



Regina Alcomendras
Santa Clara County
Clerk-Recorder
 (408) 299-5688
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Receipt: 25-41864

Product	Name	Extended
CEQA	ENVIRONMENTAL FILING	\$50.00
	# Pages	3
	Document #	ENV25527
	Document Info:	CITY OF SAN JOSE
	Filing Type	E
Total		\$50.00
Tender (Check)		\$50.00
Paid By	DarrenBerberian	
Check #	1693041	
Paid By	DarrenBerberian	

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 03:30 PM PDT
Confirmation Number: 198225449
Payment Applied towards: Clerk Payment
Card Holder: Darren Berberian

Transaction Type: Purchase
Approval Code: 018257
Transaction Ref #: 200209100
Payment Method: VI(3449)

Bill To

Darren Berberian
 United States of America

Authorization: Paid in Full
 Agency Amount: \$50.00
 Other Agency Amount: \$0.00
 LN Service Fee: \$2.50
 Total Amount(USD): \$52.50

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



SANTA CLARA COUNTY CLERK
CEQA FILING COVER SHEET

Santa Clara County - Clerk-Recorder Office
State of California

File Number: ENV25527

ENVIRONMENTAL FILING

No. of Pages: 3

Total Fees: \$50.00

File Date: 03/18/2025

Expires: 04/22/2025

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: ER24-156: 2940 Alum Rock Avenue Affordable Housing Project
4. APPLICANT NAME: Darren Berberian PHONE: 949.599.6069
5. APPLICANT EMAIL: DarrenB@tpchousing.com
6. APPLICANT ADDRESS: 430 East State Street, Suite 100, Eagle, Idaho, 83616, USA
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: ER24-156: 2940 Alum Rock Avenue Affordable Housing Project

Applicant, Address: Darren Berberian, 430 East State Street, Suite 100, Eagle, Idaho, 83616, USA

Project Location(s): 2940 Alum Rock Ave, San Jose, CA, 95127

Description of Nature, Purpose, and Beneficiaries of Project:

Site Development Permit to allow the demolition of two vacant commercial buildings, totaling approximately 50,900 square feet, and the removal of 59 trees (including 17 ordinance trees), for the construction of a six-story multifamily residential building with podium parking, including 400 100% affordable units on an approximately 3.4-gross-acre site located on the south side of Alum Rock Avenue approximately 600 feet west of South White Road.

Name of Public Agency Approving Project: City of San José

Name of Person or Agency Implementing Project: Darren Berberian at The Pacific Company

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 2130 Dry Creek Road 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: Tina Gray **Date:** March 14, 2025 **Title:** Supervising Planner

Signed by Lead Agency Signed by Applicant

Date Received for filing at OPR: _____

STATEMENT OF EXEMPTION

FILE NO. H24-042 and ER24-156
LOCATION OF PROPERTY 2940 Alum Rock Ave, San Jose, CA, 95127
PROJECT DESCRIPTION Site Development Permit to allow the demolition of two vacant commercial buildings, totaling approximately 50,900 square feet, and the removal of 59 trees (including 17 ordinance trees), for the construction of a six-story multifamily residential building with podium parking, including 400 100% affordable units on an approximately 3.4-gross-acre site located on the south side of Alum Rock Avenue approximately 600 feet west of South White Road.
ASSESSOR'S PARCEL NUMBER 484-21-046

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 2940 Alum Rock Avenue Affordable Housing Project is determined to be categorically exempt from CEQA under Guidelines Section 15332.

Chris Burton, Director
Planning, Building and Code Enforcement

Date March 14, 2025


Deputy

Charlotte Yuen
Environmental Project Manager
Attachment: Environmental Analysis and Appendices supporting the Categorical Exemption