



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

**Receipt: 25-57939**

<b>Product</b>	<b>Name</b>	<b>Extended</b>
CEQA	ENVIRONMENTAL FILING	\$3,018.75
	# Pages	3
	Document #	ENV25573
	Document Info:	CITY OF SAN JOSE
	Filing Type	N
<b>Total</b>		\$3,018.75
Tender (Check)		\$3,018.75
Paid By	Paul Mullin	
Check #	1692994	
Paid By	Paul Mullin	

**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:** 4/14/2025 11:27 AM PDT  
**Confirmation Number:** 199957387  
**Payment Applied towards:** Clerk Payment  
**Card Holder:** Paul Mullin

**Transaction Type:** Purchase  
**Approval Code:** S82071  
**Transaction Ref #:** 202165063  
**Payment Method:** VI(5736)

**Bill To**  
Paul Mullin  
United States of America

Authorization: Paid in Full  
Agency Amount: \$3018.75  
Other Agency Amount: \$0.00  
LN Service Fee: \$2.50  
Total Amount(USD): \$3021.25  
Refund Policy: Please contact the agency listed on the receipt to request a refund.



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:  
 ENV25573  
 STATE CLEARINGHOUSE NUMBER (If applicable)

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

LEAD AGENCY CITY OF SAN JOSE	LEAD AGENCY EMAIL charlotte.yuen@sanjoeca.gov	DATE 04/14/2025
COUNTY/STATE AGENCY OF FILING SANTA CLARA		DOCUMENT NUMBER

PROJECT TITLE  
 CP22-028 & ER22-267: SILVERADO MEMORY CARE COMMUNITY PROJECT

PROJECT APPLICANT NAME PAUL MULLIN	PROJECT APPLICANT EMAIL	PHONE NUMBER (213)247-8005
PROJECT APPLICANT ADDRESS 668 NORTH COAST HWY., STE. 1231	CITY LAGUNA BEACH	STATE CA
		ZIP CODE 92651

**PROJECT APPLICANT** (Check appropriate box)

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

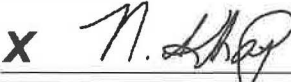
**CHECK APPLICABLE FEES:**

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,123.50	\$ _____
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$ <u>2,968.75</u>
<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)		
<hr/>		
<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**     \$ 3,018.75

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Nina Khamphilath, 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: ENV25573**

ENVIRONMENTAL FILING

No. of Pages: 3

Total Fees: \$3018.75

File Date: 04/14/2025

Expires: 05/14/2025

**REGINA ALCOMENDRAS, Clerk-Recorder**

By: Nina Khamphilath, 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: charlotte.yuen@sanjoseca.gov
3. PROJECT TITLE: CP22-028 & ER22-267: Silverado Memory Care Community Project
4. APPLICANT NAME: Paul Mullin PHONE: 213.247.8005
5. APPLICANT EMAIL: pmullin@flatirondg.com
6. APPLICANT ADDRESS: 668 North Coast Hwy., Ste. 1231 | Laguna Beach, CA 92651
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 No:** CP22-028 & ER22-267

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

**NOTICE OF DETERMINATION  
FOR THE SILVERADO MEMORY CARE COMMUNITY PROJECT (SCH  
#2024051035)**

**Lead Agency:** City of San José

**Project Applicant:** Paul Mullin (Flatiron Development Group) | 668 North Coast Hwy., Ste. 1231 Laguna Beach, CA 92651 | [pmullin@flatirondg.com](mailto:pmullin@flatirondg.com) | 213.247.8005

**Project Title:** Silverado Memory Care Community Project

**Project Description:** The proposed project would include the development of a new two-story building for a 24-hour memory care residential facility, which would include 70 units with 94 beds, administrative offices, dining areas, wellness and activities rooms, a beauty salon, laundry rooms, public restrooms, service rooms, and outdoor roof decks. The proposed building would encompass approximately 48,051 square feet, with 25,145 square feet on the first floor and 22,906 square feet on the second floor.

A surface parking lot and a 6,008-square-foot community garden at the northeastern corner of Union Avenue and Cambrianna Drive is also proposed. The proposed project would require the removal of 14 ordinance-sized trees and 3 non-ordinance-size trees on the project site and the addition of 115 trees around the perimeter of the project site and within or adjacent to the proposed two-story building. The proposed project would include a surface parking lot along the west, north, and east sides of the building. The parking lot would include 52 parking spaces, including 47 standard parking spaces, 2 electric vehicle (EV) parking spaces, and 3 Americans with Disabilities Act (ADA) accessible parking spaces. As part of the proposed project, the zoning designation of the project site would change from Single-Family Residential (R-1-8) to Public/Quasi-Public (PQP).

**Locations:** 1975 Cambrianna Drive, San José, CA 95124

**Assessor's Parcel No.:** 41421063

**Council District:** 9

The City prepared an Initial Study/Mitigated Negative Declaration (IS/MND) for this project in compliance with the California Environmental Quality Act (CEQA) and CEQA Guidelines. The IS/MND evaluated the nature and extent of any adverse effects on the environment that could occur if a project is approved and implemented. The evaluation determined that the project would not have a significant and unavoidable impact with the implementation of mitigation measures. Significant impacts were identified for Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Noise, Transportation, and Tribal Cultural Resources, all of which could be mitigated to less than significant levels of impact.

This is to advise that the Planning Commission of the City of San José approved the above-described project on **April 9, 2025** 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 Planning Commission has independently reviewed and analyzed 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: April 11, 2025

  
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Deputy

Environmental Project Manager: Charlotte Yuen