Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2021080463

Project Title: SuZaCo Mixed-Use Project

Lead Agency: City of San Jose
Contact Person: Shannon Hill
Mailing Address: 200 E. Santa Clara St, 3rd Floor (Tower)
City: San Jose
County: Santa Clara
Zip: 95113

Project Location: County: Santa Clara
City/Nearest Community: San Jose
Zip Code: 95113

Cross Streets: East Santa Clara Street and North Fourth Street
Longitude/Latitude: 37° 20' 14.5” N / 121° 53' 14.92” W Total Acres: 0.34
Assessor's Parcel No.: 467-23-034; 467-23-035; 467-23-037
Within 2 Miles: State Hwy #: SR 87, 82, 101; I-280, 880, 880
Airports: San Jose International
Waterways: Guadalupe River; Los Gatos Creek; Coyote Creek
Railways: Caltrain, ACE, VTA, BART
Schools: San Jose USD

Document Type:
- CEQA: NOP
- NEPA: NOI
- Joint Document
- Final Document

Local Action Type:
- General Plan Update
- Specific Plan
- Rezone
- Annexation
- General Plan Amendment
- Master Plan
- Prezone
- Redevelopment
- General Plan Element
- Planned Unit Development
- Use Permit
- Coastal Permit
- Community Plan
- Site Plan
- Land Division (Subdivision, etc.)
- Other:

Development Type:
- Residential: Units:
- Acres: 0.34
- Employees: 0.34
- Transportation: Type
- Mining: Mineral
- Power: Type
- Water Treatment: Type
- Hazardous Waste: Type
- Education:
- Recreational:
- Other:

Water Facilities:

Project Issues Discussed in Document:
- Aesthetic/Visual
- Fiscal
- Recreation/Parks
- Vegetation
- Agricultural Land
- Flood Plain/Flooding
- Schools/Universities
- Water Quality
- Air Quality
- Forest Land/Fire Hazard
- Septic Systems
- Water Supply/Groundwater
- Archeological/Historical
- Geologic/Seismic
- Soil Erosion/Compaction/Grading
- Wetland/Riparian
- Biological Resources
- Minerals
- Soil Waste
- Growth Inducement
- Coastal Zone
- Noise
- Solid Waste
- Land Use
- Drainage/Absorption
- Population/Housing Balance
- Toxic/Hazardous
- Cumulative Effects
- Economic/Jobs
- Public Services/Facilities
- Traffic/Circulation
- Other:

Present Land Use/Zoning/General Plan Designation:
Commercial/Residential; Zoning: Downtown Primary Commercial; General Plan: Downtown; Employment Priority Area

Project Description: (please use a separate page if necessary)
The project would demolish three existing, two-story buildings on-site, while retaining the historic facades of the City Landmark building (142-150 East Santa Clara Street) at the corner of East Santa Clara and South Fourth Streets. The project would construct a four- to six-story mixed-use, U-shaped building (approximately 75,251 square feet). The building would be six stories at the corner of the South Fourth Street and East Santa Clara Street and four stories at the portion of the building facing East Santa Clara Street. The maximum height to the top of the roof parapet would be 85 feet. The building would consist of ground floor retail/restaurant space and one level of below-grade retail (totaling approximately 11,790 square feet), while the remaining floors would consist of office space (totaling approximately 63,461 square feet). No on-site parking spaces are proposed; however, off-site parking is proposed at the Fourth Street parking garage at 88 South Fourth Street, approximately 400 feet southeast of the project site. Two of the three project parcels are located within the San José Downtown Commercial National Register Historic District.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Revised 2010

Appendix C
Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

____ Air Resources Board
____ Boating & Waterways, Department of
____ California Emergency Management Agency
____ California Highway Patrol
____ Caltrans District #
____ Caltrans Division of Aeronautics
____ Caltrans Planning
____ Central Valley Flood Protection Board
____ Coachella Valley Mtns. Conservancy
____ Coastal Commission
____ Colorado River Board
____ Conservation, Department of
____ Corrections, Department of
____ Delta Protection Commission
____ Education, Department of
____ Energy Commission
____ Fish & Game Region #
____ Food & Agriculture, Department of
____ Forestry and Fire Protection, Department of
____ General Services, Department of
____ Health Services, Department of
____ Housing & Community Development
____ Native American Heritage Commission

____ Office of Historic Preservation
____ Office of Public School Construction
____ Parks & Recreation, Department of
____ Pesticide Regulation, Department of
____ Public Utilities Commission
____ Regional WQCB #
____ Resources Agency
____ Resources Recycling and Recovery, Department of
____ S.F. Bay Conservation & Development Comm.
____ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
____ San Joaquin River Conservancy
____ Santa Monica Mtns. Conservancy
____ State Lands Commission
____ SWRCB: Clean Water Grants
____ SWRCB: Water Quality
____ SWRCB: Water Rights
____ Tahoe Regional Planning Agency
____ Toxic Substances Control, Department of
____ Water Resources, Department of
____ Other:
____ Other:

Local Public Review Period (to be filled in by lead agency)

Starting Date Monday, June 27, 2022
Ending Date Thursday, August 11, 2022

Lead Agency (Complete if applicable):

Consulting Firm: David J. Powers & Associates
Address: 1871 The Alameda, Suite 200
City/State/Zip: San Jose, CA 95126
Contact: Fiona Phung
Phone: (408) 454-3427

Applicant: Sunstone QOZB, LLC (Attn: Matt Conti)
Address: 60 S. Market St, Suite 450
City/State/Zip: San Jose, CA 95113
Phone: (650) 492-7927

Signature of Lead Agency Representative: Shannon Hill
Date: 6/24/2022