



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

**Receipt: 24-8642**

| <b>Product</b> | <b>Name</b>          | <b>Extended</b>   |
|----------------|----------------------|---|
| CEQA           | ENVIRONMENTAL FILING | \$2,966.75  |
|                | # Pages              | 3   |
|                | Document #           | ENV24955  |
|                | Document Info:       | CITY OF SAN JOSÉ, DEPARTMENT OF PLANNING, BUILDING AND CODE ENFORCEMENT |
|                | Filing Type          | N   |
| <b>Total</b>   |                      | <b>\$2,966.75</b>   |
| Tender (Check) |                      | \$2,966.75  |
| Check #        | 1411595 - vitalchek  |   |
| Paid By        | Melanie Griswold     |   |

PLEASE KEEP FOR REFERENCE



State of California - Department of Fish and Wildlife  
**2024 ENVIRONMENTAL DOCUMENT FILING FEE  
 CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER:  
 ENV24955  
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

|  |   |                    |
|--|---|--------------------|
| LEAD AGENCY<br>CITY OF SAN JOSÉ, DEPARTMENT OF PLANNING, | LEAD AGENCY EMAIL<br>nhu.nguyen@sanjoseca.gov | DATE<br>01/18/2024 |
| COUNTY/STATE AGENCY OF FILING                            | DOCUMENT NUMBER                               |                    |

PROJECT TITLE  
 1271 & 1279 EAST JULIAN STREET MULTI-FAMILY RESIDENTIAL PROJECT

|   |   |                                |
|---|---|--------------------------------|
| PROJECT APPLICANT NAME<br>HESTIA REAL ESTATE, LLC (ATTN: MELANIE) | PROJECT APPLICANT EMAIL<br>mg@hestia-re.com | PHONE NUMBER<br>(415) 265-1086 |
| PROJECT APPLICANT ADDRESS<br>97 BOSTON AVENUE                     | CITY<br>SAN JOSE                            | STATE<br>CA                    |
|   |   | ZIP CODE<br>95126              |

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)  | \$4,051.25 | \$ _____           |
| <input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)                        | \$2,916.75 | \$ <u>2,916.75</u> |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,377.25 | \$ _____           |


Exempt from fee  
      Notice of Exemption (attach)  
      CDFW No Effect Determination (attach)  
 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   |          | \$ <u>50.00</u> |
| <input type="checkbox"/> Other  |          | \$ _____        |

PAYMENT METHOD:

Cash   
  Credit   
  Check   
  Other

TOTAL RECEIVED \$ 2,966.75

|  |   |
|--|---|
| SIGNATURE<br> | AGENCY OF FILING PRINTED NAME AND TITLE<br>Elaine Fader, Deputy County Clerk-Recorder |
|--|---|



**SANTA CLARA COUNTY CLERK  
CEQA FILING COVER SHEET**

Santa Clara County - Clerk-Recorder Office  
State of California

**File Number: ENV24955**

ENVIRONMENTAL FILING

No. of Pages: 3

Total Fees: \$2966.75

File Date: 01/18/2024

Expires: 02/17/2024

**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: nhu.nguyen@sanjoseca.gov
3. PROJECT TITLE: 1271 & 1279 East Julian Street Multi-Family Residential Project
4. APPLICANT NAME: Hestia Real Estate, LLC (Attn: Melanie Griswold) PHONE: (415) 265-1086
5. APPLICANT EMAIL: mg@hestia-re.com
6. APPLICANT ADDRESS: 97 Boston Avenue, San José, CA 95126
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.

- County Clerk-Recorder  
County of Santa Clara  
110 West Tasman Drive, San Jose, CA 95134
- Office of Planning and Research  
State of California  
P.O. Box 3044, Sacramento, CA, 95812

**NOTICE OF DETERMINATION  
FOR A MITIGATED NEGATIVE DECLARATION  
(1271 & 1279 East Julian Street Multi-Family Residential Project)**

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

**Project Applicant:** Hestia Real Estate, LLC (Attn: Melanie Griswold), 97 Boston Avenue, San José, CA 95126; (415) 265-1086

**Project Title:** 1271 & 1279 East Julian Street Multi-Family Residential Project, File Nos. H22-034, T22-033, ER22-208

**Project Description:** The project consists of a site development Site Development Permit (File No. H22-034) to allow the demolition of two the existing single-family residences and an accessory structure and construction of a seven-story building featuring 140 apartment units in a mix of one, two, and three bedroom configurations. The proposed project would include enclosed parking on the first and second floor levels. The proposed project also includes office space, common space courtyards, a community gathering facility, and rentable storage space. The proposed project includes a Tentative Map (File No. T22-033) approval to merge the two existing lots into a single lot.

**Location:** The project is located on two parcels with a gross acreage of 0.97-acres located at 1271 and 1279 East Julian Street.

**Assessor's Parcel No:** 249-66-009 and 249-66-010

**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 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 **January 10, 2024**, and made the following determinations regarding the 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 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 Declaration represents the independent judgment and analysis of the City of San José, as lead agency for the Project.
4. The Project would not have a significant impact on the environment.
5. Mitigation measures were made a condition of the 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 Declaration, Mitigation Monitoring and Reporting Program (MMRP), and 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 21152 of the Public Resources Code.

Christopher Burton, Director  
Planning, Building and Code Enforcement

Date: 1/10/24

  
\_\_\_\_\_  
Deputy

Environmental Project Manager: Nhu Nguyen