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

Receipt: 26-109319

Product	Name	Extended
CEQA	ENVIRONMENTAL FILING	$50.00
	# Pages	8
	Document #	ENV26195
	Document Info:	CITY OF SAN JOSE
	Filing Type	E
Total		$50.00
Tender (Check)		$50.00
Paid By	ELIZABETH CHAN - MENLO EQUITIES	
Check #	1948947	
Paid By	ELIZABETH CHAN - MENLO EQUITIES	

Santa Clara County Recorder - Official Records
110 West Tasman Drive, San Jose, CA 95134
408-299-5688
VitalChek Receipt - Phone Order (Card Keyed-In)
Cardholder Copy

Order Date/Time: 7/9/2026 02:17 PM PDT
Confirmation Number: **223667465**
Payment Applied towards: **Clerk Payment**
Card Holder: ELIZABETH CHAN

Transaction Type: Purchase
Approval Code: 05322D
Transaction Ref #: 229336051
Payment Method: VI(8500)

Bill To
ELIZABETH CHAN
United States of America

Authorization:	Paid in Full
Agency Amount:	$50.00
Other Agency Amount:	$0.00
LN Service Fee:	$2.50
Total Amount(USD):	$52.50

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

PLEASE KEEP FOR REFERENCE

7/9/26 2:20 PM PST cvasquez

State of California - Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER: ENV26195

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF SAN JOSE	charlotte.yuen@sanjoseca.gov	07/09/2026

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
SANTA CLARA	

PROJECT TITLE

SP25-029 AND ER25-243 300 HOLGER WAY

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
ALLISON KOO	koo@menloequities.com	(650) 614-2521

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
2765 SAND HILL ROAD SUITE 200	MENLO PARK	CA	94025

PROJECT APPLICANT *(Check appropriate box)*

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

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$4,227.50	$
☐ Mitigated/Negative Declaration (MND)(ND)	$3,043.75	$
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,437.25	$

☒ 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	$
☒ County documentary handling fee		$ $50.00
☐ Other		$

PAYMENT METHOD:

☐ Cash ☒ Credit ☐ Check ☐ Other **TOTAL RECEIVED** $ $50.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X	Corinne Vasquez, Deputy County Clerk-Recorder

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

File Number: ENV26195
ENVIRONMENTAL FILING
No. of Pages: 8
Total Fees: $50.00
File Date: 07/09/2026
Expires: 08/13/2026

LOUIS CHIARAMONTE, Clerk-Recorder
By: Corinne Vasquez, Deputy Clerk-Recorder

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 San Jose
2. LEAD AGENCY EMAIL: charlotte.yuen@sanjoseca.gov
3. PROJECT TITLE: SP25-029 and ER25-243 300 Holger Way
4. APPLICANT NAME: Allison Koo PHONE: 650.614.2521
5. APPLICANT EMAIL: koo@menloequities.com
6. APPLICANT ADDRESS: 2765 Sand Hill Road, Suite 200 Menlo Park, CA 94025
7. PROJECT APPLICANT IS A: ☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☑ Private Entity
8. NOTICE TO BE POSTED FOR 35 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.

Rev_8/2023

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Planning, Building and Code Enforcement
CHRISTOPHER BURTON, DIRECTOR

NOTICE OF EXEMPTION

To: County Clerk
County of Santa Clara County
70 West Hedding Street, East Wing
San Jose, California 95110
(408) 299-2481

From: Charlotte Yuen, Planner
Environmental Review Team
PBCE, Planning Division
200 East Santa Clara Street, T-3
San José, CA 95113
(408) 535-5658

Project File Number and Project Title: SP25-029 and ER25-243 300 Holger Way

Applicant/Address: Allison Koo / 2765 Sand Hill Road, Suite 200 Menlo Park, California, USA

Project Location(s): 300 Holger Way, San Jose, CA 95134

Description of Nature, Purpose, and Beneficiaries of Project:
Special Use Permit to allow a data center use within an existing approximately 97,800-square-foot research and development building on an approximately 4.86gross-acre site located at 300 Holger Way

Name of Public Agency Approving Project: City of San José

Name of Person or Agency Implementing Project: Holger Technology Partners LLC

Exempt Status: (check one)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: 15332. Infill Development Projects
- ☐ Statutory Exemptions. State code number:

Reasons why project is exempt: None of the exceptions contained in 15300.2 apply to the project and the project is consistent with the in-fill development criteria in Section 15332. For these reasons, the proposed project at 300 Holger Way is determined to be categorically exempt from CEQA under Guidelines Section 15332.

