SANTA CLARA COUNTY CLERK
CEQA FILING COVER SHEET

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

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ENVIRONMENTAL FILING
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LOUIS CHIARAMONTE, Clerk-Recorder
By: Corinne Vasquez, 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: Ciy of Santa Clara
2. LEAD AGENCY EMAIL: mpatel@santaclaraca.gov
3. PROJECT TITLE: 860 Civic Center Townhouses
4. APPLICANT NAME: Anderson Architects, Inc. PHONE: (408) 298-1885
5. APPLICANT EMAIL: kanderson@andarchinc.com
6. APPLICANT ADDRESS: 325 S 1st St 4th Floor, San Jose, CA 95113
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

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of: Santa Clara
110 W Tasman Drive
San Jose, CA 95134

From: (Public Agency): City of Santa Clara
Community Development Department
1500 Warburton Avenue Santa Clara, CA 95050
(Address)

Project Title: 860 Civic Center Townhouses

Project Applicant: Anderson Architects, Inc.

Project Location - Specific:

APNs 224-29-009, 224-29-010, and 224-29-023 within the City of Santa Clara

Project Location - City: Santa Clara Project Location - County: Santa Clara

Description of Nature, Purpose and Beneficiaries of Project:

The project would include the demolition of existing buildings and construction of three separate multi-family buildings, including an eight-unit 20,672 square-foot building, a six-unit 15,323 square-foot building, and a two-unit 6,012 square-foot building with 715 square-foot commercial space.

Name of Public Agency Approving Project: City of Santa Clara

Name of Person or Agency Carrying Out Project: Anderson Architects, Inc.

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: _____
- ☒ Statutory Exemptions. State code number: SECTION 21080.66 HOUSING DEVELOPMENT PROJECT

Reasons why project is exempt:

The project is exempt per Section 21080.66 of the California Environmental Quality Act since the project site is not more than 20 acres, is located within the boundaries of an incorporated municipality, has been previously been developed with an urban use, is consistent with the current general plan and zoning ordinances with the applicability of density waivers, and would not require the demolition of a historic structure that was placed on the national, state or local historic register. Furthermore, the project would be greater than one half of the applicable density specified under the California Government Code Section 65583.2(c)(3)(B) and would satisfy the requirements specified paragraph (6) of subdivision (a) of Government Code Section 65913.4 statutory exemption for infill projects. In addition, the project was deemed complete after January 1, 2025 and has notified California Native American Tribes with cultural affiliations to the project site and surrounding area and provided them an invitation to consult on the project in June 2025. Tribal Consultation was completed on July 31, 2025 and included meetings with the Tamien Nation and Muwekma Ohlone Tribe of the San Francisco Bay Area. No formal consultation was requested. The conditions of approval for the project are included as Attachment A and include the requirement of a Phase 1 ESA.

Lead Agency
Contact Person: Meha Patel Area Code/Telephone/Extension: 408-615-2454

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: MPatel Date: 6/25/26 Title: Associate Planner, City of Santa Clara

▪ Signed by Lead Agency Signed by Applicant

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

Date Received for filing at OPR: _____