

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) Phone: (408) 535-7872
 City: San Jose Zip: 95113 County: Santa Clara

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

Cross Streets: East Santa Clara Street and North Fourth Street Zip Code: 95113

Longitude/Latitude (degrees, minutes and seconds): 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 Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: SR 87, 82, 101; I-280, 680, 880 Waterways: Guadalupe River; Los Gatos Creek; Coyote Creek

Airports: San Jose International Railways: Caltrain, ACE, VTA, BART Schools: San Jose USD

Document Type:

- | | | | |
|--------------------------------------|---|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input checked="" type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | (Prior SCH No.) _____ | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Mit Neg Dec | Other: _____ | <input type="checkbox"/> FONSI | _____ |

Local Action Type:

- | | | | |
|---|--|--|---|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input checked="" type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: _____ |

Development Type:

- | | | |
|--|--|--|
| <input type="checkbox"/> Residential: Units _____ Acres _____ | <input checked="" type="checkbox"/> Office: Sq.ft. <u>63,461</u> Acres <u>0.34</u> Employees _____ | <input type="checkbox"/> Transportation: Type _____ |
| <input checked="" type="checkbox"/> Commercial: Sq.ft. <u>11,790</u> Acres <u>0.34</u> Employees _____ | <input type="checkbox"/> Mining: Mineral _____ | <input type="checkbox"/> Power: Type _____ MW _____ |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ | <input type="checkbox"/> Hazardous Waste: Type _____ |
| <input type="checkbox"/> Educational: _____ | <input type="checkbox"/> Other: _____ | |
| <input type="checkbox"/> Recreational: _____ | | |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____ | | |

Project Issues Discussed in Document:

- | | | | |
|--|--|---|--|
| <input checked="" type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Fiscal | <input checked="" type="checkbox"/> Recreation/Parks | <input type="checkbox"/> Vegetation |
| <input checked="" type="checkbox"/> Agricultural Land | <input checked="" type="checkbox"/> Flood Plain/Flooding | <input checked="" type="checkbox"/> Schools/Universities | <input checked="" type="checkbox"/> Water Quality |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Forest Land/Fire Hazard | <input type="checkbox"/> Septic Systems | <input checked="" type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Archeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic | <input type="checkbox"/> Sewer Capacity | <input type="checkbox"/> Wetland/Riparian |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Minerals | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input checked="" type="checkbox"/> Growth Inducement |
| <input type="checkbox"/> Coastal Zone | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Solid Waste | <input checked="" type="checkbox"/> Land Use |
| <input checked="" type="checkbox"/> Drainage/Absorption | <input checked="" type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous | <input checked="" type="checkbox"/> Cumulative Effects |
| <input type="checkbox"/> Economic/Jobs | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation | <input type="checkbox"/> 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.

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".

<input type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

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: <u>David J. Powers & Associates</u>	Applicant: <u>Sunstone QOZB, LLC (Attn: Matt Conti)</u>
Address: <u>1871 The Alameda, Suite 200</u>	Address: <u>60 S. Market St, Suite 450</u>
City/State/Zip: <u>San Jose, CA 95126</u>	City/State/Zip: <u>San Jose, CA 95113</u>
Contact: <u>Fiona Phung</u>	Phone: <u>(650) 492-7927</u>
Phone: <u>(408) 454-3427</u>	

Signature of Lead Agency Representative: Shannon Hill Digitally signed by Shannon Hill
Date: 2022.06.24 11:32:47 -0700 Date: 6/24/2022

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.