

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

A Draft Environmental Impact Report (DEIR) for the 1065 South Winchester Boulevard Mixed-Use Project. The approximately 0.93-acre project site is comprised of one parcel (APN: 299-25-037) located at 1065 South Winchester Boulevard, which is currently developed with a one-story house, barn, tank house and fruit drying area and shed. The proposed project would demolish all existing buildings and structures on site and construct a 6-story above grade, multi-family residential building totaling 70 residential condominium units and 20,410 square feet of commercial office space. The project also includes subdivision of the existing lot into residential condominiums and commercial office space.

Location: 1065 South Winchester Boulevard; The 0.93-acre project site is located approximately 0.5 mile west of State Route 17, approximately 0.66 mile south of Interstate 280 (1-280), and approximately three miles southwest of Norman Y. Mineta San José International Airport.

APN: 299-25-037.

Council District: 1

File Nos.: SP21-006/T21-012/ER21-035

The proposed project will have potentially significant environmental effects with regard to air quality, biological, cultural, agricultural, hazardous materials, noise, transportation, and tribal cultural resources. 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 not contained in the Cortese List of toxic sites.

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

Bascom Branch Library
1000 S Bascom Ave,
San José, CA 95128
(408) 808-3077

The public review period for this Draft EIR begins on **February 17, 2022 and ends on April 4, 2022**. Written comments must be received at the Planning Department by **5:00 p.m. on April 4th, 2022**, in order to be addressed as part of the formal EIR review process. Comments and questions should be referred to Thai-Chau Le in the Department of Planning, Building and Code Enforcement at 408-535-5658, via e-mail: Thai-Chau.Le@sanjoseca.gov, or by regular mail at the mailing address listed for the Department of Planning, Building, and Code Enforcement, above (send to the attention of Thai-Chau Le). For the official record, **please your written comment letter and reference File Nos. SP21-006/ER21-035**.



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 EIR during the public review period.

Christopher Burton, Director
Planning, Building and Code Enforcement

Date

Deputy

02/10/2022