

# Notice of Determination

## Appendix D

**To:**

Office of Planning and Research  
*U.S. Mail:* \_\_\_\_\_ *Street Address:* \_\_\_\_\_  
 P.O. Box 3044 1400 Tenth St., Rm 113  
 Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk  
 County of: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 \_\_\_\_\_

**From:**

Public Agency: \_\_\_\_\_  
 Address: \_\_\_\_\_

Contact: \_\_\_\_\_  
 Phone: \_\_\_\_\_

Lead Agency (if different from above): \_\_\_\_\_  
 Address: \_\_\_\_\_

Contact: \_\_\_\_\_  
 Phone: \_\_\_\_\_

***SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.***

State Clearinghouse Number (if submitted to State Clearinghouse): \_\_\_\_\_

Project Title: \_\_\_\_\_

Project Applicant: \_\_\_\_\_

Project Location (include county): \_\_\_\_\_

Project Description:

This is to advise that the \_\_\_\_\_ has approved the above  
 (  Lead Agency or  Responsible Agency )

described project on \_\_\_\_\_ and has made the following determinations regarding the above  
 (date)  
 described project.

1. The project [  will  will not ] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [  were  were not ] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [  was  was not ] adopted for this project.
5. A statement of Overriding Considerations [  was  was not ] adopted for this project.
6. Findings [  were  were not ] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

Signature (Public Agency): Shannon Hill Title: \_\_\_\_\_

Date: \_\_\_\_\_ Date Received for filing at OPR: \_\_\_\_\_

**County of Santa Clara**  
Office of the County Clerk-Recorder  
Business Division



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

**File Number: ENV24298**

ENVIRONMENTAL FILING

No. of Pages: 2

Total Fees: \$3589.25

File Date: 12/02/2022

Expires: 01/01/2023

**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
- 2. PROJECT TITLE: Suzaco Mixed-Use Project
- 3. APPLICANT NAME: Sunstone QOZB, LLC (Attn: Matt Conti) PHONE: (650) 492-7927
- 4. APPLICANT ADDRESS: 339 S. San Antonio Rd, Suite 2G, Los Altos, CA 94022
- 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

Supplemental EIR

a. PROJECTS THAT ARE SUBJECT TO DFG FEES

<input checked="" type="checkbox"/> 1. <u>ENVIRONMENTAL IMPACT REPORT</u> (PUBLIC RESOURCES CODE §21152)	\$ 3,539.25	\$ <u>3,539.25</u>
<input type="checkbox"/> 2. <u>NEGATIVE DECLARATION</u> (PUBLIC RESOURCES CODE §21080(C))	\$ 2,548.00	\$ <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>	\$ 1,203.25	\$ <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. <u>NOTICE OF EXEMPTION</u> (\$50.00 COUNTY ADMINISTRATIVE FEE REQUIRED)	\$ 50.00	\$ <u>0.00</u>
<input type="checkbox"/> 2. <u>A COMPLETED "CEQA FILING FEE NO EFFECT DETERMINATION FORM" FROM THE DEPARTMENT OF FISH &amp; 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</u> (\$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>
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8. OTHER: \_\_\_\_\_ FEE (IF APPLICABLE): \$ \_\_\_\_\_

9. TOTAL RECEIVED..... \$ 3,589.25

\*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. IF THERE ARE ATTACHMENTS, PLEASE PROVIDE THREE (3) SETS OF ATTACHMENTS FOR SUBMISSION. (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)

Notice of Determination

Appendix D

To:
Office of Planning and Research
U.S. Mail: P.O. Box 3044
Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113
Sacramento, CA 95814

From:
Public Agency: City of San Jose, Planning Divis
Address: 200 East Santa Clara Street
Tower, 3rd Floor, San Jose, CA 95113
Contact: Shannon Hill
Phone: (408) 535-7872

County Clerk
County of: Santa Clara
Address: 70 West Hedding Street
East Wing, 10th Floor, San Jose, CA 95110

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2021080463

Project Title: SuZaCo Mixed-Use Project

Project Applicant: Sunstone QOZB, LLC (Attn: Matt Conti)

Project Location (include county): County of Santa Clara; APNs: 467-23-034; 467-23-035; 467-23-037

Project Description:

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

This is to advise that the City of San Jose has approved the above (Lead Agency or Responsible Agency)

described project on 11/29/2022 and has made the following determinations regarding the above described project.

