



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

Receipt: 25-140475

| Product | Name | Extended |
|----------------|-----------------------------|------------------|
| CEQA | ENVIRONMENTAL FILING | \$50.00 |
| | # Pages | 3 |
| | Document # | ENV25767 |
| | Document Info: | CITY OF SAN JOSE |
| | Filing Type | E |
| Total | | \$50.00 |
| Tender (Check) | | \$50.00 |
| Paid By | Shan Liu / City of San Jose | |
| Check # | 1748900 (VC) | |
| Paid By | Shan Liu / 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: | 8/15/2025 03:08 PM PDT | Agency Amount: | \$50.00 |
| Order Number: | 207151493 | Other Agency Amount: | \$0.00 |
| Operator: | PattyC | 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: | Shan Liu | Transaction Ref #: | 210353393 |
| Payment Method: | Credit Card (VISA *****3836) | CVV2 Response: | |
| Approval Code: | 715101 | Auth Txn Id #: | 38522779827963 |
| AVS Response: | Y | Val Code: | JWMJ |

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: | 8/15/2025 03:08 PM PDT | Transaction Type: | Purchase |
| Confirmation Number: | 207151493 | Approval Code: | 715101 |
| Payment Applied towards: | Clerk Payment | Transaction Ref #: | 210353393 |
| Card Holder: | Shan Liu | Payment Method: | VI(3836) |

Bill To

Shan Liu
798 N 1st St
San Jose, CA 95112

| | |
|----------------------|--------------|
| 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.



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: ENV25767 |
| 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 08/15/2025 |
| COUNTY/STATE AGENCY OF FILING SANTA CLARA | | DOCUMENT NUMBER |

PROJECT TITLE
ER23-240: 449 WOOSTER AVENUE RESIDENTIAL PROJECT

| | | |
|---|---|-------------------------------|
| PROJECT APPLICANT NAME JAY SHEN | PROJECT APPLICANT EMAIL jay@vcicompanies.com | PHONE NUMBER (949)599-6069 |
| PROJECT APPLICANT ADDRESS 1885 LUNDY AVENUE, SUITE 200 | CITY SAN JOSE | STATE CA |
| | | ZIP CODE 95131 |

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 \$ _____

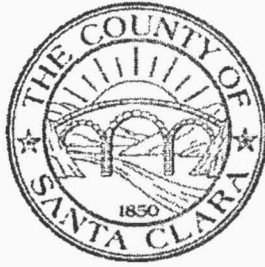
- Exempt from fee
 - Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

- 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 X | AGENCY OF FILING PRINTED NAME AND TITLE Patricia Camarena, Deputy County Clerk-Recorder |
|----------------|--|



SANTA CLARA COUNTY CLERK
CEQA FILING COVER SHEET

Santa Clara County - Clerk-Recorder Office
State of California

File Number: ENV25767

ENVIRONMENTAL FILING

No. of Pages: 3

Total Fees: \$50.00

File Date: 08/15/2025

Expires: 09/19/2025

MARGARET OLAIYA, Clerk-Recorder

By: Patricia Camarena, Deputy Clerk-Recorder

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

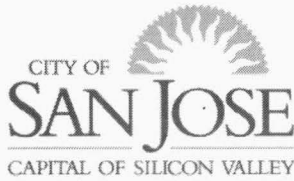
TYPE OR PRINT CLEARLY

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: ER23-240: 449 Wooster Avenue Residential Project
4. APPLICANT NAME: Jay Shen PHONE: 949.599.6069
5. APPLICANT EMAIL: jay@vcicompanies.com
6. APPLICANT ADDRESS: 1885 Lundy Avenue, Suite 200 San Jose, California, 95131, USA
7. PROJECT APPLICANT IS A: Local Public Agency School District Other Special District State Agency Private Entity
8. NOTICE TO BE POSTED FOR 35 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 EXEMPTION

To: County Clerk
County of Santa Clara County
70 West Hedding Street, East Wing
San Jose, California 95110
(408) 299-2481

From: Charlotte Yuen, Planner
Environmental Review Team
PBCE, Planning Division
200 East Santa Clara Street, T-3
San José, CA 95113
(408) 535-5658

Project File Number and Project Title: ER23-240: 449 Wooster Avenue Residential Project

Applicant, Address: Jay Shen, 1885 Lundy Avenue, Suite 200 SAN JOSE, California, 95131, USA

Project Location(s): 449 Wooster Avenue, San Jose, CA, 95116

Description of Nature, Purpose, and Beneficiaries of Project:

Site Development Permit to allow the construction of one 20unit, four-story multifamily building (including two deed-restricted units at or below 50% AMI) through the demolition of two existing single-family residences and two accessory buildings and the removal of 11 trees (nine ordinance-size and two non-ordinance-size) on an approximately 0.35-gross-acre site.

Name of Public Agency Approving Project: City of San José

Name of Person or Agency Implementing Project: Jay Shen

Exempt Status: (check one)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: **Section 15332. In-fill Development Projects.**
- Statutory Exemptions. State code number:

Reasons why project is exempt: None of the exceptions contained in 15300.2 apply to the project and the project is consistent with the in-fill development criteria in Section 15332. For these reasons, the proposed 2130 Dry Creek Road Residential Project is determined to be categorically exempt from CEQA under Guidelines Section 15332.

Lead Agency Contact Person: Charlotte Yuen

Telephone: (408) 535-5658

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: Tina Gray **Date:** August 13, 2025 **Title:** Supervising Planner

Signed by Lead Agency Signed by Applicant

Date Received for filing at OPR: _____

Authority cited: Sections 21083 and 21110, Public Resources Code. Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

STATEMENT OF EXEMPTION

FILE NO. H23-034, T23-024, & ER23-240

LOCATION OF PROPERTY 449 Wooster Avenue, San Jose, CA, 95116

PROJECT DESCRIPTION Site Development Permit to allow the construction of one 20unit, four-story multifamily building (including two deed-restricted units at or below 50% AMI) through the demolition of two existing single-family residences and two accessory buildings and the removal of 11 trees (nine ordinance-size and two non-ordinance-size) on an approximately 0.35-gross-acre site.

ASSESSOR'S PARCEL NUMBER 249-64-017

CERTIFICATION

Under the provisions of Sections 15332 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA) as stated below, the proposed project is found to be exempt from the environmental review requirements of Title 21 of the San José Municipal Code, implementing the California Environmental Quality Act of 1970, as amended.

15332. IN FILL DEVELOPMENT PROJECTS

Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value as habitat for endangered, rare, or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public service.

ANALYSIS

The California Environmental Quality Act (CEQA) Guidelines Section 15332 – In-Fill Development Projects sets forth criteria for projects characterized as in-fill development that may be found categorically exempt. The analysis below shows that: a) none of the exceptions contained in 15300.2 apply to the project and b) the project is consistent with the in-fill development criteria in Section 15332. For these reasons, the proposed 449 Wooster Avenue Residential Project is determined to be categorically exempt from CEQA under Guidelines Section 15332.

Chris Burton, Director
Planning, Building and Code Enforcement

Date August 13, 2025


Deputy

Charlotte Yuen
Environmental Project Manager
Attachment: Environmental Analysis and Appendices supporting the Categorical Exemption