



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

Receipt: 25-176317

Product	Name	Extended
CEQA	ENVIRONMENTAL FILING	\$50.00
	# Pages	8
	Document #	ENV25853
	Document Info:	CITY OF SAN JOSE
	Filing Type	J
Total		\$50.00
Tender (Check)		\$50.00
Paid By	Hudson Brooks	
Check #	1836743 - vitalcheck	
Paid By	Hudson Brooks	

PLEASE KEEP FOR REFERENCE

1

10/16/25 3:38 PM PST efader



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER: ENV25853
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN JOSE	LEAD AGENCY EMAIL nhu.nguyen@sanjoseca.gov	DATE 10/16/2025
COUNTY/STATE AGENCY OF FILING SANTA CLARA		DOCUMENT NUMBER

PROJECT TITLE
 STEVENS CREEK PROMENADE CHIK-FIL-A PROJECT

PROJECT APPLICANT NAME MPG STEVENS CREEK OWNER LLC	PROJECT APPLICANT EMAIL phariri@miramarcapital.com	PHONE NUMBER (925)580-1438
PROJECT APPLICANT ADDRESS 11100 SANTA MONICA BOULEVARD SUITE 240	CITY LOS ANGELES	STATE CA
		ZIP CODE 90025

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

Environmental Impact Report (EIR) \$4,123.50 \$ _____
 Mitigated/Negative Declaration (MND)(ND) \$2,968.75 \$ _____
 Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,401.75 \$ _____

Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)

Fee previously paid (attach previously issued cash receipt copy)

Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ _____
 County documentary handling fee \$ _____ \$50.00
 Other \$ _____

PAYMENT METHOD:

Cash Credit Check Other

TOTAL RECEIVED \$ _____ \$50.00

SIGNATURE X <i>Elaine Fader</i>	AGENCY OF FILING PRINTED NAME AND TITLE Elaine Fader, Deputy County Clerk-Recorder
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SANTA CLARA COUNTY CLERK
CEQA FILING COVER SHEET

County of Santa Clara - Clerk-Recorder's Office
State of California

File Number: ENV25853

ENVIRONMENTAL FILING

No. of Pages: 8

Total Fees: \$50.00

File Date: 10/16/2025

Expires: 11/15/2025

LOUIS CHIARAMONTE, Clerk-Recorder

By: Elaine Fader, Deputy Clerk-Recorder

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

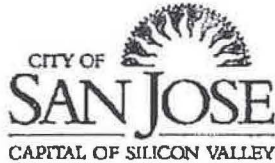
TYPE OR PRINT CLEARLY

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: City of San Jose
2. LEAD AGENCY EMAIL: nhu.nguyen@sanjoseca.gov
3. PROJECT TITLE: Stevens Creek Promenade Chik-fil-A Project
4. APPLICANT NAME: MPG Stevens Creek Owner LLC. PHONE: (925) 580-1438
5. APPLICANT EMAIL: phariri@miramarcapital.com
6. APPLICANT ADDRESS: 11100 Santa Monica Boulevard, Suite 240, Los Angeles, CA 90025
7. PROJECT APPLICANT IS A: Local Public Agency School District Other Special District State Agency Private Entity
8. NOTICE TO BE POSTED FOR 30 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.



File Nos: PD24-022 & ER24-306

- 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 THE 4300 STEVENS CREEK BOULEVARD MIXED-USE
PROJECT FINAL ENVIRONMENTAL IMPACT REPORT (SCH# 2017022058)
AND ADDENDA THERETO**

Lead Agency: City of San José Department of Planning, Building, and Code Enforcement

Project Applicant: MPG Stevens Creek Owner LLC., 11100 Santa Monica Boulevard, Suite 240, Los Angeles, CA 90025 (Attn: Perry Hariri, (925) 580-1438, phariri@miramarcapital.com).

