

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 #

Project Title: 826 N. Winchester Boulevard Mixed Use Development Project

Lead Agency: City of San Jose Contact Person: Cort Hitchens
 Mailing Address: 200 E. Santa Clara Street, 3rd Floor Phone: 408-794-7386
 City: San Jose Zip: 95113 County: Santa Clara

Project Location: County: Santa Clara City/Nearest Community: San Jose
 Cross Streets: Winchester Boulevard and Hedding Street Zip Code: 95128

Longitude/Latitude (degrees, minutes and seconds): 37 ° 19 ' 49 " N / 121 ° 56 ' 58 " W Total Acres: 0.6

Assessor's Parcel No.: 274-50-061 Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: I-280, I-880, and SR-87 Waterways: N/A

Airports: San Jose International Airport Railways: VTA Light Rail Schools: Various

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 135 Acres _____ Transportation: Type _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. 25,300 Acres _____ 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: GHGs, tribal cultural resources

Present Land Use/Zoning/General Plan Designation:

General Plan LU Designation: Neighborhood/Community Commercial (NCC); Zoning: Commercial Pedestrian (CP) and Single-Family Residential (Up to Eight Dwelling Units per Acre) (R-1-8)

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

The project applicant proposes to demolish the existing 11,742-square-foot, two-story, vacant office/commercial building on the project site and to construct a new 240,500-square-foot, mixed-use development building with two towers. The proposed building would include 17 stories, including a one-story podium building that would contain retail and commercial uses, and two separate multifamily residential towers. Tower A would include a 16-story tower above the podium for a total of 17 stories and height of approximately 197 feet; and Tower B would include a 12-story tower above the podium for a total of 13 stories and a height of approximately 151 feet. Additionally, the proposed project would include two levels of underground parking. The proposed project would include up to 16,836 square feet of commercial uses in level 1, and 135 units in levels 2 through 17. The proposed project would include an emergency generator on the northeastern corner of the first level. The proposed project would include a General Plan amendment to change the General Plan land use designation from Neighborhood/Community Commercial to Transit Residential and a rezoning from Commercial Pedestrian (CP) and Single-Family Residence (R-1-8) to Transit Residential (TR).

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 checked="" 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 type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>4</u>	<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 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 December 6, 2024 Ending Date January 15, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>PlaceWorks, Inc.</u>	Applicant: <u>VCI Companies</u>
Address: <u>2040 Bancroft Way, Suite 400</u>	Address: <u>1885 Lundy Avenue, Suite 200</u>
City/State/Zip: <u>Berkeley, California 94704</u>	City/State/Zip: <u>San Jose, CA 95131</u>
Contact: <u>Alen Estrada-Rodas</u>	Phone: <u>650-675-3193</u>
Phone: <u>510-848-3815</u>	

Signature of Lead Agency Representative: Cort Hitchens

 Digitally signed by Cort Hitchens
Date: 2024.12.05 16:43:08 -08'00'

Date: 12/5/2024

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