Lead Agency Contact Person: Charlotte Yuen **Telephone:** (408) 535-5658

If filed by applicant:
1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: Tina Cay **Date:** July 9, 2026 **Title:** Supervising Planner

☒ Signed by Lead Agency ☐ Signed by Applicant

Date Received for filing at OPR: _____

Authority cited: Sections 21083 and 21110, Public Resources Code. Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Traffic

The project would have no impacts to traffic because the project is expected to result in less-than-significant VMT impacts based on Table 1 (Screening Criteria for CEQA Transportation Analysis for Development Projects) of the Transportation Analysis Handbook 2023, as an equivalent small industrial infill project of 30,000 square feet of gross floor area or less. Based on the ITE Trip Generation Manual 12th Edition, the equivalent industrial square footage of 97,800 square feet of data center building is 19,800 square feet. Additionally, the projected traffic for the project was reviewed and found to be minimal due to fewer employees compared to the existing research and development use.

Water Quality

No grading is proposed as part of the project. Therefore, there would be no impacts to hydrology, water quality, and flood risk.

e) The site can be adequately served by all required utilities and public services.

The project site is already servedby existing utilities and public services. No off-site utility expansion is proposed. The existing two inch water pipeline would be able to accommodate the potable water demads associated with the proposed operations.

EXCEPTIONS

CEQA Guidelines Section 15300.2 provides exceptions to the use of Categorical Exemptions where the use of a Categorical Exemption is prohibited under certain circumstances. The City has considered the projects applicability to all of the exceptions under Section 15300.2. An analysis of each of these exceptions in reference to this specific project is provided below.

(a) Location. Section 15300.2(a) does not apply to the Class Category 32 of exemptions.

(b) Cumulative Impact. Based on the above analysis, there is no evidence of a potential significant cumulative impact on the environment from the proposed project. It has been determined that the project will not cumulatively impact traffic, noise, air quality, or water quality because there will be no physical changes to the project site.

(c) Significant Effect. The proposed project would be located within an existing building on a previously disturbed sight, and no grading is proposed. The project site does not have any unusual circumstances that would result in any significant effects on the environment.

(d) Scenic Highways. The project site is not close to a scenic highway. The nearest scenic highway is Highway 9, which is 12.5 miles away.

(e) Hazardous Waste Sites. The project site is not on any list complied pursuant to Section 65962.5 of the Government Code.

(f) Historical Resources. Historical resources are not located on or adjacent to the project site.

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Planning, Building and Code Enforcement
CHRIS BURTON, DIRECTOR

STATEMENT OF EXEMPTION

FILE NO.	SP25-029 and ER25-243
LOCATION OF PROPERTY	300 Holger Way
PROJECT DESCRIPTION	Special Use Permit (SUP) to allow a data center use (20 megawatts [MW]) within an existing approximately 97,800-square-foot research and development building on an approximately 4.86-gross-acre site. No changes to the site and building exterior are proposed. No expansion of the existing building footprint or site improvements are proposed. The project would involve interior tenant improvements only, including installation of data racks. No electrical and mechanical equipment, or emergency generators are proposed. No grading, excavation, demolition, tree removals, or landscaping changes are proposed.
ASSESSOR'S PARCEL NUMBER	097-03-132

CERTIFICATION
Under the provisions of Sections 15332 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA) as stated below, the proposed project is found to be exempt from the environmental review requirements of Title 21 of the San José Municipal Code, implementing the California Environmental Quality Act of 1970, as amended.

