

**ADDENDUM TO THE DIRIDON STATION AREA PLAN FINAL ENVIRONMENTAL
IMPACT REPORT (SCH# 2011092022) AND THE ENVISION SAN JOSE 2040 GENERAL
PLAN FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT, ENVISION SAN JOSE
2040 GENERAL PLAN 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 Diridon Station Area Plan Final Environmental Impact Report (DSAP FEIR) and the Envision San José 2040 General Plan Final Program Environmental Impact Report (General Plan FPEIR), Envision San José 2040 General Plan Supplemental Environmental Impact Report (General Plan SEIR) 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.

Project Title: Dupont Street General Plan Amendment

File No. GP17-017: General Plan Amendment to change the land use designation from *MUC - Mixed-Use Commercial* to *TR - Transit Residential* on a 4.25-gross acre site.

Location: The 3.4-acre project site is comprised of five non-contiguous parcels located on Dupont Street and McEvoy Street, between West San Carlos Street and Park Avenue.

Assessor's Parcel Numbers: 261-38-057, -064, -065, -067, and 261-39-035

Council District: 6

The environmental impacts of this project were addressed in the DSAP FEIR adopted by City Council Resolution No. 77096 on June 17, 2014; and the General Plan FPEIR, adopted by City Council Resolution No. 76041 on November 1, 2011, General Plan SEIR 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 Environmental Impact Report (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

In 2011, the City of San José approved the Envision San José 2040 General Plan, which is a long-range program for the future growth of the City. The General Plan FPEIR was a broad range analysis of the planned growth and did not analyze specific development projects. The intent was for the General Plan FPEIR to be a program-level document from which subsequent development consistent with the General Plan could tier. The General Plan FPEIR did, however, develop project level information whenever possible, such as when a particular site was identified for a specific size and type of development. The General Plan FPEIR also identified mitigation measures and adopted Statements of Overriding Consideration for all identified traffic and air quality impacts resulting from the maximum level of proposed development. The City of San José also approved a General Plan SEIR to include and update the greenhouse gas emissions analysis in December 2015.

In 2014, the City of San José approved the Diridon Station Area Plan (DSAP). The 250-acre DSAP area is generally bounded by Lenzen Avenue and the UPRR tracks to the north, Interstate 280 to the south, the Guadalupe River and Delmas Avenue to the east, and Sunol Avenue and the Diridon Station commuter rail tracks to the west. The DSAP allows up to 4,963,400 square feet of office/research and development/light industrial land uses, 424,100 square feet of retail/restaurant space, 2,588 residential units, and 900 hotel rooms. The development allowed under the DSAP is consistent with the planned growth in the General Plan.

The DSAP FEIR is a program-level document that analyzed the overall development proposed within the DSAP area. The project site is located within the DSAP area and potential redevelopment of the project site was analyzed in the DSAP FEIR. The DSAP FEIR analyzed the project site with an assumed General Plan land use designation of *Transit Residential*, consistent with the currently proposed GPA. The City Council decided to retain the existing land use designation of *Mixed-Use Commercial* for the project site because it had a requirement of 0.5 commercial floor area ratio, and the *Transit Residential* designation did not allow standalone commercial uses. The DSAP FEIR was certified in 2014. Since the adoption of the DSAP, recent developments such as approval of the Urban Village Implementation and Amenity Framework have changed the outlook for the DSAP area, including the project site, and this land use change is appropriate for the project site. As such, this Addendum to the DSAP FEIR has been prepared to identify any changes to the physical environment on and around the project site since certification of the DSAP FEIR, and confirm the findings of the DSAP FEIR relative to the project site.

The project proposes to change the General Plan land use designation on all five parcels from *MUC - Mixed-Use Commercial* to *TR - Transit Residential*. The *TR* designation allows a residential density of 50 to 250 dwelling units per acre with a floor area ratio of 2.0 to 12.0 and buildings ranging in height from 5 to 25 stories. This change in land use could result in a future development of 170 to 850 residential units on the project site.

The action requested of the City of San José is the change in the land use designation, as an amendment to the City's General Plan. This Addendum is, therefore, an Addendum to a "Program" level document that addresses only the impacts of changing the type of land use planned for the property. There is no specific development proposal. When a specific development is proposed in the future, the City will prepare a new project-specific environmental analysis as required by CEQA including rezoning as appropriate.

No new or more significant environmental impacts beyond those identified in the DSAP FEIR, General Plan FPEIR, 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 would 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 DSAP FEIR and the General Plan FPEIR, 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 DSAP FEIR, General Plan FEIR as supplemented, pursuant of CEQA Guidelines §15164(c).

Rosalynn Hughey, Director
Planning, Building and Code Enforcement

10/29/18

Date

SBH

Deputy

Environmental Project Manager: Reema Mahamood