



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Planning Commission

SUBJECT: SEE BELOW

DATE: November 26, 2007

COUNCIL DISTRICT: 2
SNI AREA: N/A

SUBJECT: GP07-T-03. REQUEST TO REVISE THE TEXT OF THE GENERAL PLAN TO ALLOW A CHANGE IN THE MAXIMUM BUILDING HEIGHT FROM 50 FEET TO 120 FEET ABOVE GROUND LEVEL ON AN APPROXIMATELY 12.8-ACRE SITE.

RECOMMENDATION

The Planning Commission voted 7-0-0 to recommend City Council approval of the General Plan Text Amendment request to change the General Plan height limit from 50 feet to 120 feet on the subject site.

OUTCOME

Approval of the proposed General Plan text amendment would allow buildings of up to 120 feet in height to be built on the subject property. The proposed text change would allow buildings to be built at the same heights as the adjacent iStar property and the nearby Hitachi property, which cover a total of more than 400 acres.

BACKGROUND

On November 14, 2007, the Planning Commission held a public hearing for a privately initiated General Plan Text Amendment request to change the height limit from 50 feet to 120 feet on the subject site, a 12.8 acre parcel located at the northwesterly terminus of Great Oaks Boulevard at the corner of Monterey Highway and Highway 85.

The Planning Commission voted 7-0-0 to recommend City Council approval of the General Plan Text Amendment request to change the General Plan height limit from 50 feet to 120 feet on the subject site. The proposal was on the consent calendar portion of the agenda, and was recommended for approval without discussion or public testimony.

ANALYSIS

This application for a General Plan amendment to change the General Plan 2020 text was filed on May 31, 2007, by the Equinix Corporation. The proposed General Plan text change would allow buildings on the subject site to be constructed up to 120 feet an height, consistent with the both the

iStar campus, an area bounded by Monterey Highway to the northeast, SR 85 to the south, and Manassas Road to the northwest; and the Hitachi campus, bounded by Cottle Road to the west, Poughkeepsie Road and Boulder Boulevard to the north, Monterey Highway to the east, and SR 85 and Manassas Road to the south. The text change would make the 12.8 acre subject site's height limit consistent with the two neighboring campuses, which together have a total land area of over 400 acres.

EVALUATION AND FOLLOW-UP

Approval of the proposed General Plan text amendment fosters consistency with surrounding General Plan height limits and allows appropriate development to occur on the site.

POLICY ALTERNATIVES

Alternative 1: Denial of the proposed General Plan Text amendment

Pros: There could be a marginal benefit from less obstructed views towards the east foothills.

Cons: Denial would foster a lack of consistency regarding height limits with 400 acres of surrounding parcels, and limitation of economic development potential of the site.

Reason for not recommending: This alternative is not recommended because of the consistency of this application with surrounding General Plan height limits and adopted City plans and policies.

PUBLIC OUTREACH/INTEREST

- Criteria 1:** Requires Council action on the use of public funds equal to \$1 million or greater. **(Required: Website Posting)**
- Criteria 2:** Adoption of a new or revised policy that may have implications for public health, safety, quality of life, or financial/economic vitality of the City. **(Required: E-mail and Website Posting)**
- Criteria 3:** Consideration of proposed changes to service delivery, programs, staffing that may have impacts to community services and have been identified by staff, Council or a Community group that requires special outreach. **(Required: E-mail, Website Posting, Community Meetings, Notice in appropriate newspapers)**

Although this item does not meet any of the above criteria, staff followed Council Policy 6-30; Public Outreach Policy. A notice of the public hearing was distributed to the owners and tenants of all properties located within 500 feet of the project site and posted on the City website. The rezoning was also published in a local newspaper, the Post Record. This staff report is also posted on the City's website. Staff has been available to respond to questions from the public.

COORDINATION

This project was coordinated with the Department of Public Works, Fire Department, Police Department, Environmental Services Department and the City Attorney.

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FISCAL/POLICY ALIGNMENT

This project is substantially consistent with applicable General Plan policies and City Council approved design guidelines as further discussed in attached staff report.

