CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Planning, Building and Code Enforcement
CHRISTOPHER BURTON, DIRECTOR

Public Notice
Intent to Adopt a Mitigated Negative Declaration
City Of San Jose, California

Project Name: Emory Street Townhomes Project

File Nos.: GP25-002, C26-003, H26-007, and ER25-231

Description: The project comprises a General Plan Amendment and rezoning to change the Envision San José 2040 General Plan land use designation from Neighborhood/Community Commercial to Mixed-Use Neighborhood to facilitate residential development on an approximately 0.99-gross-acre vacant site. The residential development on site would include the construction of five buildings consisting of 18 townhome units and the removal of 20 trees (16 ordinance-size and four non-ordinance-size).

Location: The project site is located on the northeast corner of The Alameda and Emory Street intersection.

Assessor's Parcel Number (APN): 261-12-084

Council District: 6

Applicant Contact Information: Emory Holdings LLC (Attn: Dan Mountsier), 1346 El Soyo Ave, Campbell, CA 95008; dan@mountsier.com

The City has performed an environmental review of the project. The environmental review examines the nature and extent of any adverse effects on the environment that could occur if the project is approved and implemented. Based on the review, the City has prepared a Draft Mitigated Negative Declaration (MND) for this project. An MND is a statement by the City that the project will not have a significant effect on the environment because the project will include mitigation measures that will reduce identified project impacts to a less than significant level.

The California Environmental Quality Act (CEQA) requires the Notice of Intent to disclose whether the site on which a proposed project is located is included on any of the lists enumerated under Section 65962.5 of the Government Code, regarding hazardous waste facilities, land designated as hazardous waste property, or hazardous waste disposal sites. The project parcel is listed on a site pursuant to Section 65962.5 of the Government Code.

The public is welcome to review and comment on the Draft MND and supporting Initial Study. The public comment period for this Draft MND begins on **September 18, 2026** and ends on **October 8, 2026** at **5:00 p.m.**

The Draft MND and supporting Initial Study along with reference documents are available at the project's website online at: www.sanjoseca.gov/negativedeclarations.

Please send all comments to the Environmental Project Manager, Nhu Nguyen using the contact information below:

Mail: Nhu Nguyen, Environmental Project Manager
200 E. Santa Clara St. – 3rd Floor
San José, CA 95113

E-mail: Nhu.Nguyen@sanjoseca.gov

The documents are also available for review with an appointment during normal business hours at the City of San José Department of Planning, Building and Code Enforcement, located at City Hall, 200 East Santa Clara Street; or during normal business hours at the following San Jose Public Libraries:

- Dr. Martin Luther King, Jr. Main Library, located at 150 E. San Fernando Street
- Rose Garden Branch Library, located at 1580 Naglee Ave, San Jose, CA 95126

Please contact Nhu Nguyen at (408) 535-6894, or by e-mail at Nhu.Nguyen@sanjoseca.gov for appointment request or additional questions, comments, or concerns.

CHRISTOPHER BURTON, Director
Planning, Building and Code Enforcement

Tina Gray

Deputy

September 18, 2026

Date

Circulation period: September 18, 2026, to October 8, 2026 at 5:00 p.m.