



**SANTA CLARA COUNTY CLERK  
CEQA FILING COVER SHEET**

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: \_\_\_\_\_

2. LEAD AGENCY EMAIL: \_\_\_\_\_

3. PROJECT TITLE: \_\_\_\_\_

4. APPLICANT NAME: \_\_\_\_\_ PHONE: \_\_\_\_\_

5. APPLICANT EMAIL: \_\_\_\_\_

6. APPLICANT ADDRESS: \_\_\_\_\_

7. PROJECT APPLICANT IS A:    Local Public Agency    School District    Other Special District    State Agency    Private Entity

8. NOTICE TO BE POSTED FOR \_\_\_\_\_ 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.

# Notice of Determination

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**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

County Clerk

County of: Santa Clara  
Address: 110 Tasman Drive  
San José, CA 95134

**From:**

Public Agency: City of Sunnyvale  
Address: 456 West Olive Avenue  
Sunnyvale, CA 94086  
Contact: Mary Jeyaprakash  
Phone: 408-730-7449

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): 2024020540  
Project Title: 1313 South Wolfe Road General Plan Amendment & Rezoning  
Project Applicant: Amir Massih, 4Terra Investments  
Project Location (include county): 1313 South Wolfe Road/898 East Fremont Avenue, Sunnyvale, CA 94087, Santa Clara County

**Project Description:**

The project proposes a General Plan Amendment and rezoning of a project site that consists of two parcels (Accessor's Parcel Numbers [APN] 309-10-026 and 309-10-027) located near the southwest corner of South Wolfe Road and East Fremont Avenue at 1313 South Wolfe Road in the City of Sunnyvale. The project would allow future development of multi-family residential and commercial uses on-site. The project proposes to change the General Plan land use designation of the site from Commercial to Medium Density Residential and rezone APN 309-01-026 from Neighborhood Business with a Planned Development combining district (C-1/PD) to Medium Density Residential with a Mixed-Use combining district (R-3/MU) and APN 309-01-027 from C-1/PD to R-3/PD.

This is to advise that the City of Sunnyvale (Lead Agency or Responsible Agency) has approved the above-described project on May 7, 2024, and has made the following determinations regarding the above 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 Mitigated Negative Declaration and record of project approval, is available to the General Public at:

City of Sunnyvale City Hall, 456 West Olive Avenue, Sunnyvale, CA 94086

Signature (Public Agency): George Schroeder Title: Principal Planner

Date: 5/10/2024 Date Received for filing at OPR: \_\_\_\_\_