

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: Tully 76 Service Project

Lead Agency: City of San José Contact Person: Nhu Nguyen, Planner II
 Mailing Address: 200 E. Santa Clara Street Phone: (408) 535-6894
 City: San José Zip: 95113 County: Santa Clara

Project Location: County: Santa Clara City/Nearest Community: San José
 Cross Streets: Tully Road, McLaughlin Avenue Zip Code: 95122

Longitude/Latitude (degrees, minutes and seconds): 37 ° 18 ' 54.33 " N / 121 ° 50 ' 09.25 " W Total Acres: 0.66

Assessor's Parcel No.: 499-019-035 Section: 23 Twp.: 07S Range: 01E Base: Mt Diablo

Within 2 Miles: State Hwy #: US 101 Waterways: Coyote Creek

Airports: N/A Railways: N/A Schools: Stonegate, Jeanne Meadows

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. 8,254 Acres 0.66 Employees 8
 Industrial: Sq.ft. _____ 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:

Gas Station; Commercial Pedestrian Zoning District; Neighborhood/Community Commercial Land Use Designation

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

The project comprises the redevelopment of an existing "76" gas station located at 1152 Tully Road in the City of San José. The 0.66-acre project site currently consists of two fuel canopies totaling approximately 1,864 square feet and a convenience store with a service bay of approximately 1,631 square feet. The project consists of the demolition of the existing structures on site and develop a new gas station that consists of a 3,007 square foot fuel canopy and a 2,626 square foot convenience store with a 1,224 square foot service bay, a 1,176 square foot drive-through car wash tunnel, and a 221 square foot car wash equipment room. The proposed project would remove the existing on site fuel system consisting of two 10,000-gallon underground storage tanks (USTs), one 500-gallon oil UST, and associated underground piping. The fuel canopy would be served by a new fuel system with two 20,000-gallon USTs and associated underground piping.

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 an "X".
If you have already sent your document to the agency please denote that with an "S".

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

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

Starting Date March 20, 2026 Ending Date April 9, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Stantec Consulting Services Inc.</u>	Applicant: <u>Charles Nguyen</u>
Address: <u>2999 Oak Road, Suite 800</u>	Address: <u>1152 Tully Road</u>
City/State/Zip: <u>Walnut Creek, CA 94597</u>	City/State/Zip: <u>San José, CA 95122</u>
Contact: <u>Kaela Johnson</u>	Phone: <u>(408) 569-2043</u>
Phone: <u>(925) 296-2121</u>	

Signature of Lead Agency Representative: Nhu Nguyen

Digitally signed by Nhu Nguyen
Date: 2026.03.18 13:20:06 -0700

Date: 3/18/26

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