COST SUMMARY/IMPLICATIONS

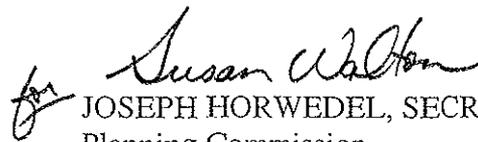
Not applicable.

BUDGET REFERENCE

Not applicable.

CEQA

~~CEQA: Addendum to the iStar General Plan Amendment and Planned Development Zoning Project EIR, Resolution No. 73529, approved June 20, 2006. The addendum was adopted on November 6, 2007.~~


JOSEPH HORWEDEL, SECRETARY
Planning Commission

For questions please contact Susan Walton at 408-535-7800.



Department of Planning, Building and Code Enforcement
200 East Santa Clara Street
San José, California 95113-1906

GENERAL PLAN TEXT AMENDMENT STAFF REPORT MAY 2007 HEARING

Hearing Date/Agenda Number:
P.C. 11/14/2007 Item: 6.a.

File Number:
GP07-T-03

Council District and SNI Area:
2 – Not in an SNI area

Major Thoroughfares Map Number:

Assessor's Parcel Number(s):
706-09-102 & -114

Project Manager: Chris Burton

PROJECT DESCRIPTION: Proposal to revise the text of the General Plan to allow a change in the maximum building height from 50 feet to 120 feet above ground level on an approximately 12.8-acre site.

LOCATION: Northwestern terminus of Great Oaks Blvd at the northwest corner of Monterey Highway and Highway 85.

ACREAGE: Approximately 12.8 acres

APPLICANT/OWNER:

Equinix, Inc., Applicant; Rose Ventures, Inc., Owner

GENERAL PLAN LAND USE / TRANSPORTATION DIAGRAM DESIGNATION:

Existing Designation: Industrial Park

Proposed Designation: No changes proposed to the land use designations on the site.

EXISTING ZONING DISTRICT(S): IP - Industrial Park

SURROUNDING LAND USES AND GENERAL PLAN DESIGNATION(S):

Northwest: Unoccupied industrial buildings and non-commercial orchard trees – Mixed Use with No Underlying Land Use Designation.

Southeast: State Route 85 and office buildings – Industrial Park.

Northeast: Office buildings, ground floor retail, hotels, North First Street – Industrial Park with Transit/Employment Residential (55+ du/ac) Overlay and Floating Park designations.

Southwest: Unoccupied industrial buildings and non-commercial orchard trees – Mixed Use with No Underlying Land Use Designation.

ENVIRONMENTAL REVIEW STATUS:

Addendum to the iStar General Plan Amendment and Planned Development Zoning Project EIR Resolution No. 73259, File No. GP03-02-05, adopted on June 20, 2006.

PLANNING STAFF RECOMMENDATION:

- Recommend Approval
- Recommend Approval with Conditions
- Recommend Denial

Approved by:

Susan Walton

Date:

November 6, 2007

PLANNING COMMISSION RECOMMENDATION:

CITY COUNCIL ACTION:

CITY DEPARTMENT AND PUBLIC AGENCY COMMENTS RECEIVED:

- City of San José Fire Department – Fire Department staff has indicated that compliance with applicable fire and building codes will be verified when future development is reviewed during the Building Permit process.
- City of San José Public Works Department – Public Works Department staff had no comment on the proposed Amendment.
- City of San José Building Department – Building Department staff had no comment on the proposed Amendment.

GENERAL CORRESPONDENCE:

- None received.

ANALYSIS AND RECOMMENDATIONS:

RECOMMENDATION

Planning staff recommends that the Planning Commission forward a recommendation to the City Council to approve the proposed General Plan text amendment.

PROJECT DESCRIPTION

This is a privately initiated General Plan text amendment request to increase the maximum allowable building height from 50 feet to 120 feet above ground level on an approximately 12.8-acre site located at the northwesterly terminus of Great Oaks Blvd at the northwest corner of Monterey Highway and Highway 85. The text amendment specifically applies to the height policies under the Urban Design section of the General Plan text. No changes are proposed to the existing General Plan land use designations.

