



SANTA CLARA COUNTY CLERK
CEQA FILING COVER SHEET

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

File Number: ENV26114

ENVIRONMENTAL FILING

No. of Pages: 2

Total Fees: \$50.00

File Date: 05/06/2026

Expires: 06/05/2026

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

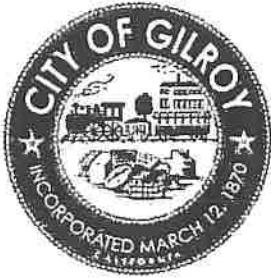
TYPE OR PRINT CLEARLY

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 Gilroy
2. LEAD AGENCY EMAIL: Vanessa.Sanchez@cityofgilroy.org
3. PROJECT TITLE: 95 Howson Street Townhomes
4. APPLICANT NAME: John Bebek representing Bebek Development PHONE: (949) 235-3642
5. APPLICANT EMAIL: jbebek@bebekdevelopment.com
6. APPLICANT ADDRESS: 3815 Camino Capistrano Suite 18, San Juan Capistrano, CA 92675
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.



Community Development Department

Sharon Goei
DIRECTOR

7351 Rosanna Street, Gilroy, California 95020-6197
Telephone: (408) 846-0451 Fax: (408) 846-0429
<http://www.cityofgilroy.org>

NOTICE OF EXEMPTION

Project Title: 95 Howson Street Development

Project Description:

Proposed Tentative Map, Architectural and Site Review, and Variance permit to construct and subdivide 42 market rate townhome units on a 1.99-acre parcel located at 95 Howson Street (APNs 790-36-012), within the Downtown Gateway District. A variance was approved to allow for exceptions to the front and street side yard setbacks due to a public-right-of-way dedication to the City.

Finding:

The Planning Division has reviewed the above proposed project and found it to be exempt from the provisions of the California Environmental Quality Act (CEQA).

- Ministerial Project
- Categorical Exemption
- Statutory Exemption
- Emergency Project
- Quick Disapproval [CEQA Guidelines, 14 Cal. Code of Regs. 15270]
- No Possibility of Significant Effect [CEQA Guidelines, 14 Cal. Code of Regs. 15061(b)(3)]

Supporting Reasons: In accordance with the California Environmental Quality Act Guidelines and Section 15332 (Class 32) of the California Code of Regulations, the proposed project is exempt from further environmental review because it involves an urban in-fill development on a site that is less than five (5) acres, is consistent with the General Plan and Zoning, has adequate utility infrastructure and services provided, and has no other environmentally sensitive characteristics.

5/5/2026

(Date)

Vanessa Sanchez

Vanessa Sanchez
Planner I



State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER:
 ENV26114

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF GILROY	LEAD AGENCY EMAIL vanessa.sanchez@cityofgilroy.org	DATE 05/06/2026
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COUNTY/STATE AGENCY OF FILING SANTA CLARA	DOCUMENT NUMBER
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PROJECT TITLE
 95 HOWSON STREET TOWNHOMES

PROJECT APPLICANT NAME JOHN BEBEK REPRESENTING BEBEK	PROJECT APPLICANT EMAIL jbebek@bebekdevelopment.com	PHONE NUMBER (949) 235-3642
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PROJECT APPLICANT ADDRESS 3815 CAMINO CAPISTRANO SUITE 18	CITY SAN JUAN	STATE CA	ZIP CODE 92675
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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)	\$4,227.50	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$3,043.75	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,437.25	\$ _____

Exempt from fee


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

<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		\$ _____ \$50.00
<input type="checkbox"/> Other		\$ _____

PAYMENT METHOD:

Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ _____ \$50.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Mike Louie, Deputy County Clerk-Recorder
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Santa Clara County
Clerk-Recorder
(408) 299-5688
<https://www.clerkrecorder.org>

Receipt: 26-73039

Product	Name	Extended
CEQA	ENVIRONMENTAL FILING	\$50.00
	# Pages	2
	Document #	ENV26114
	Document Info:	CITY OF GILROY
	Filing Type	E
Total		\$50.00
Tender (Check)		\$50.00
Paid By	City of Gilroy	
Check #	1884755	
Paid By	City of Gilroy	

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:	5/6/2026 10:31 AM PDT	Agency Amount:	\$50.00
Order Number:	220348459	Other Agency Amount:	\$0.00
Operator:	MikeL	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:	Vanessa Sanchez	Transaction Ref #:	225548475
Payment Method:	Credit Card (MASTERCARD *****3218)	CVV2 Response:	
Approval Code:	09157Z	Auth Txn Id #:	MCFR98T8H0506
AVS Response:		Val Code:	

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:	5/6/2026 10:31 AM PDT	Transaction Type:	Purchase
Confirmation Number:	220348459	Approval Code:	09157Z
Payment Applied towards:	Clerk Payment	Transaction Ref #:	225548475
Card Holder:	Vanessa Sanchez	Payment Method:	MC(3218)

Bill To

Vanessa Sanchez
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.