

File Nos: H22-035 and ER22-219

- 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 644-675 PIERCY ROAD INDUSTRIAL DEVELOPMENT PROJECT**

Lead Agency: City of San José Planning, Building, and Code Enforcement Department

Project Applicant: HUSPRF INVESTOR SPV I LP, 2800 Post Oak Boulevard, Suite 4800,
Houston, TX 77056

Project Title: 644-675 Piercy Road Industrial Development Project

Project Description: Site Development Permit to allow the construction of a new industrial building on two vacant parcels, totaling approximately 15.92-gross acres. The total square footage of the proposed industrial building would be approximately 216,252 square feet with a maximum height of approximately 48 feet. The applicant also proposes site improvements including surface parking lots, internal roadways for site circulation, new driveways, stormwater treatment areas, and landscaping. The exact usage of the proposed building is yet to be determined, but would likely be utilized for industrial distribution, manufacturing, and/or research & development activities. The project also includes a lot line adjustment in order to align the parcels under the building and western parking area, respectively.

Location: 644 and 675 Piercy Road, San José, CA 95138

Assessor's Parcel Nos.: 678-08-045 and 678-08-055

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 an Initial Study/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 measures (mitigation measures) are included in the project.

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 **November 29, 2023** 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 Initial Study/ Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program (MMRP), 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

Date: November 30, 2023

Environmental Project Manager: Cort Hitchens