Project Title: Stevens Creek Promenade Chik-fil-A Project

Project Description: The project consists of a Planned Development Permit to allow the construction of an approximately 5,245-square-foot restaurant (proposed Chick-fil-A), with an outdoor dining area, trash enclosure, and surface parking lot, the removal of 12 trees (eight ordinance-size, four non-ordinance-size, and 22 replacement trees) and the demolition of an approximately 10,400-square-foot commercial building on an approximately 0.76-gross-acre site.

Location: 4400 Stevens Creek Boulevard, San José, CA 95129

Assessor's Parcel Nos: 296-38-013

Council District: 1

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 a draft 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 EIRs.

This is to advise that the Director of Planning, Building, and Code Enforcement of the City of San José approved the above-described project on **October 8, 2025** and made the following determinations regarding such project:

1. An Addendum was prepared and completed for this project pursuant to and in compliance with the provisions of CEQA.
2. The Director of Planning, Building, and Code Enforcement 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. The Director of Planning, Building and Code Enforcement has adopted the Stevens Creek Promenade Chik-fil-A Project Addendum to the 4300 Stevens Creek Boulevard Mixed-Use Project Final Environmental Impact Report, 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, Mitigation Monitoring and Reporting Program (MMRP), 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

Date: October 16, 2025


Deputy

Environmental Project Manager: Nhu Nguyen

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



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

Santa Clara County - Clerk-Recorder Office
State of California

File Number: ENV22046

ENVIRONMENTAL FILING
No. of Pages: 3
Total Fees: \$3321.00
File Date: 03/04/2019
Expires: 04/03/2019

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, Department of Planning, Building, and Code Enforcement (Attn: David Keyon)
2. PROJECT TITLE: 4300 Stevens Creek Boulevard Mixed Use Project
3. APPLICANT NAME: Fortbay (Attn: Perry Hariri) PHONE: (408)-600-0368 ext. 8
4. APPLICANT ADDRESS: 22 S. Santa Cruz Avenue, 2nd Floor, Los Gatos, CA 95030
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. <u>ENVIRONMENTAL IMPACT REPORT</u> (PUBLIC RESOURCES CODE §21152)	\$ 3,271.00	\$ <u>3,271.00</u>
<input type="checkbox"/> 2. <u>NEGATIVE DECLARATION</u> (PUBLIC RESOURCES CODE §21080(C))	\$ 2,354.75	\$ <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>	\$ 1,112.00	\$ <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. 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>
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8. OTHER: _____ FEE (IF APPLICABLE): \$ _____

9. TOTAL RECEIVED..... \$ 3,321.00

*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. 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)

- 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**

4300 Stevens Creek Boulevard Mixed Use Project. The project consists of: 1) a Planned Development Rezoning from the CG Commercial General Zoning District to the CP(PD) Planned Development Zoning District to allow the development of a mixed-use project with up to approximately 315,000 square feet of office/commercial space (including 15,000 – 22,000 square feet of ground floor retail), and up to 582 residential units; 2) a Planned Development Permit in accordance with the new Planned Development Zoning District to allow the demolition of five existing buildings totaling approximately 105,980 square feet, the removal of approximately 68 ordinance-sized trees, development of four buildings including a six-story approximately 233,000 square foot office building, a six-story parking garage, an eight-story mixed-use building containing approximately 10,000 square feet of ground floor commercial/retail and up to 289 residential units, and an eight-story residential building with approximately 293 residential units (including up to 88 affordable units), and development of an approximately 1.4-acre landscaped promenade; 3) a Tentative Map to subdivide three existing parcels into four buildable lots and ten common lots; and 4) relocation of Lopina Way to the east side of the project site; all on an approximately 10.0 gross acre site.

Location: 4300 - 4360 Stevens Creek Boulevard, between Stevens Creek Boulevard and Albany Drive on either side of Lopina Way (APNs 296-38-013, 296-38-014, and 295-40-009). **Council District:** 1.

