



**SANTA CLARA COUNTY CLERK
CEQA FILING COVER SHEET**

Santa Clara County - Clerk-Recorder Office
State of California

File Number: ENV24814

ENVIRONMENTAL FILING

No. of Pages: 3

Total Fees: \$2814.00

File Date: 10/19/2023

Expires: 11/18/2023

REGINA ALCOMENDRAS, Clerk-Recorder

By: Ronald Nguyen, 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: 550 Piercy Road Industrial Development Project (SCH#: 2023060249)
4. APPLICANT NAME: Hanns Lee PHONE: (415) 982-6200
5. APPLICANT EMAIL: HUSPRF INVESTOR SPV I LP,
6. APPLICANT ADDRESS: 2800 Post Oak Blvd, Suite 4800, Houston, TX 77056
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.



Planning, Building and Code Enforcement

CHRISTOPHER BURTON, DIRECTOR

File Number: H22-015/ER22-089

SCH#: 2023060249

- ☒ 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: HUSPRF INVESTOR SPV I LP, 2800 Post Oak Blvd, Suite 4800, Houston, TX 77056, (415) 982-6200

Project Title: 550 Piercy Road Industrial Development Project

Project Description: The project application is for a Site Development Permit and Vesting Tentative Map to allow the construction of two industrial buildings on a 28.9-acre single vacant parcel located at 550 Piercy Road in San José, California. The total square footage of the proposed industrial buildings would be 430,000 square feet, with 257,149 square feet for Building 1 and 172,851 square feet for Building 2. Additional improvements for site circulation, site access, drainage, and infrastructure are included in the proposed project.

Location: The project site is located at 550 Piercy Road, in the City of San José.

Assessor's Parcel No: 678-08-043

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 **October 18, 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: October 18, 2023



Deputy



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 — ENV24814 —

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

10/19/2023

COUNTY/STATE AGENCY OF FILING

Santa Clara

DOCUMENT NUMBER

PROJECT TITLE

550 PIERCY ROAD INDUSTRIAL DEVELOPMENT PROJECT (SCH#: 2023060249)

PROJECT APPLICANT NAME

HANNS LEE

PROJECT APPLICANT EMAIL

PHONE NUMBER

(415)982-6200

PROJECT APPLICANT ADDRESS

2800 POST OAK BLVD, SUITE 4800

CITY

HOUSTON

STATE

TX

ZIP CODE

77056

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency

☐ School District

☐ Other Special District

☐ State Agency

☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR) \$3,839.25 \$ 0.00

☒ Mitigated/Negative Declaration (MND)(ND) \$2,764.00 \$ \$2,764.00 0.00

☐ 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)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ 0.00

☒ County documentary handling fee \$ \$50.00

☐ Other \$

PAYMENT METHOD:

☐ Cash ☒ Credit ☐ Check ☐ Other

TOTAL RECEIVED \$ \$2,814.00 0.00

SIGNATURE

x R. Nguyen

AGENCY OF FILING PRINTED NAME AND TITLE

Ronald Nguyen, Deputy County Clerk-Recorder



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

Receipt: 23-157626

Product	Name	Extended
CEQA	ENVIRONMENTAL FILING	\$2,814.00
	# Pages	3
	Document #	ENV24814
	Document Info:	CITY OF SAN JOSE
	Filing Type	N
Total		\$2,814.00
Tender (Check)		\$2,814.00
Check #	1411407	
Paid By	JEFF BEAN	

PLEASE KEEP FOR REFERENCE

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: 10/19/2023 10:52 AM PDT
Confirmation Number: 170660439
Payment Applied towards: Clerk Payment
Card Holder: JEFF BEAN

Transaction Type: Purchase
Approval Code: 00150D
Transaction Ref #: 169928393
Payment Method: VI(8745)

Bill To

JEFF BEAN
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.