SANTA CLARA COUNTY CLERK
CEQA FILING COVER SHEET

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

File Number: ENV25823
ENVIRONMENTAL FILING
No. of Pages: 2
Total Fees: $3018.75
File Date: 09/25/2025
Expires: 10/25/2025

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 Santa Clara
2. LEAD AGENCY EMAIL: nagrawal@santaclaraCA.gov
3. PROJECT TITLE: 1400 Coleman Avenue Residential Project
4. APPLICANT NAME: Pamela Nieting, City Ventures PHONE: 650-465-3628
5. APPLICANT EMAIL: pnieting@cityventures.com
6. APPLICANT ADDRESS: 444 Spear Street San Francisco CA, 94105
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.

Rev_8/2023

Notice of Determination

To:

☒ Office of Planning and Research
Street Address:
1400 Tenth St., Rm 113
Sacramento, CA 95814

☒ County Clerk
County of: Santa Clara
Address: 110 West Tasman Drive 1st Floor
San Jose, CA 95134

From:

Public Agency: City of Santa Clara
Address: 1500 Warburton Avenue
Santa Clara, CA 95050
Contact: Nimisha Agrawal
Phone: 4086152467

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): 2025070609
Project Title: 1400 Coleman Avenue Residential Project
Project Applicant: City Ventures
Project Location (include county): 1400 Coleman Avenue Santa Clara, CA 95050, Santa Clara County
Project Description:

The project proposes construction of 142 for-sale residential units (including 29 below market rate [BMR] units) spread between 12, townhome-style buildings. The buildings would have a maximum height of 50 feet. Each townhome would have a one- or two-car garage on the ground floor, with residential units located above. The townhomes will feature all-electric construction and will not include the installation of any natural gas appliances or infrastructure. The project would include a dog park, community garden, common outdoor seating, paseos, and lawn areas for residents. The project proposes a General Plan Amendment from Regional Commercial to High Density Residential, a Rezoning from CR to R4 to accommodate the project, and a Tentative Map to allow the sale of the units.

This is to advise that the *City of Santa Clara* (☒Lead Agency or ☐Responsible Agency) has approved the above described project on *September 23, 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/622/15209

Signature (Public Agency): Nimisha Agrawal Digitally signed by Nimisha Agrawal Date: 2025.09.25 12:18:51 -07'00' Title: Senior Planner

Date: 09/25/25 Date Received for filing at OPR: 09/25/25

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

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: ENV25823

STATE CLEARINGHOUSE NUMBER *(If applicable)*: 2025070609

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF SANTA CLARA	nagrawal@santaclaraca.gov	09/25/2025

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
SANTA CLARA	

PROJECT TITLE

1400 COLEMAN AVENUE RESIDENTIAL PROJECT

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
PAMELA NIETING, CITY VENTURES	pnieting@cityventures.com	(650)465-3628

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
444 SPEAR STREET	SAN FRANCISCO	CA	94105

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 Mike Louie	Mike Louie, Deputy County Clerk-Recorder

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK

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

Receipt: 25-163572

Product	**Name**	**Extended**
CEQA	ENVIRONMENTAL FILING	$3,018.75
	# Pages	2
	Document #	ENV25823
	Document Info:	CITY OF SANTA CLARA
	Filing Type	N
Total		$3,018.75

Tender (Check)		$3,018.75
Paid By	CITY OF SANTA CLARA	
Check #	1749038	
Paid By	CITY OF SANTA CLARA	

PLEASE KEEP FOR REFERENCE

9/25/25 2:10 PM PST mlouie

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:	9/25/2025 02:06 PM PDT	**Agency Amount:**	$3018.75
Order Number:	**209189947**	**Other Agency Amount:**	$0.00
Operator:	**MikeL**	**Shipping Amount:**	$0.00
Location Code:	*********615	**LN Service Fee:**	$2.50
		Total Amount(USD):	$3021.25

Payment Information

Transaction Type:	Purchase	**Expiration**	##/##
Card Holder:	Pamela Nieting	**Transaction Ref #:**	212701281
Payment Method:	Credit Card (MASTERCARD **********2899)	**CVV2 Response:**	
Approval Code:	086626	**Auth Txn Id #:**	MCFPP4KNU0925
AVS Response:		**Val Code:**	

Merchant Copy

Agency Amount	Product	Product Detail
$3018.75	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:	9/25/2025 02:06 PM PDT	**Transaction Type:**	Purchase
Confirmation Number:	**209189947**	**Approval Code:**	086626
Payment Applied towards:	**Clerk Payment**	**Transaction Ref #:**	212701281
Card Holder:	Pamela Nieting	**Payment Method:**	MC(2899)

Bill To
Pamela Nieting
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.