

**NOTICE OF AVAILABILITY OF
A DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)
AND PUBLIC COMMENT PERIOD**

Draft Environmental Impact Report (EIR) for the Diridon Station Area Plan, File No. PP09-163, to adopt the *Diridon Station Area Plan* (DSAP), which establishes a vision for future development of the Diridon Station and surrounding areas in response to the planned extension of the Bay Area Rapid Transit (BART) to San Jose and the construction of the California High Speed Rail project (HSR). The DSAP includes the following components:

- 1) A conceptual plan for the expansion of the existing Diridon Station and transit center to accommodate BART and HSR;
- 2) Amendments to the *Envision San Jose 2040 General Plan* Transportation and Land Use Diagram;
- 3) Transportation Improvement Strategies, and;
- 4) Design Guidelines to encourage transit and pedestrian-oriented development within an approximately half-mile radius of the station.

The DSAP also establishes an increase in development capacity within the plan area, encompassing up to 4,963,400 square feet of office/research & development/light industrial uses, 424,100 square feet of retail and restaurant uses, 2,588 residential units, and 900 hotel rooms. This capacity will be divided into three sub-areas: the Northern Zone (areas north of The Alameda/West Santa Clara St.), the Central Zone (area adjacent to Diridon Station between The Alameda/West Santa Clara St. and Park Ave.), and the Southern Zone (area south of Park Ave.).

This EIR will provide program-level environmental clearance for the adoption of the DSAP (including changes to the *Envision San Jose 2040 General Plan* Land Use and Transportation Diagram, Design Guidelines, and Conceptual Diridon Station Expansion Plan), the approval of amendments to the *Envision San Jose 2040 General Plan*, and the capacity for development at levels specified in the DSAP (outlined above). This EIR will also provide project-level clearance for traffic-related impacts, including Intersection Operation impacts within the Downtown Core, Freeway Operation impacts, Traffic Noise impacts, and impacts related to Operations Emissions of Criteria Pollutants.

Project Location: The area covered by the Diridon Station Area Plan encompasses approximately 250 acres in the area roughly bordered by the Guadalupe River and Delmas Avenue to the east, Interstate 280 to the south, Sunol Avenue and the Caltrain railroad right-of-way to the west, and Lenzen Avenue and the Union Pacific Railroad tracks to the north. **Council District:** 6.

Project Impacts: The proposed project will have potentially significant environmental impacts with regard to transportation, noise, air quality, and biological resources. The project will have potentially significant cumulative effects related to transportation, air quality, cultural resources, greenhouse gas emissions, and population and housing. The California Environmental Quality Act (CEQA) requires this notice to disclose whether any listed toxic sites are present at the project location. The DSAP area includes three sites on the Cortese List of toxic sites: Circuit Link (804A Park Avenue), State Radiator (331 Gifford Avenue), and the San Jose Arena (SAP Center at San Jose). The DSAP area also includes 41 properties listed on the State Water Resources Control Board Geotracker list, with 34 closed cases and seven open cases.

The Draft EIR and documents referenced in the Draft EIR are available for review online at the City of San José's website: <http://www.sanjoseca.gov/index.aspx?nid=2434> and are also available at the following locations:

Department of Planning, Building,
and Code Enforcement
200 East Santa Clara Street, 3rd Floor
San José, CA 95113
(408) 535-3555

Rose Garden Branch Library
1580 Naglee Ave
San Jose, CA 95126
(408) 808-3070

Dr. Martin Luther King Jr. Main Library
150 E. San Fernando St.
San José, CA 95112
(408) 808-2000

Muốn biết tin tức bằng tiếng Việt Nam về tờ thông tin này, xin quý vị liên lạc Sylvia Do ở số 408 535-7907 và đọc số dự án PP09-163.

Para información en Español acerca de esta solicitud, comuníquese con Elizabeth Zepeda al 535-7868, e indique el número de proyecto PP09-163.

The public review period for this Draft EIR begins on **December 16, 2013** and ends on **February 13, 2014**. Written comments must be received at the Planning Department by **5:00 p.m.** on **February 13, 2014**, in order to be addressed as part of the formal SEIR review process. Comments and questions should be referred to David Keyon in the Department of Planning, Building and Code Enforcement at (408) 535-7898 or via e-mail: david.keyon@sanjoseca.gov, or by regular mail at the mailing address listed above. Please reference the above file number in your written comment letter.

Following the close of the public review period, the Director of Planning, Building, and Code Enforcement will prepare a First Amendment to the Draft EIR that will include responses to comments received during the review period. Ten days prior to the public hearing on the EIR, the City's responses to comments received during the public review period will be available for review and will be mailed to those who have commented in writing on the Draft EIR during the public review period.

Taken together, the Draft EIR and the First Amendment Draft EIR constitute the Final EIR. A public hearing before the Planning Commission to consider certification of the Final EIR has not yet been scheduled.

Joseph Horwedel, Director
Planning, Building and Code Enforcement



Deputy

Date:

12/10/2013