

**ADDENDUM TO THE NORTH SAN JOSÉ
DEVELOPMENT POLICIES UPDATE FINAL EIR**

Pursuant to Section 15164 of the CEQA Guidelines, the City of San José has prepared an Addendum to the **North San José Development Policies Final Program Environmental Impact Report (SCH #2004102067/City Council Resolution No. 72768, certified on June 21, 2005)** prepared for the North San José Area Development Policy because minor changes made to the project that are described below do not raise new issues about the significant impacts on the environment.

PROJECT DESCRIPTION AND LOCATION

The certified North San José Final Program Environmental Impact Report (NSJ FPEIR) analyzed the development of 26.7 million square feet of new industrial/office/R&D building space, 1.7 million square feet of new neighborhood serving commercial uses, and the addition of 32,000 new dwelling units in the North San José area. This Addendum evaluates the project specific environmental impacts for three projects that were not addressed in the previously certified NSJ FPEIR.

1) Public Project File No. PP15-007, which includes changes to Municipal Code Title 23 (the Sign Code) to allow: a) Office/Research & Development (R&D) sites that have freeway frontage and that meet minimize size, frontage length, and design standards to be able to install a freeway sign in North San José; and b) Residential developments with one hundred residential units or more and that meet all other Sign Code size and design standards to be able to install freestanding signs with a maximum height of up to twenty feet. **Location:** The Sign Code Amendments for office/R&D and residential sites would apply within the North San José Development Area; and

2) Site Development Permit Amendment File No. HA12-008-01 for a sixty foot tall electronic programmable freeway sign with 500 square feet of electronic programmable sign area and 125 square feet of non-programmable sign area on a site previously entitled for office/R&D development. The sign would operate (be illuminated) between 6:00 am and 10:00 pm. **Location:** The 101 Tech Sign would be located at the terminus of Atmel Way, northwest of the Highway 101 and Highway 87 interchange in North San José. The proposed sign would be approximately 160 feet beyond the top of bank of the south side of the Guadalupe River, and approximately 1,900 feet east of Runway 30R-12L at the Norman Y. Mineta San José International Airport; and

3) Planned Development Permit Amendment File No. PDA07-090-06 for up to two residential freestanding signs that could have a maximum height of up to 20 feet. **Location:** The River View/Irvine Residential Signs would be located on a 26.80-acre property planned for high-density residential development in North San José, at the intersection of North 1st Street and River Oaks Parkway. The signs would be located along the North 1st Street frontage.

The environmental impacts of this project were addressed by a Final Program EIR entitled, "North San José Area Development Policies Update Final Program EIR," and findings were adopted by City Council Resolution No. 72768 on June 21, 2005 (SCH #2004102067). Specifically, the following impacts were reviewed and found to be adequately considered by the EIR:

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| <input checked="" type="checkbox"/> Traffic and Circulation | <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Utilities & Service Systems |
| <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Hydrology & Water Quality | <input checked="" type="checkbox"/> Transportation |
| <input checked="" type="checkbox"/> Energy | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Public Facilities & Service Systems |
| <input checked="" type="checkbox"/> Geology and Soils | <input checked="" type="checkbox"/> Land Use | <input checked="" type="checkbox"/> Growth Inducing |
| <input checked="" type="checkbox"/> Hazardous Materials | <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Cumulative Impacts |

ANALYSIS

The attached Initial Study analyzes three projects for this Addendum which includes the evaluation of proposed Sign Code amendments that would apply to office/R&D and residential properties in North San José area. It also evaluates project-level environmental impacts from installation of an electronic programmable freeway sign on a site previously entitled for office/R&D development in North San José, and project-level environmental impacts from the proposed installation of two residential freestanding signs up to 20 feet in height at the River View/Irvine property in North San José.

1) Municipal Code Title 23 (Sign Code) Amendments

The attached Initial Study considers the potential impacts which could result from the proposed revisions to the Sign Code to allow: a) R&D sites that meet all other Sign Code requirements (including lot size, freeway frontage length, etc) to be able to install a freeway sign in North San José; and b) Residential developments that include one hundred residential units or more and that meet all other Sign Code requirements (i.e. land use, number of units, setbacks, etc) to be able to install up to two freestanding signs that have a maximum height of up to twenty feet.

Currently, the Sign Code allows freeway signs only on Shopping Center Sites that are at least 15 acres in size and adjacent to freeways. The Sign Code Amendment would allow additionally freeway signs on parcels with General Plan land use designations that support office/R&D uses (i.e. *Transit Employment Center, Combined Industrial/Commercial, and Industrial Park*) which are over 10 acres in size, and which have over 800 linear feet of freeway frontage in the North San José Development Area.

