



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

Receipt: 23-185236

Product	Name	Extended
CEQA	ENVIRONMENTAL FILING	\$2,814.00
	# Pages	3
	Document #	ENV24882
	Document Info:	CITY OF SAN JOSE DEPARTMENT OF PLANNING, BUILDING, AND CODE ENFORCEMENT
	Filing Type	N
Total		\$2,814.00
Tender (Check)		\$2,814.00
Check #	1411500 - VITALCHEK	
Paid By	JEFF BEAN	

PLEASE KEEP FOR REFERENCE



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

RECEIPT NUMBER:
 43 — ENV24882 —
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN JOSE DEPARTMENT OF PLANNING,	LEAD AGENCY EMAIL Cort.Hitchens@sanjoseca.gov	DATE 12/01/2023
COUNTY/STATE AGENCY OF FILING Santa Clara	DOCUMENT NUMBER	

PROJECT TITLE
 644-6765 PIERCY ROAD INDUSTRIAL DEVELOPMENT PROJECT

PROJECT APPLICANT NAME HUSPRF INVESTOR SPV I LP	PROJECT APPLICANT EMAIL	PHONE NUMBER (415) 399-6283
PROJECT APPLICANT ADDRESS 2800 POST OAK BOULEVARD, 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:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,839.25	\$	0.00
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,764.00	\$	\$2,764.00 0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$	0.00
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	\$50.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ \$2,814.00 0.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Elaine Fader, Deputy County Clerk-Recorder
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**SANTA CLARA COUNTY CLERK
CEQA FILING COVER SHEET**

Santa Clara County - Clerk-Recorder Office
State of California

File Number: ENV24882

ENVIRONMENTAL FILING

No. of Pages: 3

Total Fees: \$2814.00

File Date: 12/01/2023

Expires: 12/31/2023

REGINA ALCOMENDRAS, Clerk-Recorder

By: Elaine Fader, 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 José Department of Planning, Building, and Code Enforcement
2. LEAD AGENCY EMAIL: Cort.Hitchens@sanjoseca.gov
3. PROJECT TITLE: 644-6765 Piercy Road Industrial Development Project
4. APPLICANT NAME: HUSPRF INVESTOR SPV I LP PHONE: 415-399-6283
5. APPLICANT EMAIL: Jeff.Bean@Hines.com
6. APPLICANT ADDRESS: 2800 Post Oak Boulevard, 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.

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