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

Receipt: 25-140112

Product	Name	Extended
CEQA	ENVIRONMENTAL FILING	$50.00
	# Pages	3
	Document #	ENV25764
	Document Info:	CITY OF SAN JOSE
	Filing Type	E
Total		$50.00
Tender (Check)		$50.00
Paid By	PhilipBeitpoulince	
Check #	1748817	
Paid By	PhilipBeitpoulince	

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 11:35 AM PDT	**Transaction Type:**	Purchase
Confirmation Number:	**207128634**	**Approval Code:**	71050P
Payment Applied towards:	**Clerk Payment**	**Transaction Ref #:**	210327867
Card Holder:	Philip Beitpoulice	**Payment Method:**	MC(2111)

Bill To
Philip Beitpoulice
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.

PLEASE KEEP FOR REFERENCE

8/15/25 11:39 AM PST nkhamphilath

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: ENV25764

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF SAN JOSE	CHARLOTTE.YUEN@SANJOSECA.GOV	08/15/2025

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
SANTA CLARA	

PROJECT TITLE

ER23-106:579 WEST VIRGINIA STREET RESIDENTIAL PROJECT

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
PHILIP BEITPOULINCE		(408)712-4692

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
1104 CORVALLIS DRIVE	SAN JOSE	CA	95120

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	AGENCY OF FILING PRINTED NAME AND TITLE
X N. Khamphilath	Nina Khamphilath, Deputy County Clerk-Recorder

ORIGINAL - PROJECT APPLICANT COPY - CDFW/ASB COPY - LEAD AGENCY COPY - COUNTY CLERK DFW 753.5a (Rev. 01012025)

Santa Clara County - Clerk-Recorder Office
State of California

File Number: ENV25764
ENVIRONMENTAL FILING
No. of Pages: 3
Total Fees: $50.00
File Date: 08/15/2025
Expires: 09/19/2025

MARGARET OLAIYA, Clerk-Recorder
By: Nina Khamphilath, Deputy Clerk-Recorder

SANTA CLARA COUNTY CLERK
CEQA FILING COVER SHEET

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: ER23-106: 579 West Virginia Street Residential Project
4. APPLICANT NAME: Philip Beitpoulice PHONE: (408) 712-4692
5. APPLICANT EMAIL: pbeitpoulice@gmail.com
6. APPLICANT ADDRESS: 1104 Corvallis Drive, San Jose, California, 95120, 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.

Rev_8/2023

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Planning, Building and Code Enforcement
CHRISTOPHER BURTON, DIRECTOR

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: ER23-106: 579 West Virginia Street Residential Project

Applicant, Address: Philip Beitpoulice, 1104 Corvallis Drive, San Jose, California, 95120, USA

Project Location(s): 579 West Virginia Street, San Jose, CA, 95116

Description of Nature, Purpose, and Beneficiaries of Project:
Site Development Permit to allow the construction of one 16-unit, five story multifamily building (including two deed-restricted units, one very-low-income and one moderate-income) with a roof deck through the demolition of a single-family house and the removal of three trees (two ordinance-size and one non-ordinance-size) on an approximately 0.23gross-acre site.

Name of Public Agency Approving Project: City of San José

Name of Person or Agency Implementing Project: Philip Beitpoulice

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.

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Planning, Building and Code Enforcement
CHRIS BURTON, DIRECTOR

STATEMENT OF EXEMPTION

FILE NO.	H23-009 & ER23-106
LOCATION OF PROPERTY	579 West Virginia Street, San Jose, CA, 95116
PROJECT DESCRIPTION	Site Development Permit to allow the construction of one 16-unit, five story multifamily building (including two deed-restricted units, one very-low-income and one moderate-income) with a roof deck through the demolition of a single-family house and the removal of three trees (two ordinance-size and one non-ordinance-size) on an approximately 0.23gross-acre site.
ASSESSOR'S PARCEL NUMBER	264-18-050

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 579 West Virginia Street 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

Tina Gray
Deputy

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