Santa Clara County
Clerk-Recorder
(408) 299-5688
https://www.clerkrecorder.org

**Receipt: 25-210954**

| Product | Name | Extended |
|---|---|---|
| CEQA | ENVIRONMENTAL FILING | $50.00 |
| | # Pages | 8 |
| | Document # | ENV25927 |
| | Document Info: | CITY OF SAN JOSE |
| | Filing Type | J |
| **Total** | | $50.00 |
| Tender (Check) | | $50.00 |
| Paid By | MORGAN BERNARDIS | |
| Check # | 1836925 | |
| Paid By | MORGAN BERNARDIS | |

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**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:** | 12/10/2025 10:03 AM PST | **Transaction Type:** | Purchase |
| **Confirmation Number:** | **212714473** | **Approval Code:** | 02656G |
| **Payment Applied towards:** | **Clerk Payment** | **Transaction Ref #:** | 216753975 |
| **Card Holder:** | Morgan Bernardis | **Payment Method:** | VI(2325) |

**Bill To**
Morgan Bernardis
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.**

PLEASE KEEP FOR REFERENCE



**12/10/25 10:06 AM PST cvasquez**

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: ENV25927

STATE CLEARINGHOUSE NUMBER *(If applicable)*

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

| LEAD AGENCY | LEAD AGENCY EMAIL | DATE |
|---|---|---|
| CITY OF SAN JOSE | NHU.NGUYEN@SANJOSECA.GOV | 12/10/2025 |

| COUNTY/STATE AGENCY OF FILING | DOCUMENT NUMBER |
|---|---|
| SANTA CLARA | |

PROJECT TITLE

THE MADERA RESIDENTIAL PROJECT UPDATE #4

| PROJECT APPLICANT NAME | PROJECT APPLICANT EMAIL | PHONE NUMBER |
|---|---|---|
| URBAN CATALYST OPERATING PARTNERSHIP | MATTBERNARDIS@URBANCATALYS | (916)606-3225 |

| PROJECT APPLICANT ADDRESS | CITY | STATE | ZIP CODE |
|---|---|---|---|
| 99 SOUTH ALMADEN, SUITE 840 | SAN JOSE | CA | 95113 |

**PROJECT APPLICANT** *(Check appropriate box)*

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

**CHECK APPLICABLE FEES:**

| | | |
|---|---|---|
| ☐ Environmental Impact Report (EIR) | $4,123.50 | $ |
| ☐ Mitigated/Negative Declaration (MND)(ND) | $2,968.75 | $ |
| ☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW | $1,401.75 | $ |

☐ 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 | AGENCY OF FILING PRINTED NAME AND TITLE |
|---|---|
| X | Corinne Vasquez, Deputy County Clerk-Recorder |

County of Santa Clara - Clerk-Recorder's Office
State of California

**File Number: ENV25927**
ENVIRONMENTAL FILING
No. of Pages: 8
Total Fees: $50.00
File Date: 12/10/2025
Expires: 01/09/2026

**LOUIS CHIARAMONTE, Clerk-Recorder**
By: Corinne Vasquez, Deputy Clerk-Recorder

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

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:**

- [x] Environmental Impact Report (EIR)
  - [ ] Filing Fee (new project)
  - [x] 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: nhu.nguyen@sanjoseca.gov
3. PROJECT TITLE: The Madera Residential Project Update #4
4. APPLICANT NAME: Urban Catalyst Operating Partnership (Attn: Matt Bernardis) PHONE: (916) 606-3225
5. APPLICANT EMAIL: mattbernardis@urbancatalyst.com
6. APPLICANT ADDRESS: 99 South Almaden, Suite 840, San Jose, CA 95113
7. PROJECT APPLICANT IS A: [ ] Local Public Agency [ ] School District [ ] Other Special District [ ] State Agency [x] 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.

Rev_8/2023

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

*Planning, Building and Code Enforcement*
CHRISTOPHER BURTON, DIRECTOR

**File Numbers:** SPA20-019-04

☒ County Clerk-Recorder
County of Santa Clara
110 W Tasman Drive, First Floor, San Jose, CA 95134

☒ Office of Planning and Research
State of California
P.O. Box 3044, Sacramento, CA, 95812

**NOTICE OF DETERMINATION**
**FOR AN ADDENDUM TO THE SAN JOSE DOWNTOWN STRATEGY 2040 FINAL ENVIRONMENTAL IMPACT REPORT (SCH # 2003042127) AND ADDENDA THERETO**

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

**Project Applicant**: Urban Catalyst Operating Partnership (Attn: Erik Hayden), 99 South Almaden, Suite 840, San Jose, CA 95113, (650) 888-5885.