BACKGROUND

On May 31, 2007, the applicant, Equinix, Inc., filed a General Plan Text Amendment application, File No. GP07-T-03, to amend the text of the General Plan Urban Design Policies in order to increase the allowable building height from 50 feet to 120 feet above ground level, on an approximately 9.1 acre site located at the northwesterly terminus of Great Oaks Blvd at the northwest corner of Monterey Highway and Highway 85. On September 6, 2007, the applicant sent a letter to staff indicating the subsequent purchase of the adjacent 3.7-acre "Uchiyama Parcel" to the northeast by the applicant. This letter requested that the General Plan Text Amendment be extended to include this parcel and the application was amended to include the total 12.8-acre area.

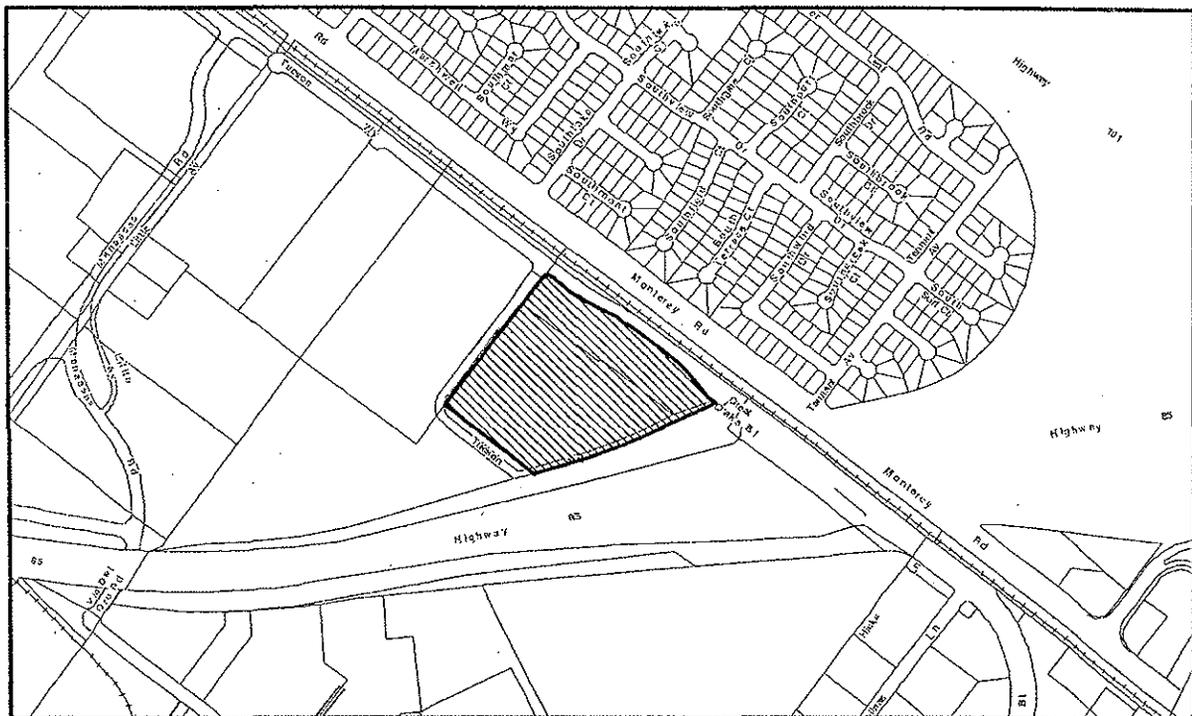


Figure 1. Location Map

The 12.8-acre project site is located at 11 Great Oaks Boulevard and is currently occupied by an approximately 133,500 square foot data center/communications service exchange facility. The building is a one-story structure, approximately 33 feet in height. If approved, the proposal to revise the text of the General Plan to allow a change in the maximum building height from 50

feet to 120 feet above ground level would allow consideration of development proposals for buildings as tall as 120 feet above ground level and in conformance with the Industrial Park designation to be constructed on the subject site.

