

Notice of Determination

To:

☒ Office of Planning and Research

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:

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 Residential (formerly 1313 South Wolfe Road General Plan Amendment & Rezoning)

Project Applicant: Amir Massih, 4Terra Investments

Project Location (include county): 1313 South Wolfe Road, Sunnyvale, CA 94087 Santa Clara County

Project Description:

2024 Initial Study/Mitigated Negative Declaration (IS/MND)

In 2024, the 1313 South Wolfe Road General Plan Amendment & Rezoning project was approved. The IS/MND for the project was adopted and an NOD was filed. The 2024 project changed the General Plan land use designation of the parcel located at 1313 South Wolfe Road (Assessor's Parcel Number [APN] 309-01-027) to Medium Density Residential and rezoned it to R-3/PD to allow future development of multi-family residential and commercial uses on-site. The adjacent parcel at 898 East Fremont Avenue (APN 309-10-026) also had its General Plan land use amended to Medium Density Residential and it was rezoned to Medium Density Residential with a Mixed-Use combining district (R-3/MU). While there was no specific development application associated with the 2024 General Plan amendments and rezonings, the 2024 IS/MND evaluated a potential mixed-use development that would result in redevelopment of the site with a mixed-use building with 62 multi-family residential units and 7,579 square feet of ground floor commercial space.

2026 Addendum to the 2024 IS/MND

Now, modifications are proposed to the previously approved project, as the property at 898 East Fremont Avenue was recently approved for a separate development and a specific development application for the 1313 South Wolfe Road parcel would develop only a portion of the amount of development previously approved. The modified project would result in the redevelopment of the 1313 South Wolfe Road parcel with a multi-family residential development with 30 townhouse units. The modified project includes a Special Development Permit and Vesting Tentative Map.

This is to advise that the City of Sunnyvale (☒Lead Agency or ☐Responsible Agency) has approved the above described project on September 28, 2026 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 Mitigated Negative Declaration (MND) was adopted pursuant to the provisions of CEQA for the original project (i.e., the 2024 1313 South Wolfe Road General Plan Amendment & Rezoning

IS/MND, SCH 2024020540). That MND was adopted by the City of Sunnyvale City Council on May 7, 2024. The analysis in the Addendum to the 2024 IS/MND completed for the project modifications concluded that the proposed modifications will result in no new significant adverse effects or substantially increase the severity of significant effects previously identified in the 2024 IS/MND.

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:

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

Signature (Public Agency): Noren Caliva-Lepe Title: Principal Planner

Date: September 30, 2026 Date Received for filing at OPR: _____

1313 S Wolfe NOD Draft

Final Audit Report

2026-09-30

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"1313 S Wolfe NOD Draft" History

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