**Project Title**: The Madera Residential Project Update

**Project Description**: Special Use Permit Amendment to change the material of the exterior fiber cement board to stucco on the levels above the pedestrian level and to allow Saturday construction hours from 7:00 a.m. to 7:00 p.m. through August 2027 (referred here as Modified Project). All other project details as previously approved in Planning File No. SP20-019, and subsequent amendments would remain unchanged.

**Location:** Southeastern corner of Josefa Street and West San Carlos Street

**Assessor's Parcel No:** 264-20-079, -108, -109, -110, -128 **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 draft Addendum for this project. The proposed project is eligible for an addendum pursuant to CEQA Guidelines §15164, which states that, "A lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in CEQA Guidelines §15162 calling for preparation of a subsequent EIR have occurred." An Addendum is a statement by the City that the project would not result in any new impacts that have not been previously disclosed; nor would it result in a substantial increase in the magnitude of any significant environmental impacts previously identified in the previously certified EIRs.

This is to advise that the City of San José Director of Planning approved the above-described project on **December 3rd, 2025** and the made the following determinations regarding such project:

1. An Addendum was prepared and completed for this project pursuant to and in compliance with the provisions of CEQA.
2. The Director of Planning has independently reviewed and analyzed the Addendum and other information in the record and has considered the information contained therein, prior to acting upon or approving the Project.
3. Director of Planning has adopted the Madera Residential Project Update #4 Addendum to the Downtown Strategy 2040 Final Environmental Impact Report, and addenda thereto, in accordance with CEQA, as amended.
4. The Addendum represents the independent judgment and analysis of the City of San Jose, as lead agency for the Project.
5. This project will not have a significant impact on the environment.
6. Findings were made and adopted for this project pursuant to the provisions of CEQA.

The Addendum 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, 3rd 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: December 9, 2025

Tina Cay
Deputy

State of California - Department of Fish and Wildlife

**2021 ENVIRONMENTAL FILING FEE CASH RECEIPT**

DFW 753.5a (REV. 01/01/21) Previously DFG 753.5a

RECEIPT NUMBER:
01 - ENV23211

STATE CLEARINGHOUSE NUMBER *(If applicable)*

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

| LEAD AGENCY | LEAD AGENCY EMAIL | DATE |
|---|---|---|
| CITY OF SAN JOSE DEPARTMENT OF | | 03/24/2021 |
| **COUNTY/STATE AGENCY OF FILING** | | **DOCUMENT NUMBER** |
| SANTA CLARA | | |

PROJECT TITLE

THE MADERA RESIDENTIAL PROJECT

| PROJECT APPLICANT NAME | PROJECT APPLICANT EMAIL | PHONE NUMBER |
|---|---|---|
| URBAN CATALYST (ATTN: TOM HOLT) | | (415) 439-9425 |
| **PROJECT APPLICANT ADDRESS** | **CITY** / **STATE** | **ZIP CODE** |
| 99 SOUTH ALMADEN, STE 500 | SAN JOSE / CA | 95113 |

**PROJECT APPLICANT** *(Check appropriate box)*

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

**CHECK APPLICABLE FEES:**

| | | |
|---|---|---|
| ☒ Environmental Impact Report (EIR) | $3,445.25 | $ 3,445.25 |
| ☐ Mitigated/Negative Declaration (MND)(ND) | $2,480.25 | $ |
| ☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW | $1,171.25 | $ |
| ☐ 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** $ 3,495.25

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

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev 08012020)

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

**Receipt: 21-91420**

| Product | Name | Extended |
|---|---|---|
| CEQA | ENVIRONMENTAL FILING | $3,495.25 |
| # Pages | | 3 |
| Document # | | ENV23211 |
| Document Info: | CITY OF SAN JOSE DEPARTMENT OF PLANNING, BUILDING, AND CODE ENFORCEMENT (ATTN: KARA HAWKINS) | |
| Filing Type | | I |
| **Total** | | $3,495.25 |
| Tender (Check) | | $3,495.25 |
| Check # | 925076 - vitalchek | |
| Paid By | urban catalyst | |

