

**RECIRCULATION**  
**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](http://www.sanjoseca.gov/activeeirs) and are also available at the following locations:

Department of Planning, Building,  
and Code Enforcement  
200 East Santa Clara St., 3<sup>rd</sup> 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

This Draft EIR was originally circulated for public review between August 2, 2024 and September 16, 2024. The City is now recirculating the Draft EIR for a new public review period for 45 days to ensure

the general public and all interested agencies are properly informed and have time to provide comments regarding the adequacy of the analyses in the Draft EIR. No changes to the project description, technical analyses, and mitigation measures have occurred since the previous circulation of the Draft EIR. The recirculated public review period for this Draft EIR is from **January 21, 2025 and March 7, 2025**. Written comments must be received at the Planning Department by **5:00 p.m. on March 7, 2025** 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](mailto: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, 3<sup>rd</sup> 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



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Deputy

1/10/25  
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Date