

**ADDENDUM TO THE DOWNTOWN STRATEGY 2040 FINAL ENVIRONMENTAL IMPACT REPORT (SCH # 2003042127); AND THE ENVISION SAN JOSÉ 2040 GENERAL PLAN FINAL ENVIRONMENTAL IMPACT REPORT, SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT, AND ADDENDA THERETO (SCH# 2009072096)**

Pursuant to Section 15164 of the CEQA Guidelines, the City of San José has prepared an Addendum to the Downtown Strategy 2040 Final Environmental Impact Report (FEIR); and the Final Environmental Impact Report (General Plan FEIR) and Supplemental Environmental Impact Report (General Plan SEIR) for the Envision San José 2040 General Plan, and addenda thereto; because minor changes made to the project, as described below, do not raise important new issues about the significant impacts on the environment.

**H18-057 – 226 Balbach Street Project:** The applicant seeks a Site Development Permit to allow the construction of 87 affordable dwelling units in an 92,000-square-foot, eight-story multifamily residential building on a 0.38-acre parcel.

**Location:** The project site is located on the southeast corner of Balbach Street and South Almaden Boulevard in the City of San José.

**Assessor’s Parcel Number:** 264-31-109

**Council District:** 3

The environmental impacts of this project were addressed by the following Final Environmental Impact Reports: “Downtown Strategy 2040 Final Environmental Impact Report,” adopted by City Council Resolution No. 78942 on December 18, 2018; “Envision San José 2040 General Plan Final EIR,” adopted by City Council Resolution No. 76041 on November 1, 2011; Supplemental Program EIR entitled, “Envision San José 2040 General Plan Supplemental EIR,” adopted by City Council Resolution No. 77617 on December 15, 2015, and addenda thereto.

The proposed project is eligible for an addendum pursuant to CEQA Guidelines §15164, which states that “A lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in CEQA Guidelines §15162 calling for preparation of a subsequent EIR have occurred.” Circumstances which would warrant a subsequent EIR include substantial changes in the project or new information of substantial importance which would require major revisions of the previous EIR due to the occurrence of new significant impacts and/or a substantial increase in the severity of previously identified significant effects.

The following impacts were reviewed and found to be adequately considered by the EIRs cited above:

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Aesthetics               | <input checked="" type="checkbox"/> Agriculture Resources       | <input checked="" type="checkbox"/> Air Quality                |
| <input checked="" type="checkbox"/> Biological Resources     | <input checked="" type="checkbox"/> Cultural Resources          | <input checked="" type="checkbox"/> Geology and Soils          |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazardous Materials         | <input checked="" type="checkbox"/> Hydrology & Water Quality  |
| <input checked="" type="checkbox"/> Land Use                 | <input checked="" type="checkbox"/> Mineral Resources           | <input checked="" type="checkbox"/> Noise                      |
| <input checked="" type="checkbox"/> Population and Housing   | <input checked="" type="checkbox"/> Public Services             | <input checked="" type="checkbox"/> Recreation                 |
| <input checked="" type="checkbox"/> Transportation/Traffic   | <input checked="" type="checkbox"/> Utilities & Service Systems | <input checked="" type="checkbox"/> Energy                     |
| <input checked="" type="checkbox"/> Growth Inducing          | <input checked="" type="checkbox"/> Cumulative Impacts          | <input checked="" type="checkbox"/> Mandatory Findings of Sig. |

**ANALYSIS**

On December 18, 2018, the City Council certified the Downtown Strategy 2040 Final Environmental Impact Report (Downtown Strategy 2040 FEIR) (Resolution No. 78942) and adopted the Downtown Strategy 2040 which updated the Downtown Strategy 2000 to be consistent with the Envision San José 2040 General Plan, including an increase in the amount of new commercial office and residential development capacity and revised development phasing to extend the horizon (buildout) year to 2040. The Downtown Strategy 2040 increased the amount of new commercial office by an additional three million square feet (approximately 10,000 jobs) to be transferred from other areas of the City consistent with the General Plan Four-Year Review recommendations. The total for commercial office development would be 14.2 million square feet by the year 2040. The residential capacity of Downtown would be increased to 14,360 units. The amount of new retail development of 1.4 million square feet, and 3,600 hotel rooms of the Downtown Strategy 2000 would be maintained.

The proposed project would construct an eight-story building with 87 affordable housing units. The type and intensity of development proposed is consistent with the anticipated development in the Downtown Strategy 2040 FEIR.

The General Plan FEIR included the project site in the evaluation for the Downtown land use designation. This designation allows for office, retail, service, residential, and entertainment uses in the Downtown at very high intensities of up to 800 dwelling unit per acre and a floor-area-ratio of up to 30.0. The project conforms to the Downtown General Plan land use designation in that it proposes high-density residential consistent with the Envision San José 2040 General Plan and the General Plan FEIR and General Plan SEIR.

As analyzed in the attached Initial Study, the project would comply with the Greenhouse Gas Reduction Strategy identified in the 2040 General Plan and would not result in greenhouse gas emission impacts beyond those identified in the General Plan EIR and SEIR.

No new or more significant environmental impacts beyond those identified in the Downtown Strategy 2040 FEIR, General Plan FEIR, and General Plan SEIR have been identified, nor have any new mitigation measures or alternatives which are considerably different from those analyzed in the EIRs been identified. The project will not result in a substantial increase in the magnitude of any significant environmental impact previously identified in the EIRs. For these reasons, a supplemental or subsequent EIR is not required and an Addendum to the Downtown Strategy 2040 FEIR, General Plan FEIR, General Plan SEIR, and addenda thereto has been prepared for the proposed project.

The attached Initial Study provides background on the project description, specific project impacts, and the relationship between previous mitigation measures and the revised project. This Addendum (including Initial Study) will not be circulated for public review, but will be attached to the Downtown Strategy 2040 FEIR, General Plan FEIR, and General Plan SEIR as supplemented pursuant of CEQA Guidelines §15164(c).

Rosalynn Hughey, Director  
Planning, Building and Code Enforcement

\_\_\_\_\_  
Date 1/25/19

\_\_\_\_\_  
Deputy 

Environmental Project Manager: Reema Mahamood