PLEASE KEEP FOR REFERENCE

**3/24/21 1:42 PM efader**

# County of Santa Clara

**Office of the County Clerk-Recorder**
**Business Division**

**County Government Center**
**70 West Hedding Street, E. Wing, 1st Floor**
**San Jose, California 95110 (408) 299-5688**

Santa Clara County - Clerk-Recorder Office
State of California

## File Number: ENV23211

ENVIRONMENTAL FILING
No. of Pages: 3
Total Fees: $3495.25
File Date: 03/24/2021
Expires: 04/23/2021

**REGINA ALCOMENDRAS, Clerk-Recorder**
By: Elaine Fader, Deputy Clerk-Recorder

## CEQA DOCUMENT DECLARATION

ENVIRONMENTAL FILING FEE RECEIPT

**PLEASE COMPLETE THE FOLLOWING:**

1. **LEAD AGENCY:** City of San José Department of Planning, Building, and Code Enforcement (Attn: Kara Hawkins)
2. **PROJECT TITLE:** The Madera Residential Project
3. **APPLICANT NAME:** Urban Catalyst (Attn: Tom Holt) **PHONE:** (415) 439-9425
4. **APPLICANT ADDRESS:** 99 South Almaden, Suite 840, San Jose, CA 95113
5. **PROJECT APPLICANT IS A:** ☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity
6. **NOTICE TO BE POSTED FOR** 30 **DAYS.**
7. **CLASSIFICATION OF ENVIRONMENTAL DOCUMENT**

a. **PROJECTS THAT ARE SUBJECT TO DFG FEES**

| | | | |
|---|---|---|---|
| ☒ 1. ENVIRONMENTAL IMPACT REPORT (PUBLIC RESOURCES CODE §21152) | $ | 3,445.25 | $ 3,445.25 |
| ☐ 2. NEGATIVE DECLARATION (PUBLIC RESOURCES CODE §21080(C) | $ | 2,480.25 | $ 0.00 |
| ☐ 3. APPLICATION FEE WATER DIVERSION (STATE WATER RESOURCES CONTROL BOARD ONLY) | $ | 850.00 | $ 0.00 |
| ☐ 4. PROJECTS SUBJECT TO CERTIFIED REGULATORY PROGRAMS | $ | 1,171.25 | $ 0.00 |
| ☒ 5. COUNTY ADMINISTRATIVE FEE (REQUIRED FOR a-1 THROUGH a-4 ABOVE) Fish & Game Code §711.4(e) | $ | 50.00 | $ 50.00 |

b. **PROJECTS THAT ARE EXEMPT FROM DFG FEES**

| | | | |
|---|---|---|---|
| ☐ 1. NOTICE OF EXEMPTION ($50.00 COUNTY ADMINISTRATIVE FEE REQUIRED) | $ | 50.00 | $ 0.00 |
| ☐ 2. A COMPLETED "CEQA FILING FEE NO EFFECT DETERMINATION FORM" FROM THE DEPARTMENT OF FISH & GAME, DOCUMENTING THE DFG'S DETERMINATION THAT THE PROJECT WILL HAVE NO EFFECT ON FISH, WILDLIFE AND HABITAT, OR AN OFFICIAL, DATED RECEIPT / PROOF OF PAYMENT SHOWING PREVIOUS PAYMENT OF THE DFG FILING FEE FOR THE *SAME PROJECT IS ATTACHED ($50.00 COUNTY ADMINISTRATIVE FEE REQUIRED) | | | |
| DOCUMENT TYPE: ☐ ENVIRONMENTAL IMPACT REPORT ☐ NEGATIVE DECLARATION | $ | 50.00 | $ 0.00 |

c. **NOTICES THAT ARE *NOT* SUBJECT TO DFG FEES *OR* COUNTY ADMINISTRATIVE FEES**

| | | |
|---|---|---|
| ☐ NOTICE OF PREPARATION ☐ NOTICE OF INTENT | NO FEE | $ NO FEE |

8. **OTHER:** _____ **FEE (IF APPLICABLE):** $ _____
9. **TOTAL RECEIVED** ..... $ 3,495.25

*NOTE: "*SAME PROJECT*" MEANS **NO** CHANGES. IF THE DOCUMENT SUBMITTED IS NOT THE SAME (OTHER THAN DATES), A "NO EFFECT DETERMINATION" LETTER FROM THE DEPARTMENT OF FISH AND GAME FOR THE SUBSEQUENT FILING OR THE APPROPRIATE FEES ARE REQUIRED.

