



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: City of Sunnyvale
2. LEAD AGENCY EMAIL: jcucinotta@sunnyvale.ca.gov
3. PROJECT TITLE: 1104 and 1124 W El Camino Real, considered under the El Camino Real Specific Plan EIR
4. APPLICANT NAME: De Anza Properties c/o Jane Casupan PHONE: 650-209-3232
5. APPLICANT EMAIL: janec@deanzaproperties.com
6. APPLICANT ADDRESS: 960 N San Antonio Rd Suite 114, Los Altos, CA 94022
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.

**NOTICE OF DETERMINATION**

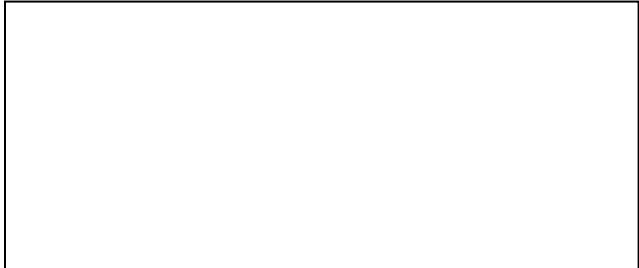


Date: September 3, 2024

File Number: 2018-7798

To: X County Clerk  
Santa Clara County  
110 W Tasman Dr, 1<sup>st</sup> Floor  
San Jose, California 95134  
  
— Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, California 95814

FROM: Planning Division  
City of Sunnyvale  
P.O. Box 3707  
Sunnyvale, California 94088-3707



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

**Project Title:** 1104 and 1124 W El Camino Real, considered under the El Camino Real Specific Plan EIR

2017102082 City of Sunnyvale Planning Division 408-730-7444  
State Clearinghouse Number Contact Person Telephone Number

**Project Location (APN):** 1104 and 1124 West El Camino Real (APNs 198-17-023 and 198-17-029), Sunnyvale, CA 94086

**Project Description:** Related applications on a 3.56-acre site:

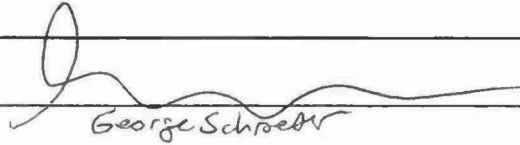
- SPECIAL DEVELOPMENT PERMIT: Demolish three existing used auto sales buildings and construct:
  1. A seven-story mixed-use building including 31,361 square feet of commercial/retail space on the first and second stories and 111 multifamily rental residential units on the third story and above; and,
  2. Five, two-story single-family homes.
- VESTING TENTATIVE MAP: Subdivide the properties into six lots (one for the mixed-use building and five single-family lots).

This is to advise that the City of Sunnyvale has approved the above described project on August 12, 2024 and has made the following determination 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. (El Camino Real Specific Plan Environmental Impact Report [ECRSP EIR], SCH #2017102082  
 A Mitigated Negative Declaration was prepared for this project pursuant to the provision 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 the approved ECRSP IER project.
6. Findings [ were  were not] made pursuant to the provisions of CEQA.

The Final EIR and record of project approval is available to the general public at: Community Development Department, City Hall, 456 West Olive Avenue, Sunnyvale, California 94087.

Signature, Principal Planner



George Schroeder

Date 8/30/2024

Date Received for Filing at OPR



Sunnyvale

City Hall

456 West Olive Avenue

Sunnyvale, CA 94088-3707

TDD/TYY 408-730-7440

[sunnyvale.ca.gov](http://sunnyvale.ca.gov)

**Project was considered under the**  
**El Camino Real Specific Plan Program EIR**  
**(SCH # 2017102082)**

- The project is consistent with the development density established by the Sunnyvale El Camino Real Specific Plan (ECRSP). There are no project specific significant effects that are peculiar to the project or its site or which cannot be substantially mitigated through uniformly applied development standards or policies. There are no environmental effects that were not analyzed as significant effects in the ECRSP EIR, no potentially significant off-site impacts or cumulative impacts that were not discussed in the ECRSP EIR, and no previously identified significant effects that will have a more severe adverse impact than discussed in the ECRSP EIR.
- The project is exempt from additional CEQA review per CEQA Guidelines section 15183 and Public Resources Code Section 21083.3.
- The ECRSP Program EIR was approved and NOD was filed as shown in Attachment 1.
- As per Fish and Wildlife and California Code sections:  
Only **one filing is required** for each project, even if **multiple notices of determination are filed for a project**, unless the project is tiered or phased or separate environmental documents are required [(Fish and Wildlife 711.4 (g); 14 California Code of Regulations 753.5 (e)(3)]. The fee must be paid with the **first notice of determination that is filed; the applicant must attach copies of the receipt** to any additional notices of determination required for the project [(14 California Code of Regulations 753.5 (e)(4)]. The County Clerks and Office of Planning and Research are required to maintain records of all environmental documents received, and remit the filing fees monthly to the Department of Fish and Wildlife [(Fish and Wildlife 7411.4 (e)(1)].

