



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

Receipt: 23-148966

| Product | Name | Extended |
|----------------|----------------------------------|------------------|
| CEQA | ENVIRONMENTAL FILING | \$2,814.00 |
| | # Pages | 3 |
| | Document # | ENV24784 |
| | Document Info: | CITY OF SAN JOSE |
| | Filing Type | N |
| Total | | \$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. Chrisitie) 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:

☐ 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

AGENCY OF FILING PRINTED NAME AND TITLE

Corinne Vasquez, Deputy County Clerk-Recorder

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