Site and Surrounding Uses

The project area is bounded by Tucson Road to the northwest, Great Oaks Boulevard to the northeast, and Highway 85 to the south. The site and surrounding area are relatively flat, and as a result, the site is only visible from the immediate area. The property is visible from Highway 85. The foothills to the east and west of the valley are also visible from the roadways, particularly SR 85, surrounding the property (Figure 2.)



Figure 2. View of Subject Site from adjacent to SR 85

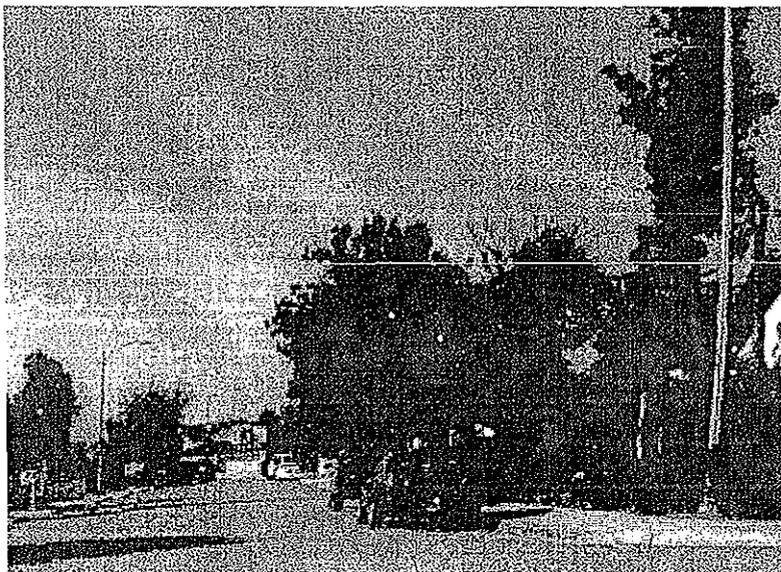


Figure 3. Residential Development Northeast of Monterey Road

Railroad tracks and Highway 85/Monterey Road are located just northeast of Great Oaks Boulevard. Residences are located on the other side of Highway 82, approximately 250 feet from the project area (Figure 3.). Industrial uses are located south of SR 85 and northwest of Manassas Road (Hitachi industrial campus). The Hitachi campus consists of numerous large, tilt-up concrete buildings surrounded by landscaped parking lots that are lit at night. A mixed-use project was approved on the Hitachi campus (File Nos.

GP04-02-01 and PDC04-031) in June 2005, which allows for the development of industrial, commercial, and residential uses on the 332-acre Hitachi campus, with buildings up to 120 feet tall. In June 2006, the City Council approved a General Plan Amendment and Rezoning (File Nos. GP03-02-05 and PDC04-100) of the 74 acre iStar property allowing a combination of Industrial Park and Commercial uses, with a height limit of 120 feet.

Building Height Limits

San José's height limit identified in the General Plan is generally 50 feet throughout the City; however, the San José 2020 General Plan does allow greater heights for specific areas identified for intensification. Chapter IV, Goals and Policies, of the General Plan currently allows a maximum building height of 120 feet on the remaining area located between Monterey Highway to the north, State Route 85 to the south, and Cottle Road to the west, with the exception of the 18.75 gross-acre former IBM "Building 25" Lowe's site at the northeast corner of Cottle Road and Poughkeepsie Road. Current permitted building heights on that property are 45 feet in conjunction with the IP Industrial Park Zoning District.

ANALYSIS

Building Height Limits

The General Plan currently allows a maximum building height of 120 feet at the site generally bounded by Monterey Highway to the northeast, State Route 85 to the South, and Manassas Road to the northwest (iStar Campus); and the site generally bounded by Cottle Road to the west, Poughkeepsie Road/Boulder Boulevard to the north, Monterey Highway to the east, State Route 85 and Manassas Road to the south (Hitachi Campus).

The combination of these two campuses provides an existing 406-acre area adjacent to the subject site that currently has a maximum building height of 120 feet. This area, in addition to the subject site, and the 18.75-acre IBM site, is separated from the surrounding area by three major thoroughfares: Monterey Highway to the north, State Route 85 to the south, and Cottle Road to the west. The approval of the proposed Amendment would result in a consistent maximum building height throughout the entire area, with the exception of the IBM site to the extreme northwest.

