



SANTA CLARA COUNTY CLERK
CEQA FILING COVER SHEET

Santa Clara County - Clerk-Recorder Office
State of California

File Number: ENV25089

ENVIRONMENTAL FILING

No. of Pages: 3

Total Fees: \$2966.75

File Date: 05/03/2024

Expires: 06/02/2024

REGINA ALCOMENDRAS, Clerk-Recorder

By: Mike Louie, Deputy Clerk-Recorder

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

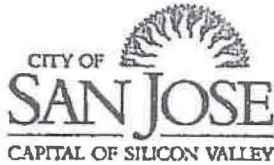
TYPE OR PRINT CLEARLY

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
2. LEAD AGENCY EMAIL: nhu.nguyen@sanjoseca.gov
3. PROJECT TITLE: 865 Embedded Way Industrial Project
4. APPLICANT NAME: Oppidan Investment Company PHONE: (612) 803-8377
5. APPLICANT EMAIL: ianh@oppidan.com
6. APPLICANT ADDRESS: 1100 Lincoln Avenue, Suite 382, San Jose, CA 95125
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.



- County Clerk-Recorder
County of Santa Clara
110 West Tasman Drive, San Jose, CA 95134

- Office of Planning and Research
State of California
P.O. Box 3044, Sacramento, CA, 95812

**NOTICE OF DETERMINATION
FOR A MITIGATED NEGATIVE DECLARATON
(865 Embedded Way Industrial Project)**

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

Project Applicant: Oppidan Investment Company (Attn: Ian Halker), 1100 Lincoln Avenue, Suite 382, San Jose, CA 95125; (612) 803-8377

Project Title: 865 Embedded Way Industrial Project, File Nos. H22-022, ER22-113

Project Description: The project consists of a Site Development Permit (File No. H22-022) to allow the construction of a one-story 121,400 square foot industrial/manufacturing warehouse on a vacant 10.17-acre project site. The project would include a connection to an existing 26-foot-wide drive aisle that extends from the eastern Embedded Way driveway through the adjacent eastern industrial property (875 Embedded Way) and currently terminates at the southeastern boundary of the project site. A total of 300 parking spaces would be provided in the surface parking lot surrounding the proposed building. The project would include the removal of 11 trees on-site, 2 of which are ordinance-size.

Location: The project site is located at 865 Embedded Way in San José, California.

Assessor's Parcel No: 679-01-020

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 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 **May 1, 2024**, and made the following determinations regarding the 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 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 Declaration represents the independent judgment and analysis of the City of San José, as lead agency for the Project.
4. The Project would not have a significant impact on the environment.
5. Mitigation measures were made a condition of the 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 Declaration, Mitigation Monitoring and Reporting Program (MMRP), and 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 21152 of the Public Resources Code.

Christopher Burton, Director
Planning, Building and Code Enforcement

Date: 5/2/24



Deputy

Environmental Project Manager: Nhu Nguyen



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

Receipt: 24-66032

Product	Name	Extended
CEQA	ENVIRONMENTAL FILING	\$2,966.75
	# Pages	3
	Document #	ENV25089
	Document Info:	CITY OF SAN JOSE
	Filing Type	N
Total		\$2,966.75
Tender (Check)		\$2,966.75
Check #	1494569	
Paid By	CITY OF SAN JOSE	

PLEASE KEEP FOR REFERENCE



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER: ENV25089
STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN JOSE	LEAD AGENCY EMAIL NHU.NGUYEN@SANJOSECA.GOV	DATE 05/03/2024
COUNTY/STATE AGENCY OF FILING		DOCUMENT NUMBER

PROJECT TITLE
865 EMBEDDED WAY INDUSTRIAL PROJECT

PROJECT APPLICANT NAME OPPIDAN INVESTMENT COMPANY	PROJECT APPLICANT EMAIL IANH@OPPIDAN.COM	PHONE NUMBER (612) 803-8377
PROJECT APPLICANT ADDRESS 1100 LINCOLN AVENUE, SUITE 382	CITY SAN JOSE	STATE CA
		ZIP CODE 95125

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)	\$4,051.25	\$	
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,916.75	\$	\$2,916.75
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,377.25	\$	
<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)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	
<input checked="" type="checkbox"/> County documentary handling fee		\$	\$50.00
<input type="checkbox"/> Other		\$	
<hr/>			
PAYMENT METHOD:			
<input type="checkbox"/> Cash <input type="checkbox"/> Credit <input checked="" type="checkbox"/> Check <input type="checkbox"/> Other	TOTAL RECEIVED	\$	\$2,966.75

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Mike Louie, Deputy County Clerk-Recorder
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