This is to advise that on February 26, 2019, the City Council of the City of San José approved the following actions related to the above-described project:

- a) Adoption of a resolution certifying the 4300 Stevens Creek Boulevard Mixed-Use Project Environmental Impact Report and making certain findings concerning significant impacts, mitigation measures, alternatives, and adopting a Statement of Overriding Considerations and Mitigation, Monitoring and Reporting Program, all in accordance with the California Environmental Quality Act, as amended (CEQA);
- b) Adoption of an ordinance of the City of San José rezoning (File No. PDC16-036) an approximately 10-gross-acre site generally located on the south side of Stevens Creek Boulevard, roughly between Kiely Boulevard and Palace Drive (4300–4360 Stevens Creek Boulevard; APNs: 294-40-009, 296-38-014, and 296-38-013) from the CG Commercial General Zoning District to the CP(PD) Planned Development Zoning District;
- c) Adoption of a resolution approving a Vesting Tentative Map (File No. PT17-023), subject to conditions, to allow the subdivision of three existing parcels into four parcels and seven common parcels; with three added Conditions of Approval related to FAA review, the privately-owned and maintained, but publicly-accessible open space, and the offsetting transportation improvements; and one modified Condition of Approval related to the fair share contribution towards VTA's Voluntary Mitigation Program; and

- d) Adoption of a resolution approving a Planned Development Permit (File No. PD17-014), subject to conditions, to allow the demolition of five buildings totaling approximately 105,980 square feet, the removal of 68 ordinance-sized trees and to develop a six-story approximately 233,000 square-foot office building, a six-story parking garage, an eight-story mixed-use building containing approximately 10,000 square feet of ground floor commercial and up to 289 residential units, and an eight-story residential building containing up to 293 residential units, and approximately 88 affordable residential units to be dispersed throughout the mixed-use and residential building; with four added Conditions of Approval related to FAA review, the privately-owned and maintained, but publicly accessible open space, the storefront modification, and the offsetting transportation improvements; and one modified Condition of Approval related to the fair share contribution towards VTA Voluntary Mitigation Program.

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 February 26, 2019 pursuant to the provisions of CEQA.
2. The project will have significant effects on the environment relating to air quality, biological resources, greenhouse gas emissions, hazards and hazardous materials, noise, and transportation.
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, 3rd 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 February 26, 2019.

Rosalynn Hughey, Director
Planning, Building and Code Enforcement

Date:

3/1/19


Deputy



State of California - Department of Fish and Wildlife
2018 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 10/31/17) Previously DFG 753.5a

RECEIPT NUMBER: ENV22046
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 03/04/2019
COUNTY/STATE AGENCY OF FILING SANTA CLARA	DOCUMENT NUMBER	

PROJECT TITLE
4300 STEVENS CREEK BOULEVARD MIXED USE PROJECT

PROJECT APPLICANT NAME FORTBAY (ATTN: PERRY HARIRI)	PROJECT APPLICANT EMAIL	PHONE NUMBER (408) 600-0368 X 8
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PROJECT APPLICANT ADDRESS 22 S. SANTA CRUZ AVENUE, 2ND FLOOR	CITY LOS GATOS	STATE CA	ZIP CODE 95030
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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)	\$3,168.00	\$	<u>3,271.00</u>
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,280.75	\$	_____
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,077.00	\$	_____
<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 copy of previously issued Environmental Filing Fee Cash Receipt (DFW 753.5a))			
<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		\$	<u>50.00</u>
<input type="checkbox"/> Other		\$	_____

PAYMENT METHOD:

Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 3,321.00

SIGNATURE X <i>Mike Louie</i>	AGENCY OF FILING PRINTED NAME AND TITLE Mike Louie, Deputy County Clerk-Recorder
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Regina Alcomendras
Santa Clara County
Clerk-Recorder
(408) 299-5688
<https://www.clerkrecorder.org>

Receipt: 19-39850

Product	Name	Extended
CEQA	ENVIRONMENTAL FILING	\$3,321.00
# Pages		3
Document #		ENV22046
Document Info:	CITY OF SAN JOSE, DEPARTMENT OF PLANNING, BUILDING, AND CODE ENFORCEMENT (ATTN: DAVID KEYON)	
Filing Type		1
Total		\$3,321.00
Tender (Check)		\$3,321.00
Check #	41540	
Paid By	CUSTOMER	

PLEASE KEEP FOR REFERENCE

1