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: Emory Street Townhouses

Lead Agency: City of San José | Contact Person: Nhu Nguyen
Mailing Address: 200 East Santa Clara Street, 3rd Floor Tower | Phone: (408) 535-6894
City: San José | Zip: 95113 | County: Santa Clara

Project Location: County: Santa Clara | City/Nearest Community: San José
Cross Streets: The Alameda and Emory Street | Zip Code: 95126
Longitude/Latitude (degrees, minutes and seconds): 37 ° 20 ′ 21 ″ N / 121 ° 55 ′ 13 ″ W | Total Acres: 0.99
Assessor's Parcel No.: 261-12-084 | Section: 01 | Twp.: 7S | Range: 1W | Base:
Within 2 Miles: State Hwy #: I-880, SR 82 | Waterways: Guadalupe River
Airports: Norman Y. Mineta San José International Airport | Railways: UPRR | Schools: Bellarmine College Preparatory, Merritt Trace Elementary

Document Type:

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

Local Action Type:

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

Development Type:

☒ Residential: Units 18 Acres 0.99
☐ Office: Sq.ft. ____ Acres ____ Employees ____
☐ Commercial: Sq.ft. ____ Acres ____ Employees ____
☐ 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 ☒ Agricultural Land ☒ Air Quality ☒ Archeological/Historical ☒ Biological Resources ☐ Coastal Zone ☒ Drainage/Absorption ☒ Economic/Jobs
☐ Fiscal ☒ Flood Plain/Flooding ☒ Forest Land/Fire Hazard ☒ Geologic/Seismic ☒ Minerals ☒ Noise ☒ Population/Housing Balance ☒ Public Services/Facilities
☒ Recreation/Parks ☒ Schools/Universities ☐ Septic Systems ☒ Sewer Capacity ☒ Soil Erosion/Compaction/Grading ☒ Solid Waste ☒ Toxic/Hazardous ☒ Traffic/Circulation
☒ Vegetation ☒ Water Quality ☒ Water Supply/Groundwater ☐ Wetland/Riparian ☐ Growth Inducement ☒ Land Use ☒ Cumulative Effects ☐ Other:

Present Land Use/Zoning/General Plan Designation:

General Plan: Neighborhood/Community Commercial. Zoning: A(PD) Planned Development.

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

The approximately 0.99-acre, L-shaped Project site is currently vacant (with grass and trees). As proposed, the existing lot would be subdivided into five lots and the Project includes the construction of three-story multi-family building on each lot (for a total of 18 townhouses). A total of approximately 7,405 square feet of common open space would be provided (approximately 2,615 square feet of private paseo areas and 4,790 square feet of private open space). Two full access driveways are proposed along Emory Street.

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 18, 2026 Ending Date October 8, 2026

Lead Agency (Complete if applicable):

Consulting Firm: David J. Powers & Associates, Inc.
Address: 1871 The Alameda, Suite 200
City/State/Zip: San José, CA 95126
Contact: Fiona Phung
Phone: (408) 454-3427

Applicant: Emory Holding LLC
Address: 1346 El Solyo Avenue
City/State/Zip: Campbell, CA 95008
Phone: (408) 590-4702

Signature of Lead Agency Representative: Nhu Nguyen Digitally signed by Nhu Nguyen Date: 2026.09.18 10:39:32 -07'00' **Date:** 9/18/26

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