
Paid By	MOSTAFA AGHAMIRI / NHU NGUYEN	
Check #	1693036 (VC)	
Paid By	MOSTAFA AGHAMIRI / NHU NGUYEN	

PLEASE KEEP FOR REFERENCE



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER: ENV25526
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN JOSE	LEAD AGENCY EMAIL NHU.NGUYEN@SANJOSECA.GOV	DATE 03/18/2025
COUNTY/STATE AGENCY OF FILING SANTA CLARA		DOCUMENT NUMBER

PROJECT TITLE
380 NORTH FIRST STRET RESIDENTIAL PROJECT

PROJECT APPLICANT NAME MSASA PROPERTIES, LLC (ATTN: MOSTAFA)	PROJECT APPLICANT EMAIL MOSTAFA@MSASAPROPERTIES.	PHONE NUMBER (408)206-7294
PROJECT APPLICANT ADDRESS 1484 POLLARD RD #3027	CITY LOS GATOS	STATE CA
		ZIP CODE 95032

PROJECT APPLICANT (Check appropriate box)

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

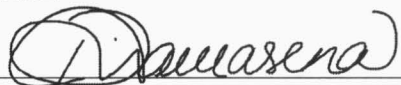
CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$4,123.50	\$	\$4,123.50
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$	
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$	
<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)			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	
<input checked="" type="checkbox"/> County documentary handling fee		\$	\$50.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ \$4,173.50

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE Patricia Camarena, Deputy County Clerk-Recorder
---	--



SANTA CLARA COUNTY CLERK
CEQA FILING COVER SHEET

Santa Clara County - Clerk-Recorder Office
State of California

File Number: ENV25526

ENVIRONMENTAL FILING

No. of Pages: 3

Total Fees: \$4173.50

File Date: 03/18/2025

Expires: 04/17/2025

REGINA ALCOMENDRAS, Clerk-Recorder
By: Patricia Camarena, 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 San Jose
2. LEAD AGENCY EMAIL: nhu.nguyen@sanjoseca.gov
3. PROJECT TITLE: 380 North First Street Residential Project
4. APPLICANT NAME: MSASA Properties, LLC (Attn: Mostafa Aghamiri) PHONE: (408)-206-7294
5. APPLICANT EMAIL: mostafa@msasaproperties.com
6. APPLICANT ADDRESS: 1484 Pollard Rd #3027, Los Gatos, CA 95032
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: H23-007, ER23-075

- 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
380 NORTH FIRST STREET RESIDENTIAL PROJECT
ENVIRONMENTAL IMPACT REPORT (SCH# 2023080670)**

Lead Agency: City of San José

Project Applicant: MSASA Properties, LLC (Attn: Mostafa Aghamiri); 11484 Pollard Rd #3027, Los Gatos, CA 95032; mostafa@msasaproperties.com; (408)-206-7294.

Project Title: 380 North First Street Residential Project

Project Description: The project includes a Site Development Permit to allow the demolition of an existing 12,000-square-foot Candidate City Landmark building and the removal of 20 trees (including 10 ordinance-size trees) for the construction of a seven-story, 118-unit multifamily residential building, subject to the State Density Bonus Law, including 18 units affordable to very-low-income, low-income, and moderate-income households and 74 parking spaces, on an approximately 0.48-gross acre lot.

Location: The project site is located at 380 North 1st Street on the north side of Basset Street between North 1st Street and North 2nd Street in San José.

Assessor's Parcel Numbers: 249-44-088

Council District: 3

This is to advise that the City Council of San José approved the above-described project on **March 11, 2025** 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: 3/17/25


Deputy

Santa Clara County Recorder - Official Records

110 West Tasman Drive
San Jose, CA 95134
408-299-5688

Source:	Phone Order (Card Keyed-In)	Authorization:	Paid in Full
Order Date/Time:	3/18/2025 02:07 PM PDT	Agency Amount:	\$4173.50
Order Number:	198217997	Other Agency Amount:	\$0.00
Operator:	PattyC	Shipping Amount:	\$0.00
Location Code:	*****615	LN Service Fee:	\$2.50
		Total Amount(USD):	\$4176.00

Payment Information

Transaction Type:	Purchase	Expiration	###/##
Card Holder:	MOSTAFA AGHAMIRI	Transaction Ref #:	200200904
Payment Method:	Credit Card (AMEX *****1003)	CVV2 Response:	
Approval Code:	162722	Auth Txn Id #:	01420252711506
AVS Response:	Y	Val Code:	

Merchant Copy

Agency Amount	Product	Product Detail
\$4173.50	Clerk Payment	

Santa Clara County Recorder - Official Records

110 West Tasman Drive, San Jose, CA 95134
408-299-5688

**VitalChek Receipt - Phone Order (Card Keyed-In)
Cardholder Copy**

Order Date/Time:	3/18/2025 02:07 PM PDT	Transaction Type:	Purchase
Confirmation Number:	198217997	Approval Code:	162722
Payment Applied towards:	Clerk Payment	Transaction Ref #:	200200904
Card Holder:	MOSTAFA AGHAMIRI	Payment Method:	AX(1003)

Bill To

MOSTAFA AGHAMIRI
130 SISTERS CT
Los Gatos, CA 95030

Authorization:	Paid in Full
Agency Amount:	\$4173.50
Other Agency Amount:	\$0.00
LN Service Fee:	\$2.50
Total Amount(USD):	\$4176.00

Refund Policy: Please contact the agency listed on the receipt to request a refund.