

- County Clerk-Recorder
County of Santa Clara
70 W. Hedding St., San José, CA, 95110
- Office of Planning and Research
State of California
P.O. Box 3044, Sacramento, CA, 95812

**NOTICE OF DETERMINATION
FOR A MITIGATED NEGATIVE DECLARATION**

Lead Agency: City of San Jose Department of Planning, Building and Code Enforcement

Project Applicant: ADL 9, LLC, 655 Castro Street, Suite 8, Mountain View, California 94041
(ATTN: Rob Dowling); (650) 963-9173.

Project Title: 1495 Winchester Blvd. Mixed Use Development

Project Description: Allow demolition of an existing commercial building and construction of 46 multi-family residential units and approximately 4,996 square feet of ground floor commercial/retail space in a four-story building. The proposed building would be approximately 69,890 square feet in size. Parking would be provided in a parking garage accessed from Cadillac Drive. Maximum building height would be approximately 53 feet (to top of parapet). A courtyard area is proposed on the second floor for the residential component.

Location: 1495 Winchester Boulevard, San Jose.

Assessor's Parcel No: 305-02-001

Council District: 1

The City has performed environmental review on this project. Environmental review examines the nature and extent of any adverse effects on the environment that could occur if a project is approved and implemented. Based on the review, the City has prepared a draft Mitigated Negative Declaration for this project. A Mitigated Negative Declaration is a statement by the City that the project will not have a significant effect on the environment if protective measures (mitigation measures) are included in the project.

This is to advise that the Director of Planning, Building and Code Enforcement of the City of San Jose approved the above-described project on **April 29, 2020** and made the following determinations regarding such project:

1. An Initial Study and Mitigated Negative Declaration referenced above was prepared and completed for this project pursuant to and in compliance with the provisions of CEQA.
2. The Director of Planning, Building and Code Enforcement has independently reviewed and analyzed the Initial Study and Mitigated Negative Declaration and other information in the

record and has considered the information contained therein, prior to acting upon or approving the Project.

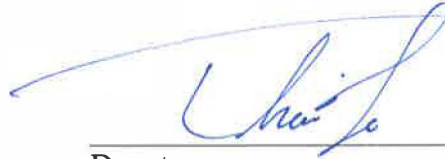
3. The Initial Study and Mitigated Negative Declaration represents the independent judgment and analysis of the City of San Jose, as lead agency for the Project.
4. This project will not have a significant impact on the environment.
5. Mitigation measures were made a condition of approval of the project.
6. A Mitigation Monitoring and Reporting Program was adopted for this project.
7. Findings were made and adopted for this project pursuant to the provisions of CEQA.

The Initial Study, Mitigated Negative Declaration, "Mitigation Monitoring and Reporting Program (MMRP)", and the record of project approval may be examined at the City of San José, Department of Planning, Building and Code Enforcement, 200 East Santa Clara Street, 3rd Floor Tower, San José CA 95113-1905. This notice is in compliance with Section 21108 and 21152 of the Public Resources Code.

Rosalynn Hughey, Director
Planning, Building and Code Enforcement

Date: _____

4/30/2020



Deputy

Thai-Chau Le
Environmental Project Manager