15332. IN FILL DEVELOPMENT PROJECTS
Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section:

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
(c) The project site has no value as habitat for endangered, rare, or threatened species.
(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
(e) The site can be adequately served by all required utilities and public service.

ANALYSIS
The California Environmental Quality Act (CEQA) Guidelines Section 15332 – In-Fill Development Projects sets forth criteria for projects characterized as in-fill development that may be found categorically exempt. The analysis below shows that: a) none of the exceptions contained in 15300.2 apply to the project and b) the project is consistent with the in-fill development criteria in Section 15332. For these reasons, the proposed project at 300 Holger Way is determined to be categorically exempt from CEQA under Guidelines Section 15332.

Chris Burton, Director
Planning, Building and Code Enforcement

Date July 9, 2026

Tina Gray
Deputy

Charlotte Yuen
Environmental Project Manager

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Planning, Building and Code Enforcement
ROSALYNN HUGHEY, DIRECTOR

STATEMENT OF EXEMPTION

FILE NO.	SP25-029
LOCATION OF PROPERTY	300 Holger Way
PROJECT DESCRIPTION	Special Use Permit (SUP) to allow a data center use (20 megawatts [MW]) within an existing approximately 97,800-square-foot research and development building on an approximately 4.86-gross-acre site. No changes to the site and building exterior are proposed. No expansion of the existing building footprint or site improvements are proposed. The project would involve interior tenant improvements only, including installation of data racks. No electrical and mechanical equipment, or emergency generators are proposed. No grading, excavation, demolition, tree removals, or landscaping changes are proposed.

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c) The project site has no value as habitat for endangered, rare or threatened species.

d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

e) The site can be adequately served by all required utilities and public services.

ANALYSIS

a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

The project site is in the Industial Park (IP) Zoning District, which allows "data center" use subject to approval of a SUP. No exterior modifications would be made to the existing building, which will

remain consistent with the setback and height requirements of the Industrial Park Zoning District. Pursuant to approval of SUP, the project would comply with the development standards of the Industrial Park zoning district. The project site is designated Combined Indstrial/Commercial within the Land Use/Transportation diagram of the Envision San José 2040 General Plan. Properties with this designation are intended for commercial, office, or industrial developments or a compatible mix of these uses. The proposed reuse of the building as a data center is gnerally consistent with the General Plan designation because the project would preserve existing industrial areas and not establish any non-industrial uses that are incompatible with the land ue designation.

b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The project site is approximately 4.86 gross acres and is located within the City limits in an urbanized area. The site is surrounded by industrial uses to the east, south, and west. Directly north of the site is California State Route 237. A map of the project site is shown in Figure 1.

c) The project site has no value as habitat for endangered, rare or threatened species.

Although the project site is located in a Burrowing Owl Fee Zone, the project site is currently developed with an existing 97,800-square-foot research and development building and parking lot. Furthermore, no changes to the site and building exterior are proposed. Therefore, the project site has no value as a habitat for endangered, rare, or threatened species and burrowing owl fees are not required for the project.

d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Air Quality

Construction

No changes to the site and building exterior are proposed. No new construction, demolition, or landscaping (including tree removals) are proposed. Therefore, there would be no impacts related to construction air quality.

Operation

The proposed use is a data center, which does not require regular employees for its operation; less employees are anticipated at the project site than in its current research and development use. Therefore the project would have no significant impacts to operational air quality.

Noise

Construction

No changes to the site and building exterior are proposed. No new construction, demolition, or landscaping (including tree removals) are proposed. Therefore, there would be no impacts related to construction noise.

Operation

The proposed use is a data center, which does not require regular employees for its operation; less employees are anticipated at the project site than in its current research and development use. Therefore there would be no increase in traffic noise. No generators are proposed as a part of the project. The project would have no impacts to operational noise.

CHRIS BURTON, Director
Planning, Building and Code Enforcement

Date June 2, 2026

Tina Gray
Deputy

Charlotte Yuen
Environmental Project Manager