THIS FORM MUST BE COMPLETED AND ATTACHED TO THE FRONT OF ALL CEQA DOCUMENTS LISTED ABOVE *(INCLUDING COPIES)* SUBMITTED FOR FILING. WE WILL NEED AN ORIGINAL (WET SIGNATURE) AND TWO (2) COPIES. IF THERE ARE ATTACHMENTS, PLEASE PROVIDE THREE (3) SETS OF ATTACHMENTS FOR SUBMISSION. *(YOUR ORIGINAL WILL BE RETURNED TO YOU AT THE TIME OF FILING.)*

CHECKS FOR ALL FEES SHOULD BE MADE PAYABLE TO: SANTA CLARA COUNTY CLERK-RECORDER

PLEASE NOTE: FEES ARE ANNUALLY ADJUSTED (Fish & Game Code §711.4(b); PLEASE CHECK WITH THIS OFFICE AND THE DEPARTMENT OF FISH AND GAME FOR THE LATEST FEE INFORMATION.

*"... NO PROJECT SHALL BE OPERATIVE, VESTED, OR FINAL, NOR SHALL LOCAL GOVERNMENT PERMITS FOR THE PROJECT BE VALID, UNTIL THE FILING FEES REQUIRED PURSUANT TO THIS SECTION ARE PAID."* Fish & Game Code §711.4(c)(3)

**(Fees Effective 01-01-2021)**

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

*Planning, Building and Code Enforcement*
ROSALYNN HUGHEY, DIRECTOR

**File Numbers:**
SP20-019, T20-019

☒ 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 AN ADDENDUM TO THE SAN JOSE DOWNTOWN STRATEGY 2040 FINAL ENVIRONMENTAL IMPACT REPORT (SCH # 2003042127) AND ADDENDA THERETO**

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

**Project Applicant**: Urban Catalyst (Attn: Tom Holt), 99 South Almaden, Suite 840, San Jose, CA 95113 (415) 439-9425

**Project Title**: The Madera Residential Project

**Project Description**: Special Use Permit to allow the demolition of existing structures and the construction of 184 residential units, of which five percent would be affordable, in an eight-story building on a 0.83-gross acre site.

**Location:** Southeastern corner of Josefa Street and West San Carlos Street
**Assessor's Parcel No:** 264-20-079, -108, -109, -110, -128
**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 draft Addendum for this project. The proposed project is eligible for an addendum pursuant to CEQA Guidelines §15164, which states that, "A lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in CEQA Guidelines §15162 calling for preparation of a subsequent EIR have occurred." An Addendum is a statement by the City that the project would not result in any new impacts that have not been previously disclosed; nor would it result in a substantial increase in the magnitude of any significant environmental impacts previously identified in the previously certified EIRs.

This is to advise that the City of San José Director of Planning approved the above-described project on **March 17, 2021** and the made the following determinations regarding such project:

1. An Initial Study/Addendum was prepared and completed for this project pursuant to and in compliance with the provisions of CEQA.
2. The Director of Planning has independently reviewed and analyzed the Initial Study/Addendum and other information in the record and has considered the information contained therein, prior to acting upon or approving the Project.
3. Director of Planning has adopted the Madera Residential Project Addendum to the Downtown Strategy 2040 Final Environmental Impact Report, in accordance with CEQA, as amended.
4. The Initial Study/Addendum represents the independent judgment and analysis of the City of San Jose, as lead agency for the Project.
5. This project will not have a significant impact on the environment.
6. Findings were made and adopted for this project pursuant to the provisions of CEQA.

The Addendum 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, 3rd Floor Tower, San José CA 95113-1905. This notice is in compliance with Section 21108 and 21152 of the Public Resources Code.

Rosalynn Hughey, Director
Planning, Building and Code Enforcement

Date: 03/24/2021

Deputy