



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

**Receipt: 23-148966**

<b>Product</b>	<b>Name</b>	<b>Extended</b>
CEQA	ENVIRONMENTAL FILING	\$2,814.00
	# Pages	3
	Document #	ENV24784
	Document Info:	CITY OF SAN JOSE
	Filing Type	N
<b>Total</b>		\$2,814.00
Tender (Check)		\$2,814.00
Check #	1411314	
Paid By	XEBEC HOLDINGS - STEVEN CHRISTIE	

**Santa Clara County Recorder - Official Records**

70 West Hedding St., San Jose, CA 95110  
408-299-5688

**VitalChek Receipt - Phone Order (Card Keyed-In)**  
**Cardholder Copy**

**Order Date/Time:** 10/4/2023 10:50 AM PDT  
**Confirmation Number:** 169884839  
**Payment Applied towards:** Clerk Payment  
**Card Holder:** XEBEC HOLDINGS

**Transaction Type:** Purchase  
**Approval Code:** 018872  
**Transaction Ref #:** 169070793  
**Payment Method:** VI(9265)

**Bill To**

XEBEC HOLDINGS  
United States of America

**Authorization:** Paid in Full  
**Agency Amount:** \$2814.00  
**Other Agency Amount:** \$0.00  
**LN Service Fee:** \$2.50  
**Total Amount(USD):** \$2816.50

Refund Policy: Please contact the agency listed on the receipt to request a refund.

PLEASE KEEP FOR REFERENCE

10/4/23 10:52 AM cvasquez



SANTA CLARA COUNTY CLERK  
CEQA FILING COVER SHEET

Santa Clara County - Clerk-Recorder Office  
State of California

**File Number: ENV24784**

ENVIRONMENTAL FILING

No. of Pages: 3

Total Fees: \$2814.00

File Date: 10/04/2023

Expires: 11/03/2023

**REGINA ALCOMENDRAS, Clerk-Recorder**

By: Corinne Vasquez, 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: tina.garg@sanjoseca.gov
3. PROJECT TITLE: 469 Piercy Road Site Development Project
4. APPLICANT NAME: Xebec Realty (Steven M. Christie) PHONE: (215) 378-7697
5. APPLICANT EMAIL: stevenc@xebecrealty.com
6. APPLICANT ADDRESS: 3010 Old Ranch Parkway, Suite 470, Seal Beach, CA 90740.
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.



State of California - Department of Fish and Wildlife  
**2023 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

**Print**   **StartOver**   **Save**

RECEIPT NUMBER:  
 43 — ENV24784 —  
 STATE CLEARINGHOUSE NUMBER (If applicable)

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY CITY OF SAN JOSE	LEAD AGENCY EMAIL TINA.GARG@SANJOSECA.GOV	DATE 10/04/2023
COUNTY/STATE AGENCY OF FILING Santa Clara	DOCUMENT NUMBER	

PROJECT TITLE  
 469 PIERCY ROAD SITE DEVELOPMENT PROJECT

PROJECT APPLICANT NAME XEBEC REALTY (STEVEN M. CHRISTIE)	PROJECT APPLICANT EMAIL STEVENC@XEBECREALTY.COM	PHONE NUMBER (215) 378-7697
PROJECT APPLICANT ADDRESS 3010 OLD RANCH PARKWAY, SUITE 470	CITY SEAL BEACH	STATE CA
		ZIP CODE 90740

**PROJECT APPLICANT** (Check appropriate box)

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

**CHECK APPLICABLE FEES:**

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,839.25	\$	0.00
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,764.00	\$	\$2,764.00 0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$	0.00

- Exempt from fee  
 Notice of Exemption (attach)  
 CDFW No Effect Determination (attach)  
 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	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	\$50.00
<input type="checkbox"/> Other		\$	

**PAYMENT METHOD:**

Cash  
  Credit  
  Check  
  Other  
 **TOTAL RECEIVED**  
 \$  
 \$2,814.00  
 0.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Corinne Vasquez, Deputy County Clerk-Recorder
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**File Number:** H22-014/ER22-075

- 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 A MITIGATED NEGATIVE DECLARATION**

**Lead Agency:** City of San José

**Project Applicant:** Steven M. Christie, Xebec Realty, 3010 Old Ranch Parkway, Suite 470,  
Seal Beach, CA 90740. stevenc@xebecrealty.com, (215) 378-7697

**Project Title:** 469 Piercy Road Site Development Project

**Project Description:** Site Development Permit to demolish the existing single-family residential structure and redevelop the property with an approximately 134,605 square foot (sf) warehouse building. The 5.93-acre project site is located at 459 and 469 Piercy Road in the City of San José, on the northwest corner of Piercy Road and Hellyer Avenue.

**Location:** The project site is located at 459 and 469 Piercy Road, in the City of San José.

**Assessor's Parcel No:** 678-93-039 and 678-93-040

**Council District:** 2

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 Mitigated Negative Declaration for this project. A Mitigated Negative Declaration is a statement by the City that the project will not have a significant effect on the environment if protective mitigation measures are included in the project.

This is to advise that the City of San José Planning Director approved the above-described project on **September 27, 2023** and the made the following determinations regarding such project:

1. An Initial Study and Mitigated Negative Declaration referenced above was prepared and completed for this project pursuant to and in compliance with the provisions of CEQA.
2. The City Council has independently reviewed and analyzed the Initial Study and Mitigated Negative Declaration and other information in the record and has considered the information contained therein, prior to acting upon or approving the Project.
3. The Initial Study and Mitigated Negative Declaration represents the independent judgment and analysis of the City of San Jose, as lead agency for the Project.
4. This project will not have a significant impact on the environment.
5. Mitigation measures were made a condition of approval of the project.
6. A Mitigation Monitoring and Reporting Program was adopted for this project.
7. Findings were made and adopted for this project pursuant to the provisions of CEQA.

The Initial Study, Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program, 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: September 27, 2023



Deputy