

**File Number:** PD22-026, PD22-027, ER22-241

- 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 FINAL SAMARITAN MEDICAL CENTER MASTER PLAN  
ENVIRONMENTAL IMPACT REPORT (EIR) (SCH # 2015082042)**

**Lead Agency:** City of San José

**Project Applicant:** 2512 Samaritan Court LLC(Greg Henderson); 2581 Samaritan Drive, Suite 300, San Jose, California, 95124; (408) 402-6600; greg@cilkerhenderson.com

**Project Title:** Samaritan Medical Center Master Plan Project

**Project Description:** Planned Development Permits for the construction of two 156,790 square foot medical office buildings and one 44,414 square foot medical office building. Additionally, the project would include the construction of a new parking structure and surface parking.

**Location:** 2505 & 2577 Samaritan Drive, on the north side of Samaritan Drive approximately 525 feet southeast of National Avenue. 2512 Samaritan Court, on the northwest corner of the intersection of Samaritan Court and Samaritan Drive.

**Assessor's Parcel No:** 421-38-006, -012, and -013; and 421-37-001, -002, -003, -004, -005, and -018

**Council District:** 9

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

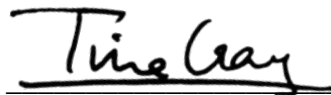
previously certified EIR if some changes or additions are necessary but none of the conditions described in CEQA Guidelines §15162 calling for preparation of a subsequent EIR have occurred.” An Addendum is a statement by the City that the project would not result in any new impacts that have not been 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 **March 13, 2024** 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 Samaritan Medical Center Master Plan Addendum to the Final 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. This project will not have a significant impact on the environment.
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.

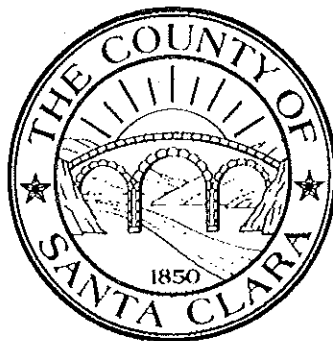
The Addendum and the record of project approval may be examined at the City of San José, Department of Planning, Building and Code Enforcement, 200 East Santa Clara Street, 3rd Floor Tower, San José CA 95113-1905. This notice is in compliance with Section 21108 and 21152 of the Public Resources Code.

Christopher Burton, Director  
Planning, Building and Code Enforcement



Deputy

Date: March 13, 2024



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

Receipt: 16-37331

Product	Name	Extended
CEQA	ENVIRONMENTAL FILING	\$3,120.00
# Pages		3
Document #		ENV20534
Document Info:	CITY OF SAN JOSE DEPARTMENT OF PLANNING, AND BUILDING, AND CODE ENFORCEMENT (ATT: THAI-CHAU LE)	
Filing Type		1
<b>Total</b>		<b>\$3,120.00</b>
Tender (Check)		\$3,120.00
Check #	0994	
Paid By	city	

PLEASE KEEP FOR REFERENCE



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: ENV20534
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  
SAMARITAN MEDICAL CENTER MASTER PLAN PROJECT

PROJECT APPLICANT NAME SAMARITAN MEDICAL CENTER	PROJECT APPLICANT EMAIL	PHONE NUMBER (408) 356-3103
PROJECT APPLICANT ADDRESS 2505 SAMARITAN DRIVE SUITE 408	CITY SAN JOSE	STATE CA
		ZIP CODE 95124

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)			
<hr/>			
<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 <b>X</b> <i>Sandy Chanthasy</i>	AGENCY OF FILING PRINTED NAME AND TITLE Sandy Chanthasy, Deputy County Clerk-Recorder
--	--

**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: ENV20534**

ENVIRONMENTAL FILING  
No. of Pages: 3  
Total Fees: \$3120.00  
File Date: 12/12/2016  
Expires: 01/11/2017

**REGINA ALCOMENDRAS, Clerk-Recorder**  
By: Sandy Chanthasy, 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: Thal-Chau Le)
2. PROJECT TITLE: Samaritan Medical Center Master Plan Project
3. APPLICANT NAME: Samaritan Medical Center PHONE: 408-356-3103
4. APPLICANT ADDRESS: 2505 Samaritan Drive, Suite 408, San Jose, CA 95124
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. <b><u>ENVIRONMENTAL IMPACT REPORT</u></b> (PUBLIC RESOURCES CODE §21152) ..	\$ 3,070.00	\$ <u>3,070.00</u>
<input type="checkbox"/> 2. <b><u>NEGATIVE DECLARATION</u></b> (PUBLIC RESOURCES CODE §21080(C))	\$ 2,210.25	\$ <u>0.00</u>
<input type="checkbox"/> 3. <b><u>APPLICATION FEE WATER DIVERSION</u></b> (STATE WATER RESOURCES CONTROL BOARD ONLY)	\$ 850.00	\$ <u>0.00</u>
<input type="checkbox"/> 4. <b><u>PROJECTS SUBJECT TO CERTIFIED REGULATORY PROGRAMS</u></b>	\$ 1,043.75	\$ <u>0.00</u>
<input checked="" type="checkbox"/> 5. <b><u>COUNTY ADMINISTRATIVE FEE</u></b> (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)

File No. GP15-014, PDC15-028,  
PDC15-029, PD14-013

- 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**

**Samaritan Medical Center Master Plan Project.** The project consists of two distinct but related medical office development proposals on a 13-acre site that includes: a) a General Plan Diagram Amendment (File No. GP15-014) to change the Land Use/Transportation Diagram designation on a 9.3 gross acre site north of Samaritan Drive from Neighborhood/Community Commercial to Regional Commercial; b) a Planned Development Zoning (File No. PDC15-028) to rezone the same 9.3 gross acre site from A(PD) Planned Development and CP Commercial Pedestrian Zoning District to the CG(PD) Planned Development Zoning to allow up to 360,000 square feet of commercial space; c) a Planned Development Zoning (File No. PDC15-029) to rezone a 3.7 gross acre site south of Samaritan Drive from CO Commercial Office Zoning District to CO(PD) Planned Development Zoning District to allow up to 115,250 square feet of commercial space; and d) a Planned Development Permit (File No. PD14-013) to construct a 69,250 square foot medical office building with a parking structure on the 3.7 gross acre site south of Samaritan Drive in San José, California.

**Location:** Along Samaritan Drive and Samaritan Court, bound roughly by National Avenue to the west and State Route 85 to the north. **Council District:** 9.

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 General Plan Amendment to change the Land Use/Transportation Diagram designation from Neighborhood/Community Commercial to Regional Commercial on a 9.3 gross acre site located on the north side of Samaritan Drive, approximately 700 feet east of the intersection of South Bascom Avenue and Samaritan Drive (File no. GP15-014).
- Adoption of an ordinance approving a Planned Development Rezoning from the CP Commercial Pedestrian and A(PD) Planned Development Zoning Districts to the CG(PD) Planned Development Zoning District to allow up to 360,000 square feet of office use with a height of 105 feet and a 353,700 square foot parking structure on a 9.3 gross acre site (File no. PDC15-028).
- Adoption of an ordinance approving a Planned Development Rezoning from the CO Commercial Office Zoning District to the CO(PD) Planned Development Zoning District to allow up to 115,250 square feet of commercial office use and 141,040 square feet of parking structure on a 3.71 gross acre site (File no. PDC15-029)

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 transportation, air quality, noise, greenhouse gas emissions, hazardous materials, biological resources and utilities and service systems.
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, 3<sup>rd</sup> 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