



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

**Receipt: 23-185508**

<b>Product</b>	<b>Name</b>	<b>Extended</b>
CEQA	ENVIRONMENTAL FILING	\$2,814.00
		3
		ENV24883
	CITY OF SAN JOSÉ DEPARTMENT OF PLANNING, BUILDING, AND CODE ENFORCEMENT	N
		N
<b>Total</b>		<b>\$2,814.00</b>
<b>Tender (Check)</b>		<b>\$2,814.00</b>
Check #	1424523 - VITALCHEK	
Paid By	LoidaKirkley	

PLEASE KEEP FOR REFERENCE



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:  
 43 — ENV24883 —  
 STATE CLEARINGHOUSE NUMBER (if applicable)

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

LEAD AGENCY CITY OF SAN JOSÉ DEPARTMENT OF PLANNING,	LEAD AGENCY EMAIL tina.garg@sanjoseca.gov	DATE 12/01/2023
COUNTY/STATE AGENCY OF FILING Santa Clara	DOCUMENT NUMBER	

PROJECT TITLE  
 JULIAN & TRIPP MIXED-USE DEVELOPMENT PROJECT (SCH # 2023100356)

PROJECT APPLICANT NAME ROYGBIV REAL ESTATE DEVELOPMENT LLC	PROJECT APPLICANT EMAIL kirkleyred@gmail.com	PHONE NUMBER (408)838-2601
PROJECT APPLICANT ADDRESS 38 N ALMADEN BLVD, STE 1608	CITY SAN JOSE	STATE CA
		ZIP CODE 95110

**PROJECT APPLICANT** (Check appropriate box)


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

**CHECK APPLICABLE FEES:**

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

**PAYMENT METHOD:**

- Cash   
  Credit   
  Check   
  Other
- TOTAL RECEIVED** \$ 2,814.00 0.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Elaine Fader, Deputy County Clerk-Recorder
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**SANTA CLARA COUNTY CLERK  
CEQA FILING COVER SHEET**

Santa Clara County - Clerk-Recorder Office  
State of California

**File Number: ENV24883**

ENVIRONMENTAL FILING

No. of Pages: 3

Total Fees: \$2814.00

File Date: 12/01/2023

Expires: 12/31/2023

**REGINA ALCOMENDRAS, Clerk-Recorder**

By: Elaine Fader, 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 José Department of Planning, Building, and Code Enforcement
2. LEAD AGENCY EMAIL: tina.garg@sanjoseca.gov
3. PROJECT TITLE: Julian & Tripp Mixed-Use Development Project (SCH # 2023100356)
4. APPLICANT NAME: Roygbiv Real Estate Development LLC PHONE: 408-838-2601
5. APPLICANT EMAIL: kirkleyred@gmail.com
6. APPLICANT ADDRESS: 38 N Almaden Blvd, Ste 1608, San Jose, CA 95110
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 Nos:** H21-050, H22-012, H22-001 and  
ER21-297  
**SCH#:** 2023100356

- 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 JULIAN & TRIPP MIXED-USE DEVELOPMENT PROJECT**

**Lead Agency:** City of San José Planning, Building, and Code Enforcement Department

**Project Applicant:** Diridon Investments, LLC, Attn: Loida C. Kirkley, 1238 Sutter St., Ste 801, San Francisco, CA 94109

**Project Title:** Julian & Tripp Mixed-Use Development Project

**Project Description:** The proposed project consists of applications for three separate Site Development Permits to allow construction of a total of 913 multi-family residential units and approximately 14,820 square feet of commercial space across three sites. The development proposed for the site at 1325 E. Julian Street (Vila de Camila) would consist of 633 residential units and approximately 11,500 square feet of commercial space on a single parcel. The buildings would be 10 stories. The development proposed for the site at 1347 E. Julian Street (Casa Inclusiva) would consist of 45 residential units in a single, six-story, 63,097 square foot apartment building as well as approximately 2,500 square feet of ground floor commercial space on two adjacent parcels.

**Location:** 1298 Tripp Avenue, 380 North 26th Street, and 345 and 341 Wooster Avenue (Residencias Arianna, File No. H21-050); 1325 E. Julian Street (Vila de Camila, H22-012); 1347 E. Julian Street (Casa Inclusiva, H22-001).

**Assessor's Parcel Nos.:** 249-66-013, 249-66-040, 249-66-037, and 249-66-038 (Residencias Arianna, File No. H21-050); 249-65-061 (Vila de Camila, H22-012); 249-65-058 and 249-65-060 (Casa Inclusiva, H22-001).

**Council District:** 3

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 an Initial Study/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 **November 29, 2023** and made the following determinations regarding such project:

1. An Initial Study/Mitigated Negative Declaration 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/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/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 any new significant impacts on the environment.
5. Mitigation Measures were made a condition of the project.
6. A Mitigation Monitoring and Reporting Program was adopted for the 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 (MMRP), 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: November 30, 2023

  
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Deputy

Environmental Project Manager: Tina Garg