



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

Receipt: 25-31307

Product	Name	Extended
CEQA	ENVIRONMENTAL FILING	\$50.00
	# Pages	8
	Document #	ENV25494
	Document Info:	CITY OF SAN JOSE
	Filing Type	J
Total		\$50.00
Tender (Check)		\$50.00
Paid By	RICHARD TRUEMPLER	
Check #	1692922	
Paid By	RICHARD TRUEMPLER	

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: 2/28/2025 10:07 AM PST
Confirmation Number: 197036533
Payment Applied towards: Clerk Payment
Card Holder: RICHARD TRUEMPLER

Transaction Type: Purchase
Approval Code: 055445
Transaction Ref #: 198873296
Payment Method: MC(7847)

Bill To
 RICHARD TRUEMPLER
 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



SANTA CLARA COUNTY CLERK
CEQA FILING COVER SHEET

Santa Clara County - Clerk-Recorder Office
State of California

File Number: ENV25494

ENVIRONMENTAL FILING

No. of Pages: 8

Total Fees: \$50.00

File Date: 02/28/2025

Expires: 03/30/2025

REGINA ALCOMENDRAS, 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: City of San José
2. LEAD AGENCY EMAIL: Bethlehem.Telahun@sanjoseca.gov
3. PROJECT TITLE: Gateway Tower Mixed-Use Development Project
4. APPLICANT NAME: Gateway Tower SJ LP (Aaron Barger) PHONE: (408)640-1100
5. APPLICANT EMAIL: abarger@thecorecompanies.com
6. APPLICANT ADDRESS: 470 South Market Street, San Jose, California, 95113
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.



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:
 ENV25494
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN JOSE	LEAD AGENCY EMAIL BETHELHEM.TELAHUN@SANJOSECA.	DATE 02/28/2025
COUNTY/STATE AGENCY OF FILING SANTA CLARA		DOCUMENT NUMBER

PROJECT TITLE
 GATEWAY TOWER MIXED-USE DEVELOPMENT PROJECT

PROJECT APPLICANT NAME GATEWAY TOWER SJ LP (AARON BARGER)	PROJECT APPLICANT EMAIL ABARGER@THECORECOMPANIES.	PHONE NUMBER (408)640-1100
PROJECT APPLICANT ADDRESS 470 SOUTH MARKET STREET	CITY SAN JOSE	STATE CA
		ZIP CODE 95113

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 Corinne Vasquez, Deputy County Clerk-Recorder
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File Number: H24-034, HP24-001, and ER24-165

- 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 AN ADDENDUM TO THE GATEWAY TOWER MIXED USE DEVELOPMENT
SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT (EIR) (SCH # 2003042127)**

Lead Agency: City of San José

Project Applicant: Gateway Tower SJ LP (Aaron Barger); 470 South Market Street, San Jose, California, 95113; (408)640-1100; abarger@thecorecompanies.com

Project Title: Gateway Tower Mixed-Use Development Project

Project Description: The project includes a Site Development Permit and a Historic Preservation Permit for the partial demolition of existing structures and construction of a 15-story building with up to 220 affordable residential units, 3,760 square feet of ground floor commercial space, and 5 levels of above grade parking. The commercial building facades for 455 South First Street/460 South Market Street and 465-467 South First Street/470-480 South Market Street would be incorporated into the proposed building while the remainder of the existing buildings would be removed. A permanent interactive historical display would be provided as a part of the retained 465-467 South First Street commercial building façades.

Location: 455 to 493 South First Street in the Central/Downtown Planning Area of San José, and bounded by commercial development on the north, South First Street on the east, William Street on the south, and Market Street on the west.

Assessor's Parcel No: APN 264-30-114, -090, -089

Council District: 3

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 an Addendum for this

project. The proposed project is eligible for an addendum pursuant to CEQA Guidelines §15164, which states that, “A lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in CEQA Guidelines §15162 calling for preparation of a subsequent EIR have occurred.” An Addendum is a statement by the City that the project would not result in any new impacts that have not been previously disclosed; nor would it result in a substantial increase in the magnitude of any significant environmental impacts previously identified in the previously certified EIR.

This is to advise that the City of San José Director’s Hearing approved the above-described project on **February 26, 2025** and the made the following determinations regarding such project:

1. An Addendum referenced above was prepared and completed for this project pursuant to and in compliance with the provisions of CEQA.
2. The Director of Planning has independently reviewed and analyzed the Addendum and other information in the record and has considered the information contained therein, prior to acting upon or approving the Project.
3. Director of Planning has adopted Gateway Tower Mixed-Use Development Addendum to the Supplemental Environmental Impact Report all in accordance with CEQA, as amended.
4. The Addendum represents the independent judgment and analysis of the City of San Jose, as lead agency for the Project.
5. The project will have significant unavoidable impacts to cultural resources.
6. Mitigation measures were made a condition of approval of the project.
7. Findings were made and adopted for this project pursuant to the provisions of CEQA.

The Addendum 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.