The Sign Code amendment could result in an increase the amount of allowable signage in the North San José Development Area by at least 8,000 square feet. Currently, there are at least 16 potential sites in the City (including the 101 Tech project site) that have the appropriate General Plan land use designation and that meet the minimum acreage and freeway frontage. These sites could potentially benefit from the proposed Sign Code Amendment to allow a freeway sign if the sites were developed with office/R&D uses. Each of these 16 sites could potentially have a freeway sign that has a maximum 500 square feet in sign area which could include a a maximum of 375 square feet programmable component and 125 square feet of non programmable sign area (as is currently required by the Sign Code).

Changes to the Sign Code also include an amendment to allow residentially zoned properties that are entitled to be developed with more than 100 residential units to be allowed to have up to two freestanding signs that are up to 20 feet in height (five feet more than currently allowed) in the North San José area. Currently, there are at least 78 potential parcels in North San José (including the River View project site) that could benefit from this proposed residential Sign Code Amendment.

There could be other sites in the future which, through redevelopment and reconfiguration of parcels, could benefit from the proposed Sign Code Amendments. Aside from the 101 Tech project and the River View/Irvine project (analyzed below), any projects that propose future freeway and residential signs in North San José would undergo separate subsequent environmental review analysis.

The certified North San José Final Program Environmental Impact Report (NSJ FPEIR) analyzed the development of 26.7 million square feet of new industrial/office/R&D building space, 1.7 million square feet of new neighborhood serving commercial uses, and the addition of 32,000 new dwelling units in the North San José area. The proposed Sign Code Amendments are minor technical changes related to the previously considered full development of the North San José Area. The Sign Code amendments do not include any new significant impacts beyond those identified in the NSJ FPEIR and do not require major revisions to the NSJ FPEIR. Specifically, the Initial Study found that the Municipal Code amendments would not increase the severity of the impacts identified in the Land Use, Transportation, Air Quality, Noise, Biological Resources, or Energy sections of the NSJ FPEIR and would not result in any new impacts or mitigation measures beyond the scope of the NSJ FPEIR.

2) 101 Tech Electronic Programmable Freeway Sign

The project includes Site Development Permit Amendment (file number HA12-008-01) for the installation of a sixty foot tall electronic programmable freestanding sign on a site that will be developed with R&D uses (101 Tech). In 2012, Site Development Permit (file number H12-008) was approved for this 12.9 acre site. The approved permit allows development of the site with R&D development with up to 666,000 square feet of building space. Prior to approval of the development permit, an Addendum was prepared to the NSJ FPEIR. The Addendum concluded that the NSJ FPEIR adequately addressed the environmental effects of the 101 Tech Office/R&D Project, and the project would not result in significant environmental effects that were not already identified in the NSJ FPEIR. The proposed sign is a minor change related to previously considered and approved development and would not increase the severity of the impacts identified in the Land Use, Transportation, Air Quality, Noise, Biological Resources, or Energy sections of the NSJ FPEIR and would not result in any new impacts or mitigation measures beyond the scope of the NSJ FPEIR.

3) River View/Irvine Residential Sign

This Addendum also evaluates a specific residential sign project on property approved for high-density residential development in North San José. The environmental effects of the residential development (file numbers: Planned Development Rezoning file number PDC07-057 and Planned Development Permit file number PD07-090) were addressed in an Addendum to the NSJ FPEIR in January, 2008. The project proposes two residential signs, up to 20 feet in height, on a property being developed with over 100 residential units. The proposed signs are a minor change related to previously considered and approved development and would not increase the severity of the impacts identified in the Land Use, Transportation, Air Quality, Noise, Biological Resources, or Energy sections of the NSJ FPEIR and would not result in any new impacts or mitigation measures beyond the scope of the NSJ FPEIR.

CONCLUSION

This document provides CEQA clearance for changes to Municipal Code Title 23 (Sign Code) related to allowing freeway signs on R&D properties and an increase in the allowable height of residential freestanding signs in the North San José Area and for project-level CEQA clearance for the 101 Tech electronic programmable freeway sign (file number HA12-008-01) and the River View/Irvine multi-family development residential monument signs (file number PDA07-090-06). This document does not provide CEQA clearance for any other freeway signs or residential signs on other properties in North San José. Any future freeway signs or residential signs in North San José would be evaluated under separate permits and CEQA clearance documents.

The proposed projects are within the scope of the amount of the full build out of the North San José area which was analyzed in the NSJ FPEIR. Given the proposed project descriptions and knowledge of the project area (based on the attached Initial Study) the City has concluded that the proposed projects would not result in any new impacts that have not been previously disclosed; nor would it result in a substantial increase in the magnitude of any significant environmental impact previously identified in the previously certified EIR. For these reasons, a supplemental or subsequent EIR is not required and an addendum to the NSJ FPEIR has been prepared and the City of San José may take action on the proposed projects as being within the scope of the Final Program EIR. This addendum will not be circulated for public review, but will be attached to the NSJ FPEIR, pursuant to CEQA Guidelines §15164(c).

Harry Freitas, Director
Planning, Building and Code Enforcement


Deputy

Date

4/9/2015