



**Regina Alcomendras**  
**Santa Clara County**  
**Clerk-Recorder**  
(408) 299-5688  
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**Receipt: 24-104114**

<b>Product</b>	<b>Name</b>	<b>Extended</b>
CEQA	ENVIRONMENTAL FILING	\$50.00
	# Pages	3
	Document #	ENV25195
	Document Info:	CITY OF SAN JOSE
	Filing Type	E
<b>Total</b>		<b>\$50.00</b>
<b>Tender (Check)</b>		<b>\$50.00</b>
Check #	1548746 - VitalChek	
Paid By	City of San Jose	

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:

ENV25195

STATE CLEARINGHOUSE NUMBER (If applicable)

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

LEAD AGENCY

CITY OF SAN JOSE

LEAD AGENCY EMAIL

charlotte.yuen@sanjoseca.gov

DATE

07/12/2024

COUNTY/STATE AGENCY OF FILING

SANTA CLARA

DOCUMENT NUMBER

PROJECT TITLE

ER23-126: 427 & 433 PAGE STREET RESIDENTIAL PROJECT

PROJECT APPLICANT NAME

CARL WANG

PROJECT APPLICANT EMAIL

carl@vcicompanies.com

PHONE NUMBER

(650) 675-3193

PROJECT APPLICANT ADDRESS

798 N FIRST STREET

CITY

SAN JOSE

STATE

CA

ZIP CODE

95112

**PROJECT APPLICANT** (Check appropriate box)

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

**CHECK APPLICABLE FEES:**

☐ Environmental Impact Report (EIR) \$4,051.25 \$ \_\_\_\_\_  
☐ Mitigated/Negative Declaration (MND)(ND) \$2,916.75 \$ \_\_\_\_\_  
☐ 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)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ \_\_\_\_\_

☒ County documentary handling fee \$ \_\_\_\_\_ \$50.00

☐ Other \$ \_\_\_\_\_

**PAYMENT METHOD:**

☐ Cash ☐ Credit ☒ Check ☐ Other

**TOTAL RECEIVED** \$ \_\_\_\_\_ \$50.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

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: ENV25195**

ENVIRONMENTAL FILING

No. of Pages: 3

Total Fees: \$50.00

File Date: 07/12/2024

Expires: 08/16/2024

**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 Jose
2. LEAD AGENCY EMAIL: charlotte.yuen@sanjoseca.gov
3. PROJECT TITLE: ER23-126: 427 & 433 Page Street Residential Project
4. APPLICANT NAME: Carl Wang PHONE: 650-675-3193
5. APPLICANT EMAIL: carl@vcicompanies.com
6. APPLICANT ADDRESS: 798 N First St, San Jose, CA 95112
7. PROJECT APPLICANT IS A: ☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity
8. NOTICE TO BE POSTED FOR 35 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.

## NOTICE OF EXEMPTION

**To:** County Clerk  
County of Santa Clara County  
70 West Hedding Street, East Wing  
San Jose, California 95110  
(408) 299-2481

**From:** Charlotte Yuen, Planner  
Environmental Review Team  
PBCE, Planning Division  
200 East Santa Clara Street, T-3  
San José, CA 95113  
(408) 535-5658

**Project File Number and Project Title:** ER23-126: 427 & 433 Page Street Residential Project

**Applicant, Address:** Carl Wang, 798 N First St, San Jose, CA 95112

**Project Location(s):** 427 & 433 Page St, San José, CA 95126

**Description of Nature, Purpose, and Beneficiaries of Project:**

Site development permit to demolish the existing structures on the 0.46-acre site so that a four-story, approximately 34,338-square foot, multi-family, condominium building with 21 residential units, bicycle parking, and surface parking can be constructed. Of the 21 units, three units would be set aside as affordable to very-low-income households. Nine (9) ordinance-sized trees are proposed for removal.

**Name of Public Agency Approving Project:** Carl Wang (VCI Companies)

**Name of Person or Agency Implementing Project:**

**Exempt Status:** (check one)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);  
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));  
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));  
☒ Categorical Exemption. State type and section number: **Section 15332. In-fill Development Projects.**  
☐ Statutory Exemptions. State code number:

**Reasons why project is exempt:** None of the exceptions contained in 15300.2 apply to the project and the project is consistent with the in-fill development criteria in Section 15332. For these reasons, the proposed 427 & 433 Page Street Residential Project is determined to be categorically exempt from CEQA under Guidelines Section 15332.

**Lead Agency Contact Person:** Charlotte Yuen

**Telephone:** (408) 535-5658

**If filed by applicant:**

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☒ Yes ☐ No

**Signature:**  **Date:** 7/12/24 **Title:** Principal Planner  
☒ Signed by Lead Agency ☐ Signed by Applicant

**Date Received for filing at OPR:** \_\_\_\_\_

Authority cited: Sections 21083 and 21110, Public Resources Code. Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

**STATEMENT OF EXEMPTION**

<b>FILE NO.</b>	H23-012 and ER23-126
<b>LOCATION OF PROPERTY</b>	427&433 Page Street, San Jose, CA, 95126
<b>PROJECT DESCRIPTION</b>	Site development permit to demolish the existing structures on the 0.46-acre site so that a four-story, approximately 34,338-square foot, multi-family, condominium building with 21 residential units, bicycle parking, and surface parking can be constructed. Of the 21 units, three units would be set aside as affordable to very-low-income households. Nine (9) ordinance-sized trees are proposed for removal.
<b>ASSESSOR'S PARCEL NUMBER</b>	277-19-023 and 277-19-024

**CERTIFICATION**

Under the provisions of Sections 15332 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA) as stated below, the proposed project is found to be exempt from the environmental review requirements of Title 21 of the San José Municipal Code, implementing the California Environmental Quality Act of 1970, as amended.

**15332. IN FILL DEVELOPMENT PROJECTS**

Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value as habitat for endangered, rare, or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public service.

**ANALYSIS**

The California Environmental Quality Act (CEQA) Guidelines Section 15332 – In-Fill Development Projects sets forth criteria for projects characterized as in-fill development that may be found categorically exempt. The analysis below shows that: a) none of the exceptions contained in 15300.2 apply to the project and b) the project is consistent with the in-fill development criteria in Section 15332. For these reasons, the proposed 427&433 Page Street Residential Project is determined to be categorically exempt from CEQA under Guidelines Section 15332.

Chris Burton, Director  
Planning, Building and Code Enforcement

Date

7/2/24

  
Deputy

Charlotte Yuen  
Environmental Project Manager