Christopher Burton, Director
Planning, Building and Code Enforcement



Deputy

Date: February 27, 2025



State of California - Department of Fish and Wildlife
2016 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 12/15/15) Previously DFG 753.5a

RECEIPT NUMBER: ENV20532
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN JOSE DEPARTMENT OF PLANNING,	LEAD AGENCY EMAIL	DATE 12/12/2016
COUNTY/STATE AGENCY OF FILING SANTA CLARA	DOCUMENT NUMBER	

PROJECT TITLE
GATEWAY TOWER MIXED-USE DEVELOPMENT PROJECT

PROJECT APPLICANT NAME THE CORE COMPANIES	PROJECT APPLICANT EMAIL	PHONE NUMBER (408) 292-7841
PROJECT APPLICANT ADDRESS 470 SOUTH MARKET STREET	CITY SAN JOSE	STATE CA
		ZIP CODE 95113

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,070.00	\$	\$3,070.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,210.25	\$	
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,043.75	\$	
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> 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 \$ 3,120.00

SIGNATURE <i>X Mike Louie</i>	AGENCY OF FILING PRINTED NAME AND TITLE Mike Louie, Deputy County Clerk-Recorder
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County of Santa Clara
Office of the County Clerk-Recorder
Business Division



County Government Center
70 West Hedding Street, E. Wing, 1st Floor
San Jose, California 95110 (408) 299-5688

File Number: ENV20532

ENVIRONMENTAL FILING

No. of Pages: 3

Total Fees: \$3120.00

File Date: 12/12/2016

Expires: 01/11/2017

REGINA ALCOMENDRAS, Clerk-Recorder

By: Mike Louie, Deputy Clerk-Recorder

CEQA DOCUMENT DECLARATION

ENVIRONMENTAL FILING FEE RECEIPT

PLEASE COMPLETE THE FOLLOWING:

1. LEAD AGENCY: City of San Jose Department of Planning, Building and Code Enforcement (Attn: Thai-Chau Le)
2. PROJECT TITLE: Gateway Tower Mixed-Use Development Project
3. APPLICANT NAME: The Core Companies PHONE: 408-292-7841
4. APPLICANT ADDRESS: 470 South Market Street, San Jose, CA 95113
5. PROJECT APPLICANT IS A: Local Public Agency School District Other Special District State Agency Private Entity
6. NOTICE TO BE POSTED FOR 30 DAYS.

7. CLASSIFICATION OF ENVIRONMENTAL DOCUMENT

a. PROJECTS THAT ARE SUBJECT TO DFG FEES

- | | | |
|--|-------------|--------------------|
| <input checked="" type="checkbox"/> 1. <u>ENVIRONMENTAL IMPACT REPORT</u> (PUBLIC RESOURCES CODE §21152) | \$ 3,070.00 | \$ <u>3,070.00</u> |
| <input type="checkbox"/> 2. <u>NEGATIVE DECLARATION</u> (PUBLIC RESOURCES CODE §21080(C)) | \$ 2,210.25 | \$ <u>0.00</u> |
| <input type="checkbox"/> 3. <u>APPLICATION FEE WATER DIVERSION</u> (STATE WATER RESOURCES CONTROL BOARD ONLY) | \$ 850.00 | \$ <u>0.00</u> |
| <input type="checkbox"/> 4. <u>PROJECTS SUBJECT TO CERTIFIED REGULATORY PROGRAMS</u> | \$ 1,043.75 | \$ <u>0.00</u> |
| <input checked="" type="checkbox"/> 5. <u>COUNTY ADMINISTRATIVE FEE</u> (REQUIRED FOR a-1 THROUGH a-4 ABOVE)
Fish & Game Code §711.4(e). | \$ 50.00 | \$ <u>50.00</u> |

b. PROJECTS THAT ARE EXEMPT FROM DFG FEES

- | | | |
|---|----------|----------------|
| <input type="checkbox"/> 1. NOTICE OF EXEMPTION (\$50.00 COUNTY ADMINISTRATIVE FEE REQUIRED) | \$ 50.00 | \$ <u>0.00</u> |
| <input type="checkbox"/> 2. A COMPLETED "CEQA FILING FEE NO EFFECT DETERMINATION FORM" FROM THE DEPARTMENT OF FISH & GAME, DOCUMENTING THE DFG'S DETERMINATION THAT THE PROJECT WILL HAVE NO EFFECT ON FISH, WILDLIFE AND HABITAT, OR AN OFFICIAL, DATED RECEIPT / PROOF OF PAYMENT SHOWING PREVIOUS PAYMENT OF THE DFG FILING FEE FOR THE *SAME PROJECT IS ATTACHED (\$50.00 COUNTY ADMINISTRATIVE FEE REQUIRED) | | |
| DOCUMENT TYPE: <input type="checkbox"/> ENVIRONMENTAL IMPACT REPORT <input type="checkbox"/> NEGATIVE DECLARATION | \$ 50.00 | \$ <u>0.00</u> |

c. NOTICES THAT ARE NOT SUBJECT TO DFG FEES OR COUNTY ADMINISTRATIVE FEES

- | | | | |
|--|---|--------|------------------|
| <input type="checkbox"/> NOTICE OF PREPARATION | <input type="checkbox"/> NOTICE OF INTENT | NO FEE | \$ <u>NO FEE</u> |
|--|---|--------|------------------|

8. OTHER: _____ FEE (IF APPLICABLE): \$ _____

9. TOTAL RECEIVED..... \$ 3,120.00

*NOTE: "SAME PROJECT" MEANS NO CHANGES. IF THE DOCUMENT SUBMITTED IS NOT THE SAME (OTHER THAN DATES), A "NO EFFECT DETERMINATION" LETTER FROM THE DEPARTMENT OF FISH AND GAME FOR THE SUBSEQUENT FILING OR THE APPROPRIATE FEES ARE REQUIRED.

