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

Receipt: 25-189845

Product	Name	Extended
CEQA	ENVIRONMENTAL FILING	$3,018.75
	# Pages	3
	Document #	ENV25881
	Document Info:	CITY OF SAN JOSE PLANNING, BUILDING, AND CODE ENFORCEMENT
	Filing Type	N
Total		$3,018.75
Tender (Check)		$3,018.75
Paid By	Li Ding	
Check #	1836803 - vitalchek	
Paid By	Li Ding	

PLEASE KEEP FOR REFERENCE

11/7/25 10:13 AM PST efader

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: ENV25881

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF SAN JOSE PLANNING, BUILDING, AND	nhu.nguyen@sanjoseca.gov	11/07/2025

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
SANTA CLARA	

PROJECT TITLE

650 EAST SANTA CLARA STREET URBAN RESIDENTIAL PROJECT

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
HS SANTA CLARA LLC (ATTN: SOPHIA XU)	sophiex@pinnaclerdgroup.com	(408)480-0560

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
644 E SANTA CLARA STREET	SAN JOSE	CA	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)	$4,123.50	$
☒ Mitigated/Negative Declaration (MND)(ND)	$2,968.75	$ $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** $ $3,018.75

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

SANTA CLARA COUNTY CLERK
CEQA FILING COVER SHEET

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

File Number: ENV25881

ENVIRONMENTAL FILING
No. of Pages: 3
Total Fees: $3018.75
File Date: 11/07/2025
Expires: 12/07/2025

LOUIS CHIARAMONTE, 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)**
- [x] Mitigated Negative Declaration (MND) or Negative Declaration (ND)
  - [x] 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 Planning, Building, and Code Enforcement
2. LEAD AGENCY EMAIL: nhu.nguyen@sanjoseca.gov
3. PROJECT TITLE: 650 East Santa Clara Street Urban Residential Project
4. APPLICANT NAME: HS Santa Clara LLC (Attn: Sophie Xu) PHONE: 408-480-0560
5. APPLICANT EMAIL: sophiex@pinnacleredgroup.com
6. APPLICANT ADDRESS: 644 E Santa Clara Street, San José, CA 95112
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

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

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

NOTICE OF DETERMINATION
FOR A MITIGATED NEGATIVE DECLARATON
650 East Santa Clara Street Urban Residential Project
(SCH# 2025041448)

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

Project Applicant: HS Santa Clara LLC (Attn: Sophie Xu), 644 E Santa Clara Street, San José, CA 95112; sophiex@pinnacleredgroup.com; (408) 480-0560

Project Title: 650 East Santa Clara Street Urban Residential Project, Planning File Nos. SP24-015, T22-024, ER22-033

Project Description: Special Use Permit to allow the demolition of an existing commercial building to construct a new six-story building comprising 50 residential units, approximately 7,012 square feet of retail space, and approximately 7,171 square feet of office space. The new building would include one level of underground parking to provide 60 automobile parking spaces and 21 motorcycle parking spaces. The project provides both private and shared outdoor open space in decks and rooftop areas.

Location: The project site is located at 644 East Santa Clara Street in San José, California.

Assessor's Parcel No: 467-27-039 and 467-27-093 **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 Mitigated Negative Declaration for this project. A Mitigated Negative Declaration is a statement by the City that the project will not have a significant effect on the environment if protective measures (mitigation measures) are included in the project.

This is to advise that the Director of Planning, Building, and Code Enforcement of the City of San José approved the above-described project on **November 5, 2025**, and made the following determinations regarding the Project:

1. An Initial Study supporting a Mitigated Negative Declaration 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 Initial Study supporting a Mitigated Negative Declaration and other information in the record and has considered the information contained therein, prior to acting upon or approving the Project.

3. The Initial Study supporting a Mitigated Negative Declaration represents the independent judgment and analysis of the City of San José, as lead agency for the Project.

4. The Project would not have a significant impact on the environment.

5. Mitigation measures were made a condition of the approval of the Project.

6. A Mitigation Monitoring and Reporting Program was adopted for this Project.

7. Findings were made and adopted for this Project pursuant to the provisions of CEQA.

The Initial Study, Mitigated Declaration, Mitigation Monitoring and Reporting Program (MMRP), and 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 21152 of the Public Resources Code.

Christopher Burton, Director
Planning, Building and Code Enforcement

Date: November 6, 2025

Tina Gray
Deputy

Environmental Project Manager: Nhu Nguyen