# Notice of Completion & Environmental Document Transmittal

*Mail to:* State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
*For Hand Delivery/Street Address:* 1400 Tenth Street, Sacramento, CA 95814

**SCH #**

**Project Title:** 2334 Lundy Place Project

Lead Agency: City of San Jose | Contact Person: Charlotte Yuen
Mailing Address: 200 East Santa Clara St, Third Floor Tower | Phone: 408.535.5658
City: San Jose | Zip: 95113 | County: Santa Clara

**Project Location:** County: Santa Clara | City/Nearest Community: San Jose
Cross Streets: Trade Zone Boulevard, Lundy Place | Zip Code: 95131
Longitude/Latitude (degrees, minutes and seconds): 37 ° 24 ′ 14 ″ N / 121 ° 53 ′ 22 ″ W | Total Acres: 6.49
Assessor's Parcel No.: 244-01-023 | Section: | Twp.: 2N | Range: 6E | Base:
Within 2 Miles: State Hwy #: I-680, I-880 | Waterways:
Airports: | Railways: Bay Area Rapid Transport | Schools: Northwood Elementary, Brooktree Elementary

**Document Type:**

CEQA: ☐ NOP ☐ Draft EIR | NEPA: ☐ NOI | Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR | ☐ EA | ☐ Final Document
☐ Neg Dec (Prior SCH No.) | ☐ Draft EIS | ☐ Other:
☒ Mit Neg Dec Other: | ☐ FONSI

**Local Action Type:**

☐ General Plan Update ☐ Specific Plan ☐ Rezone ☐ Annexation
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☒ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ☒ Site Plan ☐ Land Division (Subdivision, etc.) ☐ Other:

**Development Type:**

☐ Residential: Units Acres
☐ Office: Sq.ft. Acres Employees
☐ Commercial: Sq.ft. Acres Employees
☒ Industrial: Sq.ft. 132,419 Acres Employees
☐ Educational:
☐ Recreational:
☐ Water Facilities: Type MGD

☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type MW
☐ Waste Treatment: Type MGD
☐ Hazardous Waste: Type
☐ Other:

**Project Issues Discussed in Document:**

☒ Aesthetic/Visual ☐ Fiscal ☒ Recreation/Parks ☒ Vegetation
☒ Agricultural Land ☒ Flood Plain/Flooding ☒ Schools/Universities ☒ Water Quality
☒ Air Quality ☒ Forest Land/Fire Hazard ☐ Septic Systems ☒ Water Supply/Groundwater
☒ Archeological/Historical ☒ Geologic/Seismic ☒ Sewer Capacity ☒ Wetland/Riparian
☒ Biological Resources ☒ Minerals ☒ Soil Erosion/Compaction/Grading ☒ Growth Inducement
☐ Coastal Zone ☒ Noise ☒ Solid Waste ☒ Land Use
☒ Drainage/Absorption ☒ Population/Housing Balance ☒ Toxic/Hazardous ☒ Cumulative Effects
☒ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation ☐ Other:

**Present Land Use/Zoning/General Plan Designation:**

General Plan Designation: Transit Employment Center (TEC) Zoning District: Light Industrial (LI)

**Project Description:** *(please use a separate page if necessary)*

The Project proposes to demolish an existing, vacant 130,752-square-foot office/research and development building and construct a new 132,419-square-foot industrial building, including approximately 122,419 square feet of industrial space and 10,000 square feet of ancillary office space. The project site is approximately 6.49 acres, located at 2334 Lundy Place in San José, within a Transit Employment Center (TEC) General Plan designation and Light Industrial (LI) zoning district. The new building would be up to 41 feet tall and feature 16 truck loading docks, an at-grade drive-in door, and an 8-foot sound wall along the loading area to reduce noise. Site improvements include new landscaping (with removal of 152 existing trees and planting of 218 new trees), upgraded sidewalks, protected bike lanes, and parking for automobiles, trailers, motorcycles, and bicycles, as well as electric vehicle charging infrastructure. The project is designed for 24/7 operation, with up to 113 employees, and is intended for advanced manufacturing, warehouse/distribution, or logistics uses, but will not include cold storage. Utilities, stormwater management, and sustainability features (such as a solar-ready roof and bioretention areas) are incorporated, and all construction and operations will comply with City and State environmental standards.

*Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.*

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

_____ Air Resources Board
_____ Boating & Waterways, Department of
_____ California Emergency Management Agency
_____ California Highway Patrol
_____ Caltrans District # _____
_____ Caltrans Division of Aeronautics
_____ Caltrans Planning
_____ Central Valley Flood Protection Board
_____ Coachella Valley Mtns. Conservancy
_____ Coastal Commission
_____ Colorado River Board
_____ Conservation, Department of
_____ Corrections, Department of
_____ Delta Protection Commission
_____ Education, Department of
_____ Energy Commission
_____ Fish & Game Region # _____
_____ Food & Agriculture, Department of
_____ Forestry and Fire Protection, Department of
_____ General Services, Department of
_____ Health Services, Department of
_____ Housing & Community Development
_____ Native American Heritage Commission
_____ Office of Historic Preservation
_____ Office of Public School Construction
_____ Parks & Recreation, Department of
_____ Pesticide Regulation, Department of
_____ Public Utilities Commission
_____ Regional WQCB # _____
_____ Resources Agency
_____ Resources Recycling and Recovery, Department of
_____ S.F. Bay Conservation & Development Comm.
_____ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
_____ San Joaquin River Conservancy
_____ Santa Monica Mtns. Conservancy
_____ State Lands Commission
_____ SWRCB: Clean Water Grants
_____ SWRCB: Water Quality
_____ SWRCB: Water Rights
_____ Tahoe Regional Planning Agency
_____ Toxic Substances Control, Department of
_____ Water Resources, Department of
_____ Other: _____
_____ Other: _____

**Local Public Review Period (to be filled in by lead agency)**

Starting Date September 11, 2025 Ending Date October 1, 2025

**Lead Agency (Complete if applicable):**

Consulting Firm: FirstCarbon Solutions
Address: 2999 Oak Road, Suite 250
City/State/Zip: Walnut Creek, CA
Contact: Prathna Maharaj
Phone: 650-515-1516

Applicant: Jennifer Freedman, Lundy Place LLC.
Address: 19700 South Vermont Ave, Suite 101
City/State/Zip: Torrance, CA 90502
Phone: jfreedman@omnprop.com

**Signature of Lead Agency Representative:** Charlotte Yuen Digitally signed by Charlotte Yuen Date: 2025.09.08 09:50:10 -07'00' **Date:** _____

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.