Attachment 1 – ECRSP EIR NOD Filed on July 13, 2022

**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

Santa Clara County - Clerk-Recorder Office  
State of California

**File Number: ENV24068**

ENVIRONMENTAL FILING

No. of Pages: 3

Total Fees: \$3589.25

File Date: 07/05/2022

Expires: 08/04/2022

**REGINA ALCOMENDRAS, Clerk-Recorder**

By: Patricia Camarena, Deputy Clerk-Recorder

**CEQA DOCUMENT DECLARATION**

**ENVIRONMENTAL FILING FEE RECEIPT**

PLEASE COMPLETE THE FOLLOWING:

1. LEAD AGENCY: City of Sunnyvale
2. PROJECT TITLE: El Camino Real Specific Plan (ECRSP)
3. APPLICANT NAME: City of Sunnyvale PHONE: 408-730-7424
4. APPLICANT ADDRESS: 456 W. Olive Ave, Sunnyvale, CA 94086
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>ENVIRONMENTAL IMPACT REPORT</b> (PUBLIC RESOURCES CODE §21152)	\$ 3,539.25	\$ <u>3,539.25</u>
<input type="checkbox"/> 2. <b>NEGATIVE DECLARATION</b> (PUBLIC RESOURCES CODE §21080(C))	\$ 2,548.00	\$ <u>0.00</u>
<input type="checkbox"/> 3. <b>APPLICATION FEE WATER DIVERSION</b> (STATE WATER RESOURCES CONTROL BOARD ONLY)	\$ 850.00	\$ <u>0.00</u>
<input type="checkbox"/> 4. <b>PROJECTS SUBJECT TO CERTIFIED REGULATORY PROGRAMS</b>	\$ 1,203.25	\$ <u>0.00</u>
<input checked="" type="checkbox"/> 5. <b>COUNTY ADMINISTRATIVE FEE</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>
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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

County Clerk
County of: Santa Clara
Address: 70 W Hedding Street, East Wing, 7th Fl San Jose, CA 95110

From:

Public Agency: City of Sunnyvale
Address: 456 West Olive Avenue Sunnyvale, CA 94088-3707
Contact: Jeffrey Cucinotta, Senior Planner
Phone: 408-730-7424

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): 2017102082

Project Title: El Camino Real Specific Plan (ECRSP)

Project Applicant: City of Sunnyvale

Project Location (include county): City of Sunnyvale, Santa Clara County

Project Description:

The El Camino Real Specific Plan (project) involves: 1) Potential buildout of 8,500 residential units and 3,980,000 square feet of commercial floor area. This represents a net increase (above existing conditions) of approximately 6,900 residential units and 730,000 square feet of commercial floor area (made up of approximately 426,000 square feet of retail commercial, 80,000 square feet of office commercial, and 224,000 square feet of hotel uses); 2) Establishing new base maximum residential densities, objective design guidelines, and development standards for nodes (near major intersections) and segments (areas between nodes); 3) Establishing minimum required commercial area for properties with mixed-use zoning; 4) Adoption of an Incentives Program, which would allow residential densities on certain sites above the base maximum densities in exchange for voluntary provision of community benefits; 5) Modifications to the circulation infrastructure to create an environment that is safe, comfortable, and appealing to users of different modes; and 6) Amendments to the Sunnyvale General Plan, Sunnyvale Municipal Code, and associated rezoning. See Exhibit A for a map of the ECRSP plan area boundaries.

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

described project on June 28, 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. A Negative Declaration 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:

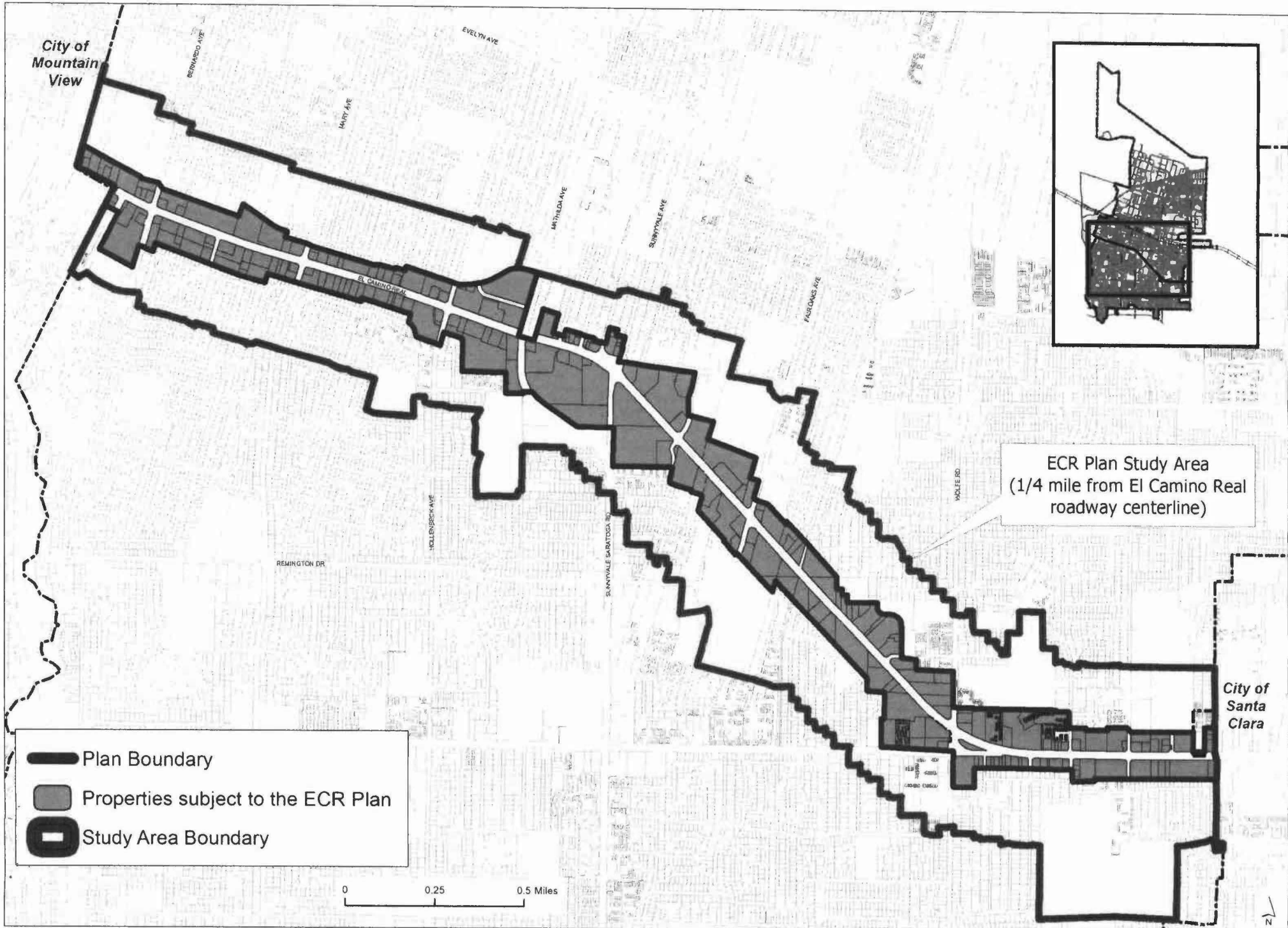
Electronic copy: https://bit.ly/ECRPlan, or hard copy: 456 W. Olive Ave, Sunnyvale, CA 94086

Signature (Public Agency): Amber Blizinski Title: Principal Planner

Date: June 29, 2022 Date Received for filing at OPR:



# Sunnyvale El Camino Real Corridor Plan (ECR Plan) Study Area





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

Receipt: 22-116353

Product	Name	Extended
CEQA	ENVIRONMENTAL FILING	\$3,589.25
	# Pages	3
	Document #	ENV24068
	Document Info:	CITY OF SUNNYVALE
	Filing Type	I
<b>Total</b>		<b>\$3,589.25</b>
Tender (Check)		\$3,589.25
Check #	100011924	
Paid By	CITY OF SUNNYVALE	

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:  
 ENV24068  
 STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SUNNYVALE	LEAD AGENCY EMAIL	DATE 07/05/2022
COUNTY/STATE AGENCY OF FILING SANTA CLARA	DOCUMENT NUMBER	

PROJECT TITLE  
 EL CAMINO REAL SPECIFIC PLAN (ECRSP)

PROJECT APPLICANT NAME CITY OF SUNNYVALE	PROJECT APPLICANT EMAIL	PHONE NUMBER (408) 730-7424
PROJECT APPLICANT ADDRESS 456 W. OLIVE AVE	CITY SUNNYVALE	STATE CA
		ZIP CODE 94086

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 Patricia Camarena, Deputy County Clerk-Recorder
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