Land Use Compatibility

The previously approved General Plan Amendment on the adjacent iStar property allowed for the replacement of the existing agricultural buildings, orchard trees, and undeveloped land with up to 1.0 million square feet of industrial uses and up to 450,000 square feet of commercial/retail uses. The revisions to the General Plan allowed a building height of up to 120 feet on the entire iStar property, similar to the Hitachi campus to the north. The EIR prepared for the iStar project stated (on page 177) that:

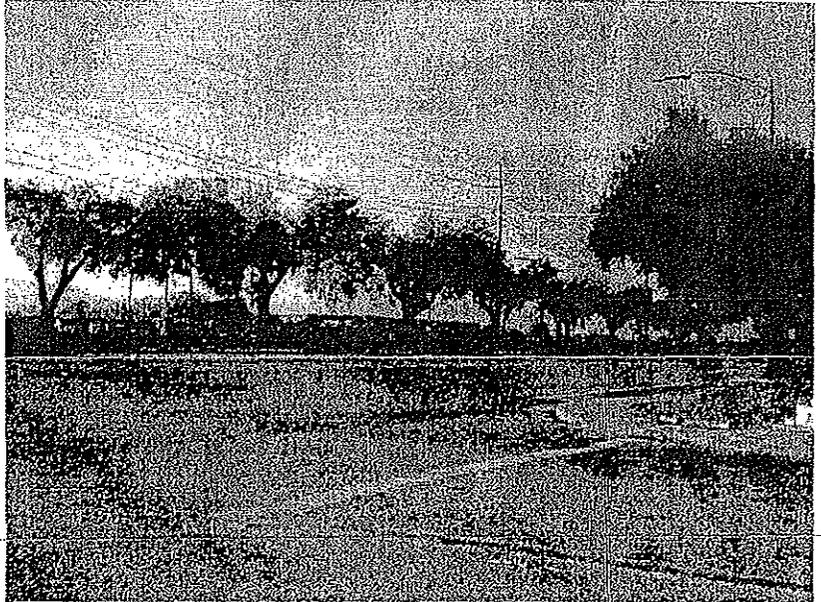
"The proposed industrial and commercial land uses would be different in scale and appearance than the existing agricultural buildings, orchard trees, and undeveloped areas of the site. Development of the taller structures on the site could limit the current views of the eastern foothills from SR '85 and the western foothills from Monterey Road."

The EIR also stated that "future development of the iStar site would result in significant change in visual character on the site, as compared to existing conditions, and to the extent that existing views of the hills are obscured, could block views of scenic resources from SR 85 and Monterey Road." The EIR concluded that implementation of mitigation measures will reduce the potentially significant impacts, but not to a less than significant level. It accordingly concluded that this cumulative impact would therefore be significant and unavoidable.

Given the small size and location of the Equinix property, and given the approved 120-foot height limit on the much larger Hitachi and iStar properties (406 acres), the development of industrial uses at a height of up to 120 feet on the 12.8 acre Equinix property would not block

new visual resources or significantly worsen these identified visual and aesthetic impacts. Development of industrial uses at a height of up to 120 feet on the Equinix property would contribute to a cumulative visual and aesthetic impact on views of the foothills; however, this contribution would not be considerable under CEQA.

The Final EIR provided mitigation to help reduce the impacts on visual and aesthetic resources. As such, all future development on the site will conform to the landscaping, design, setbacks and height requirements in the City's adopted Industrial and Commercial Design Guidelines. Consistency with these guidelines will be specifically evaluated for any proposed development through a development permit. Further attention will be paid to any sensitive interface issues at that time.



The Industrial Design Guidelines state that:

Figure 4. Subject Site from Northeast side of Monterey Road

To protect residential privacy and to reduce visual mass, multi-story industrial buildings adjacent to residential properties up to 35 in height should be set back 1½ feet for each one foot of building height.

