

ADDENDUM TO THE SAN JOSE DOWNTOWN STRATEGY 2040 FINAL ENVIRONMENTAL IMPACT REPORT (SCH # 2003042127); AND ADDENDA THERETO

Pursuant to Section 15164 of the CEQA Guidelines, the City of San José has prepared an Addendum to the San José Downtown Strategy 2040 Final Environmental Impact Report (Downtown Strategy FEIR) 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.

SP22-021, SP22-025 & ER22-190 – Hillbrook High School Project. The project comprises the reuse of two historic landmark structures (National Guard Armory and the St. James Hotel/Moir Building) as a private high school on two non-continuous parcels that make up the approximately 0.94-gross acre project site. The project’s construction would occur over two phases. Phase I would consist of interior and exterior renovation of the Armory Building over a period of eight months, and Phase II would consist of interior renovation of the Moir Building over a period of 10 months. At full operating capacity, the project would serve a total of 300 students with approximately 70 employees.

Location: 240 North 2nd Street and 227 North 1st Street in San José

Assessor’s Parcel Number: 467-01-028, 259-33-058, 259-33-059, and 259-33-060 **Council District:** 3

The environmental impacts of this project were addressed by the following Final Environmental Impact Report: "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 by 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 Sig. |

ANALYSIS

In December 2018, the City of San José certified the Downtown Strategy 2040 Environmental Impact Report (Resolution No. 78942). The Downtown Strategy 2040 FEIR responded to changed environmental

circumstances and conditions since the Downtown Strategy 2000 FEIR was adopted by City Council in 2005.

The Downtown Strategy FEIR was a broad range, program-level environmental document, which analyzed the following level of development in the Greater Downtown Core Area during the planning horizon of Strategy 2040:

- 14.2 million square feet of office development;
- 14,360 residential dwelling units;
- 1.4 million square feet of retail development; and
- 3,600 hotel rooms.

The Downtown Strategy 2040 FEIR provides project-level clearance for impacts related to vehicle miles traveled (VMT), traffic noise, and operational emissions of criteria pollutants associated with Downtown development. The project, as proposed, would reuse the Armory Building and the Moir Building as a private high school. The project would involve minor interior and exterior renovation of the Armory Building, and minor interior renovation of the Moir Building. The type and intensity of development proposed is consistent with the anticipated development in Downtown Strategy FEIR.

The Downtown Strategy 2040 FEIR analysis assumed that project-level, site-specific environmental issues for a given parcel proposed for redevelopment would require additional review. The Initial Study/Addendum prepared for this project provides that subsequent project-level environmental review. Consistent with the updated Downtown Strategy 2040 FEIR, the modified project will implement all applicable conditions such as visual inspection and possible sampling of asbestos-containing materials (ACMs) and/or lead-based paint (LBP) during construction. Applicable project-specific conditions have been included as project features and/or Conditions of Approval for project-conformance prior to construction and occupancy, which includes compliance with the Secretary of the Interior Standards, preparation of a Remedial Action Plan (RAP) under a regulatory oversight agency, and implementation of a Transportation Demand Management (TDM) Plan.

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 EIR been identified. The project will not result in a substantial increase in the magnitude of any significant environmental impact previously identified in the EIR. For these reasons, a supplemental or subsequent EIR is not required and an Addendum 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 FEIR, General Plan FEIR, and General Plan SEIR as supplemented pursuant to CEQA Guidelines §15164(c).

Nhu Nguyen
Environmental Project Manager

Christopher Burton, Director
Planning, Building and Code Enforcement

6/16/2023

Date

Deputy