

**NOTICE OF AVAILABILITY OF
A DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)
AND PUBLIC COMMENT PERIOD
(SCH# 2023080477)**

A Draft Environmental Impact Report (Draft EIR) for the General Plan Amendment and Planned Development Rezoning for the Coleman and Hedding Commercial Development Project is now available for public review and comment. The project is a City-initiated General Plan Amendment (GP18-012) to change the Envision San José 2040 General Plan land use designation from Open Space, Parkland, and Habitat to Combined Industrial Commercial and a Planned Development Rezoning (PDC23-009) to change the Zoning Districts from OS Open Space, LI Light Industrial, and R-2 Two-Family Residence Zoning Districts to the OS(PD) Planned Development Zoning District with exceptions for maximum height, allowed uses, open space requirements, and other requirements in accordance with the Federal Aviation Association Inner Safety Zone regulations on four City-owned sites comprising seven parcels and two street vacations totaling approximately 11.37-gross acres.

Location: The approximately 11.37-gross acre project site consists of seven parcels and two street vacations located within Guadalupe Gardens along Coleman Avenue and West Hedding Street.

APNs: 259-02-130, 259-02-131, 259-08-072, 259-08-101, 259-08-102, 230-38-076, and 230-38-092

Council District: 6

File No.: GP18-012, PDC23-009, & ER23-056

The proposed project will have potentially significant environmental effects with regard to biological resources, cultural resources, greenhouse gasses, hazardous materials, noise, and transportation. The California Environmental Quality Act (CEQA) requires this notice to disclose whether any listed toxic sites are present at the project location. The project location is contained on a list of hazardous materials sites maintained by the State in accordance with California Public Resources Code Section 65962.5.

The Draft EIR and documents referenced in the Draft EIR are available for review online at the City of San José's "Active EIRs" website at www.sanjoseca.gov/activeeirs and are also available at the following locations:

Department of Planning, Building,
and Code Enforcement
200 East Santa Clara St., 3rd Floor
San José, CA 95113
(408) 535-3555

Dr. MLK Jr. Main Library
150 E. San Fernando St.,
San José, CA 95112
(408) 277-4822

Rose Garden Branch Library
1580 Naglee Ave,
San José, CA 95126
(408) 808-3070

The public review period for this Draft EIR will be 45 days, between **August 2, 2024 and September 16, 2024**. Written comments must be received at the Planning Department by **5:00 p.m. on September 16, 2024**, in order to be addressed as part of the formal EIR review process.

Comments and questions should be referred to Nhu Nguyen in the Department of Planning, Building and Code Enforcement via e-mail at Nhu.Nguyen@sanjoseca.gov, or by regular mail at the following mailing address:

Department of Planning, Building, and Code Enforcement
Attn: Nhu Nguyen
200 E. Santa Clara Street, 3rd Floor
San José, CA 95113

For the official record, **please email or mail your written comment letter and reference File Nos. GP18-012, PDC23-009, & ER23-056.**

Following the close of the public review period, the Director of Planning, Building, and Code Enforcement will prepare a Final Environmental Impact Report that will include responses to comments received during the review period. At least ten days prior to the public hearing on the EIR, the City's responses to comments received during the public review period will be available for review and will be sent to those who have commented in writing on the Draft EIR during the public review period.

CHRISTOPHER BURTON, Director
Planning, Building and Code Enforcement



Deputy

7/25/24

Date