

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2023080477

Project Title: General Plan Amendment and Planned Development Rezoning for the Coleman and Hedding Commercial

Lead Agency: City of San Jose

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Project Location: San Jose Santa Clara
City *County*

Project Description (Proposed actions, location, and/or consequences).

The proposed project is located within the Guadalupe Gardens, a 120-acre area located immediately south of the San José Mineta International Airport (SJC). Bounded by I-880, the Guadalupe River, and Coleman Avenue, and once known as the "Coleman Loop" neighborhood, the Guadalupe Gardens is under the primary flight path for SJC. The project proposes to change the Envision San José 2040 General Plan land use designation on approximately 11.4 acres on seven City-owned parcels in the Guadalupe Gardens from Open Space Parks Habitat to Combined Industrial Commercial. The Project would also rezone the seven parcels to Planned Development. With the new General Plan Land Use Designation and rezoning in place, the City intends to market the seven parcels for development that is consistent with the underlying purpose of the parcels for aviation-related objectives. The City would retain ownership of the land and would lease the sites to developers. Revenues would be used to support aviation services at SJC.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Refer to Summary of Significant Impacts within the DEIR, pages iv - xxi.

Potentially significant effects are disclosed and mitigated for the following environmental resource sections:

- Biological Resources
- Cultural Resources
- Greenhouse Gases
- Hazards and Hazardous Materials
- Noise
- Transportation

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The comment letters received in response to the Notice of Preparation are included in Appendix A of the DEIR. The following concerns were raised by District 6 Neighborhood Leaders Group, the Guadalupe River Park Conservancy, the Santa Clara Valley Audubon Society, and individuals of the public:

- Commercialization/loss of open space, parkland, and natural habitat
- Climate change
- Bird safety/loss of burrowing owl habitat
- Potential impacts of noise, light, and glare on biological resources in the riparian buffer of the Guadalupe River
- Potential increase in heat island impacts
- Potential for re-encampment of homeless
- Interface between the project and the remaining areas of the Guadalupe Gardens
- Potential conflicts with a future people mover project in the Guadalupe Gardens

Provide a list of the responsible or trustee agencies for the project.

Santa Clara County Airport Land Use Commission