



Planning, Building and Code Enforcement  
ROSALYNN HUGHEY, INTERIM DIRECTOR

**ADDENDUM TO THE EVERGREEN-EAST HILLS VISION STRATEGY PROJECT ENVIRONMENTAL IMPACT REPORT AND REVISION OF THE EVERGREEN DEVELOPMENT POLICY FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT (SCH #2005102007); AND THE ENVISION SAN JOSÉ 2040 GENERAL PLAN FINAL ENVIRONMENTAL IMPACT REPORT, SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT, AND ADDENDA THERETO (SCH# 2009072096)**

Pursuant to Section 15164 of the CEQA Guidelines, the City of San Jose has prepared an Addendum to the Evergreen-East Hills Vision Strategy Project Final Environmental Impact Report; Revision of the Evergreen Development Policy Final Supplemental Environmental Impact Report; the Final Environmental Impact Report (General Plan FEIR), Supplemental Program Environmental Impact Report (General Plan SEIR) for the Envision San José 2040 General Plan, 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.

**H17-006 and T16-061 Ruby Avenue Residential Development:** A Tentative Map to subdivide one lot into six residential lots and a Site Development Permit to demolish all existing structures on-site, remove 18 ordinance-size trees, and to construct six single-family homes on an approximately 1.9-acre site.

**Location:** The 1.9-acre project site is located at the northeast corner of Ruby Avenue and Norwood Avenue in Evergreen.

**Council District:** 8.

**Assessor's Parcel Number:** 652-29-014

The environmental impacts of this project were addressed by the following Final Environmental Impact Reports: "Evergreen-East Hills Vision Strategy Project Final Environmental Impact Report" adopted by City Council Resolution No. 73570 on December 12, 2006 (SCH #2005102007); "Revision of the Evergreen Development Policy Final Supplemental Environmental Impact Report" adopted by City Council Resolution No. 74741 on December 16, 2008 (SCH #2005102007); "Envision San José 2040 General Plan Final EIR," adopted by City Council Resolution No. 76041 on November 1, 2011; Supplemental Program EIR entitled, "Envision San José 2040 General Plan Supplemental EIR," 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 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:

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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

The Evergreen-East Hills Vision Strategy Project Final Environmental Impact Report (Evergreen FEIR) provides environmental review for the development of up to 500,000 square feet of commercial retail space, and 75,000 square feet of office space, and 5,700 residential units within the Evergreen- East Hills Development Policy (EEHDP) area in 2006. Since the adoption of the Evergreen FEIR, the 2006 EEHDP has then been repealed and replaced with the 2008 EEHDP. The Evergreen FEIR was never repealed and remains effective.

The 2008 EEHDP established capacity of 500 residential units while retaining the 500,000 square feet of commercial retail space and 75,000 square feet of office space within the Policy area. The 2008 EEHDP also approved for the 500 residential units pool in addition to the 450 existing housing unit allocations on specific parcels that were previously analyzed in the Evergreen FEIR. This parcel list is referenced in the Appendix I of the 2008 Resolution No. 74741. The Revision Evergreen Final Supplemental Environmental Impact Report (Revision Evergreen FSEIR) focused and updated on the traffic impacts and the secondary effects of traffic, such as traffic noise and traffic-related air quality, for the development allocated in the current EEHDP.

Additionally, the Envision San José 2040 General Plan (General Plan) established the capacity for development of up to 470,000 new jobs and 120,000 new dwelling units through 2035 within the City of San José. The GP2040 Final Program Environmental Impact Report (General Plan FEIR) provides the environmental review for the GP2040 development plan. The City of San José also approved a Final Supplemental Environmental Impact Report (General Plan SEIR) for the Envision San José General Plan that includes an updated greenhouse gas emissions analysis to the GP2040 FPEIR.

The proposed project was analyzed for environmental impacts resulting from a Planned Development Zoning to demolish existing structures, removal of approximately 18 ordinance sized trees, and construct eight (8) single-family residences on an approximately 1.9-gross acre site. The type and intensity of the proposed development is consistent with what was allocated in the 2006 and 2008 EEHDP. The project site (parcel 652-29-014) also has a previous allocation for six units in the EEHDP policies (Appendix I of the 2008 Resolution No. 74741). The environmental impacts of the proposed project was found to be adequately analyzed in all CEQA resource areas by the Evergreen FEIR, Revision Evergreen SEIR, General Plan FEIR, the General Plan SEIR, and subsequent addenda.

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

Thai-Chau Le  
Environmental Project Manager

Rosalynn Hughey, Interim Director  
Planning, Building and Code Enforcement

1/17/18  
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Date

  
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Deputy

### Attachments:

1. Initial Study/Addendum for 2740 Ruby Avenue Residential Development (H17-006 and T16-061), dated January 2018
2. Mitigation Monitoring and Reporting Program (MMRP) for project H17-006 and T16-061, dated January 2018.