- 1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan 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.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/

Signature (Public Agency): Shannon Hill Title: Planner III

Date: 12/1/2022 Date Received for filing at OPR:



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

**Receipt: 22-209139**

<b>Product</b>	<b>Name</b>	<b>Extended</b>
CEQA	ENVIRONMENTAL FILING	\$3,589.25
	# Pages	2
	Document #	ENV24298
	Document Info:	CITY OF SAN JOSE
	Filing Type	I
<b>Total</b>		<b>\$3,589.25</b>
Tender (Check)		\$3,589.25
Check #	1155103	
Paid By	CITY OF SAN JOSE	

PLEASE KEEP FOR REFERENCE



State of California - Department of Fish and Wildlife  
**2022 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

RECEIPT NUMBER: ENV24298
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN JOSE	LEAD AGENCY EMAIL	DATE 12/02/2022
COUNTY/STATE AGENCY OF FILING SANTA CLARA	DOCUMENT NUMBER	

PROJECT TITLE  
SUZACO MIXED-USE PROJECT

PROJECT APPLICANT NAME SUNSTONE QOZB, LLC (ATTN: MATT CONTI)	PROJECT APPLICANT EMAIL	PHONE NUMBER (650) 492-7927
PROJECT APPLICANT ADDRESS 339 S. SAN ANTONIO RD, SUITE 2G	CITY LOS ALTOS	STATE CA
		ZIP CODE 94022

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)	\$3,539.25	\$	\$3,539.25
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,548.00	\$	
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,203.25	\$	
<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    \$    \$3,589.25

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Mike Louie, Deputy County Clerk-Recorder
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**Santa Clara County Recorder - Official Records**

70 West Hedding St.  
San Jose, CA 95110  
408-299-5688

<b>Source:</b>	Phone Order (Card Keyed-In)	<b>Authorization:</b>	Paid in Full
<b>Order Date/Time:</b>	12/2/2022 11:44 AM PST	<b>Agency Amount:</b>	\$3589.25
<b>Order Number:</b>	153680956	<b>Other Agency Amount:</b>	\$0.00
<b>Operator:</b>	MikeL	<b>Shipping Amount:</b>	\$0.00
<b>Location Code:</b>	*****615	<b>LN Service Fee:</b>	\$2.50
		<b>Total Amount(USD):</b>	\$3591.75

**Payment Information**

<b>Transaction Type:</b>	Purchase	<b>Expiration</b>	###/###
<b>Card Holder:</b>	Leanne Li	<b>Transaction Ref #:</b>	150871559
<b>Payment Method:</b>	Credit Card (VISA *****8052)	<b>CVV2 Response:</b>	
<b>Approval Code:</b>	002503	<b>Auth Txn Id #:</b>	38233671117058
<b>AVS Response:</b>		<b>Val Code:</b>	QCWS

**Merchant Copy**

<b>Agency Amount</b>	<b>Product</b>	<b>Product Detail</b>
\$3589.25	Clerk Payment	

**Santa Clara County Recorder - Official Records**

70 West Hedding St., San Jose, CA 95110  
408-299-5688

**VitalChek Receipt - Phone Order (Card Keyed-In)  
Cardholder Copy**

<b>Order Date/Time:</b>	12/2/2022 11:44 AM PST	<b>Transaction Type:</b>	Purchase
<b>Confirmation Number:</b>	153680956	<b>Approval Code:</b>	002503
<b>Payment Applied towards:</b>	Clerk Payment	<b>Transaction Ref #:</b>	150871559
<b>Card Holder:</b>	Leanne Li	<b>Payment Method:</b>	VI(8052)

**Bill To**

Leanne Li  
United States of America

<b>Authorization:</b>	Paid in Full
<b>Agency Amount:</b>	\$3589.25
<b>Other Agency Amount:</b>	\$0.00
<b>LN Service Fee:</b>	\$2.50
<b>Total Amount(USD):</b>	\$3591.75

Refund Policy: Please contact the agency listed on the receipt to request a refund.