

**ADDENDUM TO THE FINAL ENVIRONMENTAL IMPACT REPORT
FOR THE VALLEY FAIR SHOPPING CENTER
EXPANSION PROJECT (SCH # 2006052162) AND THE ENVISION
SAN JOSÉ 2040 GENERAL PLAN FINAL EIR (SCH# 2009072096)**

Pursuant to Section 15164 of the CEQA Guidelines, the City of San José has prepared an Addendum to Environmental Impact Reports (EIR) because minor changes made to the project that are described below do not raise important new issues about the significant impacts on the environment.

PROJECT LOCATION AND PROJECT DESCRIPTION

Westfield Valley Fair Parking Structure E. Site Development Permit Amendment (file number HA06-027-02). The subject site has a General Plan designation of Regional Commercial and is located in the CG – Commercial General zoning district in west San José. The approximately 7.5 gross acre parking structure site is part of the existing Westfield Valley Fair shopping center which is located on a 70-acre site in the City of San José (52 acres) and the City of Santa Clara (18 acres). The triangular-shaped project area is located near the intersection of Monroe Street and Forest Avenue (on the south side of Forest Avenue and bounded by North Monroe Street and U.S. Interstate 880 to the east and the Westfield Valley Fair shopping center to the west and south). Westfield Valley Fair shopping center in its entirety is located along the north side of Stevens Creek Boulevard, the east side of Winchester Boulevard, the south side of Forest Avenue and the west side of North Monroe Street. **Council District: 6. County Assessor’s Parcel Numbers: 274-43-079, 274-43-078, 274-43-075, 274-43-070, 274-43-041, 274-43-062.**

The primary purpose of this Addendum is to evaluate the environmental impacts of a Site Development Permit Amendment that proposes to demolish an existing three-story parking structure and portions of an existing two-story parking structure and to construct a six-story parking structure in the same location as the demolished parking structures. The project also includes the reauthorization of the original Site Development Permit (file number H06-027) and the consideration of a 60-foot tall free standing digital sign with up to 120 square feet of electronic programmable display (sign) area that produces digital and variable messaging.

The environmental impacts of this project were addressed by a Final EIR entitled, “Valley Fair Shopping Center Expansion Project (SCH# 2006052162),” and findings were adopted by City Council Resolution No. 73809 on June 21, 2005 and by a Final EIR entitled, “Envision San José 2040 General Plan Final EIR (SCH #2009072096),” and findings were adopted by City Council Resolution No. 76041 on November 1, 2011. Specifically, the following impacts were reviewed and found to be adequately considered by the EIRs:

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|---|--|---|
| <input checked="" type="checkbox"/> Traffic and Circulation | <input checked="" type="checkbox"/> Soils and Geology | <input checked="" type="checkbox"/> Noise |
| <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Hazardous Materials | <input checked="" type="checkbox"/> Land Use |
| <input checked="" type="checkbox"/> Urban Services | <input checked="" type="checkbox"/> Biotics | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Airport Considerations | <input checked="" type="checkbox"/> Microclimate |
| <input checked="" type="checkbox"/> Energy Impacts | <input checked="" type="checkbox"/> Relocation Issues | <input checked="" type="checkbox"/> Construction Period |
| <input checked="" type="checkbox"/> Transportation | <input checked="" type="checkbox"/> Utilities | <input checked="" type="checkbox"/> Facilities and Services |
| <input checked="" type="checkbox"/> Water Quality | <input checked="" type="checkbox"/> Greenhouse Gas Emissions | |

ANALYSIS:

The certified 2007 Valley Fair FEIR analyzed the development of 650,000 additional square feet of retail space and 2,570 additional parking spaces for the 70-acre site of the Valley Fair mall. This project was approved but has yet to be constructed. This project will reauthorize the permit which allows the proposed expansion of the shopping center to be constructed exactly as previously considered along with two minor modifications described below.

A proposed parking structure (Parking Structure E) was anticipated to occur along with the development of the approved Site Development Permit (file number H06-027). The approved project allows the construction of Parking Structure E as a five-story parking structure. To accommodate this structure, portions of the two-story Parking Structure D were planned to be demolished and the existing three-story Parking Structure C was planned to be retained. The proposed project will demolish more of Parking Structure D than was approved for demolition in 2007, demolish the entirety of Parking Structure C, and proposes to construct a six-story, 3,221-stall parking structure on the footprint of the demolished structures. This development would result in 232 more parking stalls in the northeast corner of Westfield Valley Fair than anticipated in the 2007 Valley Fair FEIR. The proposed changes to the parking structure are minor technical project changes that create no new significant impacts.

The project also includes the consideration of a 60-foot tall free standing digital sign with up to 120 square feet of electronic programmable display (sign) area that produces digital and variable messaging. Potential impacts possibly created by the proposed electronic free standing sign are determined to have a less than significant impact because the City of San José Municipal Code Section 23.02.905 sets forth standards for programmable signs that, among other things, restrict motion in the display, require signs to utilize auto-dimming technology, and require that they not be illuminated between 10:00 p.m. and 6:00 a.m. The nearby Interstate 880 is not a scenic highway and nighttime views would not be adversely affected by the addition of an electronic sign.

Despite these two minor modifications, the final site condition of the shopping center expansion will be consistent with the current and reauthorized land use entitlements issued by the City of San Jose. 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 2007 Valley Fair Shopping Center Expansion FEIR and the Envision San José 2040 General Plan FEIR), the City of San José has concluded that the proposed project would not result in any new impacts not previously disclosed in the 2007 Valley Fair Shopping Center Expansion Project FEIR and the Envision San José 2040 General Plan FEIR; nor would it result in a substantial increase in the magnitude of any significant environmental impact previously identified in the FEIRs. For these reasons, a supplemental or subsequent FEIR is not required and an addendum to the 2007 Valley Fair Shopping Center Expansion Project FEIR and the Envision San José 2040 General Plan FEIR has been prepared for the proposed project.

This addendum will not be circulated for public review, but will be attached to both the 2007 Valley Fair Shopping Center Expansion Project FEIR and the Envision San José 2040 General Plan FEIR, pursuant to CEQA Guidelines §15164(c). The addendum will also be provided to the City of Santa Clara and the California Department of Transportation, responsible agencies for the project.

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10/21/2013
Date

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