THIS FORM MUST BE COMPLETED AND ATTACHED TO THE FRONT OF ALL CEQA DOCUMENTS LISTED ABOVE (INCLUDING COPIES) SUBMITTED FOR FILING. WE WILL NEED AN ORIGINAL (WET SIGNATURE) AND TWO (2) COPIES. (YOUR ORIGINAL WILL BE RETURNED TO YOU AT THE TIME OF FILING.)

CHECKS FOR ALL FEES SHOULD BE MADE PAYABLE TO: SANTA CLARA COUNTY CLERK-RECORDER

PLEASE NOTE: FEES ARE ANNUALLY ADJUSTED (Fish & Game Code §711.4(b)); PLEASE CHECK WITH THIS OFFICE AND THE DEPARTMENT OF FISH AND GAME FOR THE LATEST FEE INFORMATION.

"... NO PROJECT SHALL BE OPERATIVE, VESTED, OR FINAL, NOR SHALL LOCAL GOVERNMENT PERMITS FOR THE PROJECT BE VALID, UNTIL THE FILING FEES REQUIRED PURSUANT TO THIS SECTION ARE PAID." Fish & Game Code §711.4(c)(3)



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

Receipt: 16-37040

Product	Name	Extended
CEQA	ENVIRONMENTAL FILING	\$3,120.00
# Pages		3
Document #		ENV20532
Document Info:	CITY OF SAN JOSE DEPARTMENT OF PLANNING, BUILDING, AND CODE ENFORCEMENT (ATTN: THAI-CHAU LE)	
Filing Type		1
Total		\$3,120.00
Tender (Check)		\$3,120.00
Check #	40993	
Paid By	CUSTOMER	

PLEASE KEEP FOR REFERENCE

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

**NOTICE OF DETERMINATION
FOR AN ENVIRONMENTAL IMPACT REPORT**

Gateway Tower Mixed-Use Development Project. The project proposes to remove the existing commercial building and parking lot at 493 South First Street. The commercial building facades for 455 South First Street/460 South Market Street and 465-467 South First Street/470-480 South Market Street would be incorporated into the proposed building with the remainder of the existing buildings removed as part of the proposed redevelopment of the site. The project proposes construction of a 25-story building, with 308 residential apartment units, up to 8,000 square feet of ground floor commercial space, three levels of subgrade parking, and 5 levels of above grade parking. A "bike kitchen" for bicycle parking and maintenance would be accessed from South Market Street. Within the commercial space on South First Street, a permanent interactive historical display would be provided as a part of the retained 465-467 South First Street commercial building façade. This display would occupy up to 175 square feet of the ground floor. A wide sidewalk area provided on the William Street frontage of the site could be used as an outdoor seating area.

Location: 455 to 493 South First Street in the Central/Downtown Planning Area of San José, and bounded by commercial development on the north, South First Street on the east, William Street on the south, and Market Street on the west (APN 264-30-114, -090, -089). **Council District:** 3.

This is to advise that on December 6, 2016 the City Council of the City of San José approved the following action related to the above-described project:

- Approve a Vesting Tentative Map No. T15-052, subject to conditions, to merge three parcels into one parcel on an approximately 0.5 gross acres site and to subdivide the one parcel into no more than 300 residential condominiums units.
- Approve a Site Development Permit, subject to conditions, to allow partial demolition a Structure of Merit "Hegerich & Kemling Auto Sales" building and full demolition of one non-historic building to construct a new 25-story mixed use building with up to 300 residential condominium units and approximately 5,000 square feet of commercial space and the removal of one ordinance sized tree and development variance to allow for approximately 105 of uniform sized parking spaces and approximately 180 of small sized parking spaces.

Furthermore, the City Council of the City of San Jose has made the following determinations regarding such project:

1. A Final Environmental Impact Report was prepared for this project and adopted on December 6, 2016 pursuant to the provisions of CEQA.

2. The project will have significant effects on the environment relating to cultural resources, air quality, biological resources, geology and soils, hazards and hazardous materials, and noise.
3. Mitigation measures were made a condition of approval of the project.
4. A Mitigation Monitoring and Reporting Program was adopted for this project.
5. A Statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.


The EIR and 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.

The above-described project was approved and issued on December 6, 2016.

Harry Freitas, Director
Planning, Building and Code Enforcement

Date:

12/8/16



Deputy