



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

**Receipt: 25-116631**

<b>Product</b>	<b>Name</b>	<b>Extended</b>
CEQA	ENVIRONMENTAL FILING	\$3,018.75
	# Pages	3
	Document #	ENV25728
	Document Info:	CITY OF SANTA CLARA
	Filing Type	N
<b>Total</b>		<b>\$3,018.75</b>
Tender (Check)		\$3,018.75
Paid By	Amy Wang	
Check #	1749194	
Paid By	Amy Wang	

**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:** 7/17/2025 02:34 PM PDT  
**Confirmation Number:** 205533701  
**Payment Applied towards:** Clerk Payment  
**Card Holder:** Kristy Weis

**Transaction Type:** Purchase  
**Approval Code:** 61717G  
**Transaction Ref #:** 208507891  
**Payment Method:** MC(0569)

**Bill To**

Kristy Weis  
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:  
 ENV25728  
 STATE CLEARINGHOUSE NUMBER (If applicable)

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

LEAD AGENCY CITY OF SANTA CLARA	LEAD AGENCY EMAIL dsobczak@santaclaraca.gov	DATE 07/17/2025
COUNTY/STATE AGENCY OF FILING SANTA CLARA		DOCUMENT NUMBER

PROJECT TITLE  
 2303 GIANERA STREET TENTATIVE SUBDIVISION

PROJECT APPLICANT NAME CARL WANG	PROJECT APPLICANT EMAIL	PHONE NUMBER (650)675-3193
PROJECT APPLICANT ADDRESS 798 N FIRST ST	CITY SAN JOSE	STATE CA
		ZIP CODE 95112

**PROJECT APPLICANT** (Check appropriate box)

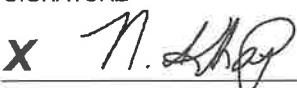
Local Public Agency    
  School District    
  Other Special District    
  State Agency    
  Private Entity

**CHECK APPLICABLE FEES:**

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,123.50	\$ _____
<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: ENV25728**

ENVIRONMENTAL FILING

No. of Pages: 3

Total Fees: \$3018.75

File Date: 07/17/2025

Expires: 08/16/2025

**MARGARET OLAIYA, 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):

Notice of Determination for a MND.

1. LEAD AGENCY: City of Santa Clara
2. LEAD AGENCY EMAIL: dsobczak@Santaclaraca.gov
3. PROJECT TITLE: 2303 Gianera Street Tentative Subdivision
4. APPLICANT NAME: Carl Wang PHONE: 6506753193
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 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.

## Notice of Determination

**To:**

- Office of Planning and Research

U.S. Mail

P.O. Box 3044

Sacramento, CA 95812-3044

Street Address:

1400 Tenth St., Rm 113

Sacramento, CA 95814

**From:**

Public Agency: City of Santa Clara

Address: 1500 Warburton Avenue

Santa Clara, CA 95050

Contact: Daniel Sobczak

Phone: 408-615-2450

- County Clerk

County of: Santa Clara

Address: 110 West Tasman Drive, First Floor

San José, CA 95134

Lead Agency (if different from above)

Address:

Contact:

Phone:

**SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

State Clearinghouse Number (if submitted to State Clearinghouse): 2024110312

Project Title: 2303 Gianera Street Tentative Subdivision

Project Applicant: Gianera St Estate, LLC

Project Location (include county): 2303 Gianera Street, Santa Clara, CA 95054 (Santa Clara County)

Project Description:

The project would demolish the existing single-family house, one accessory structure, a shed, and associated improvements to subdivide the project site to construct a total of eight, three-story, townhouse units. One of the eight proposed units would be deemed affordable at a Moderate Rate Income. Each unit would contain a two-car garage and rear yard. Each rear yard would have six-foot privacy fences. The townhouses would have a maximum height of 30 feet. The eight townhouse units would be grouped in four buildings (two units in each building) and be oriented perpendicular to Gianera Street. A new private driveway bisecting the site would provide access to the buildings. The project would rezone the site from Low Density Residential to Planned Development (PD) and require a tentative subdivision map.

This is to advise that the City of Santa Clara ( Lead Agency or  Responsible Agency) has approved the above described project on July 15, 2025 and has made the following determinations regarding the above described project.

1. The project ( will  will not) have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures ( were  were not) made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan ( was  was not) adopted for this project.
5. A statement of Overriding Considerations ( was  was not) adopted for this project.
6. Findings ( were  were not) made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to the General Public at:

<https://www.santaclaraca.gov/Home/Components/BusinessDirectory/BusinessDirectory/539/15209>

Signature (Public Agency): Daniel Sobczak *Daniel Sobczak* Title: Associate Planner

Date: 7/17/2025 Date Received for filing at OPR: 7/17/2025