

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 # 2023080477

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

Lead Agency: City of San Jose Contact Person: Nhu Nguyen
 Mailing Address: 200 East Santa Clara Street, T3 Phone: 408.535.6894
 City: San Jose Zip: 95113 County: Santa Clara

Project Location: County: Santa Clara City/Nearest Community: San Jose
 Cross Streets: Coleman Avenue and Hedding Street Zip Code: 95110

Longitude/Latitude (degrees, minutes and seconds): 37 ° 20 ' 43.5552 " N / 121 ° 54 ' 48.1248 " W Total Acres: 11.4

Assessor's Parcel No.: 259-02-130,259-02-131,259-08-072,259-08-101,259-08-102,230-38-076,230-38-092 Section: 6 Twp.: 7S Range: 1E Base: _____

Within 2 Miles: State Hwy #: Multiple, closest are I-880 and SR 87 Waterways: Guadalupe River
 Airports: San Jose Mineta International Airport Railways: Caltrain Schools: Multiple, closest is Bellarmine College Preparatory

Document Type:

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

Local Action Type:

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

Development Type:

Residential: Units _____ Acres _____ Transportation: Type _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. 258,720 Acres 11.4 Employees _____ Power: Type _____ MW _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Waste Treatment: Type _____ MGD _____
 Educational: _____ Hazardous Waste: Type _____
 Recreational: _____ Other: _____
 Water Facilities: Type _____ MGD _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

General Plan Designation: Open Space Parks Habitat. Zoning: Residential, Open Space, Light Industrial, and Commercial Pedestrian

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

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.

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 an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input checked="" type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>2</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>3</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date August 2, 2024 Ending Date September 16, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>David J. Powers & Associates</u>	Applicant: <u>City of San Jose</u>
Address: <u>1871 The Alameda, Suite 200</u>	Address: <u>200 East Santa Clara Street, T3</u>
City/State/Zip: <u>San Jose, CA 95126</u>	City/State/Zip: <u>San Jose, CA 95113</u>
Contact: <u>John Hesler</u>	Phone: <u>408.535.6894</u>
Phone: <u>408.838.6069</u>	

Signature of Lead Agency Representative: Nhu Nguyen Digitally signed by Nhu Nguyen
Date: 2024.08.02 11:02:24 -0700 Date: 8/2/24

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