

**ADDENDUM TO THE FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT
FOR THE DIRIDON STATION AREA PLAN (SCH # 2011092022)**

Pursuant to Section 15164 of the CEQA Guidelines, the City of San José has prepared an Addendum to the Final Program Environmental Impact Report (FPEIR) prepared for the Diridon Area Station Plan (DSAP) because conditions related to the project have changed. These project conditions are described below and in the attached Initial Study and do not raise important new issues about the significant impacts on the environment.

PROJECT DESCRIPTION AND LOCATION

Fairfield at West San Carlos Project, Planned Development Zoning (file number PDC14-007) and Planned Development Permit (file number PD14-012). The proposed Fairfield at West San Carlos Project (project) would result in the development of a mixed-use project in the Diridon Station Area Plan, within close proximity to a Santa Clara Valley Transportation Authority (VTA) light rail line and associated Diridon public transit station. **Location.** The project is located on an approximately 4.7-acre site at 800-820 West San Carlos Street, San Jose, CA, 95126 (County Assessor Parcel Numbers: 264-15-002 and 264-15-062). **Council District. 6.**

The primary purpose of this Addendum is to evaluate the potential environmental impacts of a project which would result in the demolition of all on site structures and buildings, the removal of 19 trees, completely grade the site, and the construction of an above-grade seven-story mixed-use building with an interior garage. The building would contain up to 315 residential units and 22,665 square feet of commercial uses. Ancillary facilities (such as a business center, a fitness center, a club house, a central courtyard) are also part of the project.

The environmental impacts of this project were addressed by a Final Program EIR entitled, “Diridon Station Area Plan (SCH# 2011092022),” and findings were adopted by City Council Resolution No. 77096 on June 17, 2014. Specifically, the following impacts were reviewed and found to be adequately considered by the EIR:

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| <input checked="" type="checkbox"/> Land Use | <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Aesthetics |
| <input checked="" type="checkbox"/> Transportation | <input checked="" type="checkbox"/> Geology & Soils | <input checked="" type="checkbox"/> Agricultural & Forest Resource |
| <input checked="" type="checkbox"/> Noise and Vibration | <input checked="" type="checkbox"/> Hydrology & Water Quality | <input checked="" type="checkbox"/> Population & Housing |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Utilities & Service Systems | <input checked="" type="checkbox"/> Public Facilities & Services |
| <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Energy | <input checked="" type="checkbox"/> Construction Period |
| <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Public Facilities & Services |

ANALYSIS:

The Diridon Plan is a visioning document that guides development in the western Downtown San José area. The Diridon Plan proposes to intensify the amount of development allowed in the area surrounding multi-service rail station Diridon public station. Growth that is proposed for the area was evaluated under the Envision San José 2040 General Plan Final Program EIR (Envision FPEIR). The Diridon Station Area Plan Final Program EIR (DSAP FPEIR) tiers off the Envision FPEIR. The

DSAP area is divided into three Identity Zones, and the project site is located in the Southern Zone. The certified DSAP FPEIR evaluated the impacts of developing up to 805,000 square feet office/research and development (R&D)/light industrial; 203,000 square feet of retail/restaurant; 2,365 residential units; and, 650 hotel rooms in the Southern Zone. The proposed project would include the development of a seven-story mixed-use building containing up to 315 residential units, 22,665 square feet of first floor commercial uses, 60,000 square feet of private open/recreational space, and a parking garage containing approximately 625 spaces. Maximum building height would be 95 feet including parapets, with signage along Sunol Street extending up to 91 feet 4 inches.

The DSAP FPEIR anticipated the maximum possible build-out of new transit-related development around the Diridon Station. In particular, the Southern Zone is designated to have an urban neighborhood feel. The proposed project would replace three existing detached one to two story industrial buildings and surface parking areas with a new high density (75 dwelling unit/acre) seven-story 95-foot tall mixed use building built within 2,000 feet of a public transit station (Diridon Station).

Design of the project would be consistent with the goals of the DSAP in that the project would: 1) construct a high density residential and commercial mixed use building near public transit, 2) improve connectivity between the transit station and existing adjacent commercial and residential areas by including pedestrian access points at each frontage of the proposed building and a pedestrian crossing connecting the project to a planned light rail platform, 3) implement a project that includes a business supportive environment by constructing 22,665 square feet of commercial space concentrated along the West San Carlos, 4) implement a project that includes a livable environment by providing residential amenities (i.e. a swimming pool, club house, central court yard, roof deck, private balconies, etc), 5) create a center of architectural and functional significance by constructing a building characterized by exterior stucco, horizontal siding, metal railings, metal roofing, and metal louvers and canopies, and finally, 6) enhance the existing neighborhood by adding high-density residential, commercial, and mixed use development within the Diridon transit station area to act as a catalyst for similar developments in the surrounding areas. Therefore, the project is consistent with the goals of the DSAP and fits within the development envelope analyzed in the Southern Zone of the DSAP.

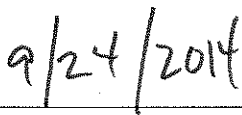
Given the proposed project description and knowledge of the project site (based on the proposed project, site-specific environmental review, and environmental review prepared for the DSAP FEIR), the City of San José concludes that the proposed project would not result in any new impacts not previously disclosed in the DSAP FEIR; nor would it result in a substantial increase in the magnitude of any significant environmental impact previously identified in the DSAP FEIR. For these reasons, a supplemental or subsequent Environmental Impact Report is not required and an addendum to the DSAP FEIR has been prepared for the proposed project.

This addendum will not be circulated for public review, but will be attached to the DSAP FEIR pursuant to CEQA Guidelines §15164(c).

Harry Freitas, Director
Planning, Building and Code Enforcement



Deputy



Date

Project Manager: R. Ross