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CEQA FILING COVER SHEET

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

File Number: ENV26007

ENVIRONMENTAL FILING

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LOUIS CHIARAMONTE, Clerk-Recorder

By: Corinne Vasquez, Deputy Clerk-Recorder

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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: charlotte.yuen@sanjoseca.gov
3. PROJECT TITLE: 2334 Lundy Place Industrial Project
4. APPLICANT NAME: Jennifer Freedman PHONE: 646 379 1704
5. APPLICANT EMAIL: JFreedman@omprop.com
6. APPLICANT ADDRESS: 19700 South Vermont Ave, Suite 101, Torrance, CA 90502
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.: H24-057 and ER24-254

- County Clerk-Recorder
County of Santa Clara
110 W. Tasman Drive, First Floor, San José, CA, 95134
- Office of Planning and Research
State of California
P.O. Box 3044, Sacramento, CA, 95812

**NOTICE OF DETERMINATION
FOR THE 2334 LUNDY PLACE INDUSTRIAL PROJECT
(SCH # 2025090452)**

Lead Agency: City of San José

Project Applicant: Lundy Place LLC (Attention: Jennifer Freedman); 19700 South Vermont Ave, Suite 101, Torrance, CA 905502, jfreedman@omnprop.com

Project Title: 2334 Lundy Place Industrial Project

Project Description: The proposed project development would include demolition of an existing building and construction of a new concrete industrial building with office space. The proposed building would be approximately 132,419 square feet, with approximately 122,419 square feet of overall industrial space, approximately 5,000 square feet of ancillary office space on the first floor, and approximately 5,000 square feet of ancillary office space on the second floor. The proposed project would include 16 loading dock doors for trucks on the northern side of the building. An 8-foot-high concrete sound wall would be constructed along the loading area to attenuate on-site noise. Access to the project site would be provided via two existing driveways and would include 118 automobile parking stalls. For access to the proposed building, bicycle and pedestrian improvements would be provided via sidewalks located immediately west of the Trade Zone Boulevard driveway. Furthermore, the proposed project includes removal of existing frontage sidewalks, where present, and construction of new sidewalks along the entire frontage. Additionally, the project would include the installation of approximately 52,216 square feet of landscaping. All utilities would connect to existing facilities operated by the City. The proposed project would require the City of San Jose's certification and approval of development and building permits.

Location: 2334 Lundy Place, San Jose, CA 95131

Assessor's Parcel Nos.: 244-01-023

Council District: 4

The City prepared an Initial Study/Mitigated Negative Declaration for this project in compliance with the California Environmental Quality Act (CEQA) and CEQA Guidelines. The Initial Study/Mitigated Negative Declaration evaluated the nature and extent of any adverse effects on the

environment that could occur if a project is approved and implemented. The evaluation determined that the project would not have a significant and unavoidable impact with the implementation of mitigation measures. Significant impacts were identified for Biological Resources, Hazards and Hazardous Materials, Noise, and Tribal Cultural Resources, all of which could be mitigated to less than significant levels of impact.

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 **December 3, 2025**, and made the following determinations regarding such project:

1. An Initial Study/Mitigated Negative Declaration 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 Initial Study/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/Mitigated Negative Declaration represents the independent judgment and analysis of the City of San José, as lead agency for the Project.
4. This project will not have any new significant impacts on the environment.
5. Mitigation Measures were made a condition of the project.
6. A Mitigation Monitoring and Reporting Program was adopted for the project.
7. Findings were made and adopted for this project pursuant to the provisions of CEQA.

The project's environmental clearance and permit approval were appealed on **December 8, 2025**. Subsequently, City Council held a public hearing on the appeals on **February 24, 2026**. At this hearing, City Council denied the environmental appeal and upheld the Planning Director's reliance on the Mitigated Negative Declaration for the project. City Council then denied the permit appeal and approved the Site Development Permit.

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



Deputy

2/25/26

Date

Charlotte Yuen
Environmental Project Manager