

ADDENDUM TO THE DOWNTOWN STRATEGY 2040 FINAL ENVIRONMENTAL IMPACT REPORT (SCH# 2003042127)

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 (EIR) because minor changes made to the project, as described below, do not raise new issues about the significant impacts on the environment.

The Dupont Residential Project is comprised of three separate permit applications as described below:

- **Planning File No. PDC20-020**-Planned Development rezoning from Light Industrial, Heavy Industrial, and Industrial park to R-M(PD) – Multiple Residence (Planned Development)
- **Planning File No. PT20-036** – Vesting Tentative Map to combine six existing lots into two lots and reconfigure existing streets
- **Planning File No. PD20-011.** – Planned Development Permit to allow the demolition of 64,800 square feet of existing industrial buildings and the removal of 29 ordinance-size trees for the construction of 689 residential units and 4,000 square feet of commercial on an approximately 5.4-gross acre site.

Location: The 5.4-acre project site is comprised of six parcels along McEvoy Street and Dupont Street in San José.

Assessor’s Parcel Numbers: 261-38-005, -037, -057, -064, -065, and -067

Council District: 6.

The environmental impacts of this project were addressed in the Downtown Strategy 2040 Final Environmental Impact Report adopted by City Council Resolution No. 78942 on December 18, 2018, 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 in the EIR cited above:

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|--|---|--|
| <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 Significance |

ANALYSIS

On May 25, 2021, the City Council approved the Diridon Station Area Plan Amendment Addendum (DSAP Addendum) to the Downtown Strategy 2040 FEIR to reflect changing planning conditions and subsequently

updated the Downtown Strategy 2040 to reflect these changes. The Downtown Strategy 2040 with the DSAP Addendum has a development capacity of 26,979 residential units, 28.3 million square feet of office uses, 1.4 million square feet of retail uses, and 3,600 hotel rooms. The Downtown Strategy 2040 FEIR provides project-level clearance for impacts related to historical resources, water supply, vehicle miles traveled (VMT), traffic, noise, and operational emissions of criteria pollutants associated with Downtown development. All other environmental impacts were evaluated at a program level.

The applicant proposes to demolish the existing buildings on the project site and construct a mixed-use building (Building A) and an apartment building (Building B). Building A would be seven stories on the northern portion of the site, with up to 314 residential units and approximately 4,000 square feet of commercial on the ground-floor. Building B would be six stories of affordable apartments on the southern portion of the project site with up to 375 units. Both buildings would include leasing offices and mailrooms on the ground-floor, and a shared fitness center on the ground-floor of Building B. Common open space would be provided via two courtyards on the third floor of Building A, and two courtyards on the second floor of Building B. Parking would be provided on floors one and two of Building A and on the ground-floor of Building B.

No new or more significant environmental impacts beyond those identified in the Downtown Strategy 2040 FEIR have been identified, nor have any new mitigation measures or alternatives which are considerably different from those analyzed in the Downtown Strategy 2040 FEIR been identified. The project will not result in a substantial increase in the magnitude of any significant environmental impact previously identified in the Downtown Strategy 2040 FEIR. For these reasons, a supplemental or subsequent EIR is not required and an Addendum to the Downtown Strategy 2040 FEIR, 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 as supplemented pursuant of CEQA Guidelines §15164(c).

Christopher Burton, Director
Planning, Building and Code Enforcement



Deputy



Date

Environmental Project Manager: Reema Mahamood