



SANTA CLARA COUNTY CLERK
CEQA FILING COVER SHEET

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

File Number: ENV26144

ENVIRONMENTAL FILING

No. of Pages: 6

Total Fees: \$50.00

File Date: 05/26/2026

Expires: 06/25/2026

LOUIS CHIARAMONTE, Clerk-Recorder

By: Mike Louie, 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: Ohlone Mixed Use Development
4. APPLICANT NAME: Mark Pilarczyk PHONE: 408.335.5997
5. APPLICANT EMAIL: mark@swenson.com
6. APPLICANT ADDRESS: 777 N. First Street, 5th Floor, San Jose 95112
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 Nos.: H25-045 and ER26-016

- 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 AN ADDENDUM WITH THE
OHLONE MIXED-USE DEVELOPMENT ENVIRONMENTAL IMPACT REPORT
(SCH# 2009042075) AND ADDENDA THERETO**

Lead Agency: City of San José (Attn: Charlotte Yuen)

Project Applicant: Swenson (Attention: Mark Pilarczyk) 777 N. First Street, 5th Floor, San Jose 95112, mark@swenson.com

Project Title: Ohlone Mixed Use Development

Project Description: The proposed project is an 100% affordable multi-family podium building located in San Jose, comprising 272 units. The seven-story building will consist of 5 stories of Type IIIA wood construction over 2 level of Type IA non-combustible construction. Residential units on each floor include one, two, and three-bedroom options. Four podium courtyards, accessible by 4 stairs and 3 elevators, will serve as private outdoor recreation space for tenants. Resident parking is provided on the ground and second floors. Other amenity for the resident use include a fitness room, computer room, multi-purpose room, bike storage and mail room.

Location: The 2.17-gross acre site is located on the southwest corner of West San Carlos Street and Sunol Street at 860 W San Carlos St, San Jose, CA, 95126

Assessor's Parcel Number: 264-141-10

Council District: 6

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 to the Ohlone Mixed-Use Development Environmental Impact Report and addenda thereto 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 EIR.

This is to advise that the San José Director of Planning, Building and Code Enforcement approved the above-described project on **May 20, 2026** and 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, Building and Code Enforcement 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. The Director of Planning has adopted the Addendum to the Ohlone Mixed-Use to the Ohlone Mixed-Use Development Final Environmental Impact Report, in accordance with CEQA, as amended.
4. The Addendum represents the independent judgment and analysis of the City of San José, as lead agency for the Project.
5. This project will not have any new significant impacts 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

May 26, 2026

Date



Deputy

Charlotte Yuen
Environmental Project Manager



State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

| |
|--|
| RECEIPT NUMBER: ENV26144 |
| 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 05/26/2026 |
| COUNTY/STATE AGENCY OF FILING SANTA CLARA | DOCUMENT NUMBER | |

PROJECT TITLE
OHLONE MIXED USE DEVELOPMENT

| | | |
|---|---|-------------------------------|
| PROJECT APPLICANT NAME MARK PILARCZYK | PROJECT APPLICANT EMAIL mark@swenson.com | PHONE NUMBER (408)335-5997 |
| PROJECT APPLICANT ADDRESS 777 N. FIRST STREET, 5TH FLOOR | 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:

| | | |
|---|------------|----------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$4,227.50 | \$ _____ |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$3,043.75 | \$ _____ |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,437.25 | \$ _____ |

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 | | \$ _____ \$50.00 |
| <input type="checkbox"/> Other | | \$ _____ |

PAYMENT METHOD:

Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ _____ \$50.00

| | |
|-----------------------|---|
| SIGNATURE X | AGENCY OF FILING PRINTED NAME AND TITLE Mike Louie, Deputy County Clerk-Recorder |
|-----------------------|---|



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

Receipt: 26-84263

| Product | Name | Extended |
|----------------|----------------------|------------------|
| CEQA | ENVIRONMENTAL FILING | \$50.00 |
| | # Pages | 6 |
| | Document # | ENV26144 |
| | Document Info: | CITY OF SAN JOSE |
| | Filing Type | J |
| Total | | \$50.00 |
| Tender (Check) | | \$50.00 |
| Paid By | CITY OF SAN JOSE | |
| Check # | 1948760 | |
| Paid By | CITY OF SAN JOSE | |

PLEASE KEEP FOR REFERENCE

Santa Clara County Recorder - Official Records

110 West Tasman Drive
San Jose, CA 95134
408-299-5688

| | | | |
|-------------------------|-----------------------------|-----------------------------|--------------|
| Source: | Phone Order (Card Keyed-In) | Authorization: | Paid in Full |
| Order Date/Time: | 5/26/2026 04:19 PM PDT | Agency Amount: | \$50.00 |
| Order Number: | 221353623 | Other Agency Amount: | \$0.00 |
| Operator: | MikeL | Shipping Amount: | \$0.00 |
| Location Code: | *****615 | LN Service Fee: | \$2.50 |
| | | Total Amount(USD): | \$52.50 |

Payment Information

| | | | |
|--------------------------|------------------------------|---------------------------|----------------|
| Transaction Type: | Purchase | Expiration | ###/### |
| Card Holder: | Marigene Lao Guico | Transaction Ref #: | 226696978 |
| Payment Method: | Credit Card (VISA *****1149) | CVV2 Response: | |
| Approval Code: | 05901G | Auth Txn Id #: | 34614683994731 |
| AVS Response: | | Val Code: | JXP5 |

Merchant Copy

| Agency Amount | Product | Product Detail |
|---------------|---------------|----------------|
| \$50.00 | Clerk Payment | |

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: | 5/26/2026 04:19 PM PDT | Transaction Type: | Purchase |
| Confirmation Number: | 221353623 | Approval Code: | 05901G |
| Payment Applied towards: | Clerk Payment | Transaction Ref #: | 226696978 |
| Card Holder: | Marigene Lao Guico | Payment Method: | VI(1149) |

Bill To

Marigene Lao Guico
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.