The Guidelines provide that any building of 120 feet in height should be set back 180 feet from the nearest residential property. The site is currently located approximately 250 feet from the nearest residential property, and separated by Great Oaks Boulevard, railroad tracks and Highway 85/Monterey Road, and is currently screened by mature landscaping and a masonry wall. Any proposed future development would also be required to implement appropriate landscaping, building orientation and activity limitations to further reduce any interface impacts at the time such a proposal was reviewed.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) allows the Lead Agency to prepare an Addendum to a previously adopted Final EIR when it can be demonstrated that the changes to the project, and the environmental effects from such changes, are minor relative to the original project. Section 15164 of the CEQA Guidelines sets forth the requirements allowing for preparation of an Addendum to an EIR.

The potential environmental impacts of the proposed project are evaluated based on the analysis provided in the Final EIR for the iStar General Plan Amendment and Planned Development Zoning Project, Resolution No. 73259 and certified on June 20, 2006. The impacts and mitigation measures identified in the certified Final EIR sufficiently address the environmental effects of the proposed project.

PUBLIC OUTREACH

Property owners and occupants located within 1000-foot radius of the subject site received a notice of public hearings to be held on the subject General Plan amendment before the Planning Commission on November 14, 2007 and City Council on December 18, 2007. The Department of Planning, Building and Code Enforcement web site also contains information regarding the General Plan process, amendments, staff reports, and hearing schedules. This web site is available with the most current information regarding the status of the General Plan amendments.

CONCLUSION

Staff recommends approval of the General Plan Text Amendment request to add increase the maximum building height on the subject property to 120 feet consistent with the approved height limit in the surrounding area. Approval of this General Plan amendment would logically extend the maximum building height to include a previously unconsidered site, within a clearly defined area bounded by three major thoroughfares.

Attachments:

Text of Proposed Amendment
Addendum to the iStar EIR

ATTACHMENT 1

PROPOSED TEXT AMENDMENT

GP07-T-03

Description

General Plan text amendment. Amend Chapter IV., Goals and Policies page 74.

Chapter IV, GOALS AND POLICIES

Urban Design

Urban Design Policy No. 10: [Page 74]

• **SPECIFIC SITES AND GEOGRAPHIC AREA EXCEPTIONS:**

- At a site generally bounded by Monterey Highway to the northeast, State Route 85 to the South, and Manassas Road to the northwest, and including the approximately 12.8-acre site located at the northwesterly terminus of Great Oaks Blvd at the northwest corner of Monterey Highway and Highway 85, the maximum building height is 120 feet.

**ADDENDUM TO THE ISTAR GENERAL PLAN AMENDMENT AND
PLANNED DEVELOPMENT ZONING PROJECT EIR
RESOLUTION NO. 73259 CERTIFIED June 20, 2006**

Pursuant to Section 15164 of the CEQA Guidelines, the City of San Jose has prepared an Addendum to an Environmental Impact Report (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 DESCRIPTION AND LOCATION

GP07-T-03. Request to revise the text of the General Plan to allow a change in the maximum building height from 50 feet to 120 feet above ground level on an approximately 12.8-acre site Council District 2. County Assessor's Parcel Number: 706-09-102 & -114

The environmental impacts of this project were addressed by a Final EIR entitled, "iStar General Plan Amendment and Planned Development Zoning Project EIR, File No. GP03-02-05" and findings were adopted by City Council Resolution No. 73259 on June 20, 2006. Specifically, the following impacts were reviewed and found to be adequately considered by the EIR:

Traffic and Circulation	Soils and Geology	Noise
Cultural Resources	Cumulative Impacts	Land Use
Urban Services	Biotics	Air Quality
Aesthetics	Airport Considerations	Microclimate
Energy	Relocation Issues	Construction Period Impacts
Transportation	Utilities	Facilities and Services
Water Quality		Hazards & Hazardous Materials

ANALYSIS:

The City of San Jose may take action on the proposed project as being within the scope of the iStar General Plan Amendment and Planned Development Zoning Project EIR, (Final EIR). The Final EIR adequately addresses the environmental effects of the proposed project, and project would not result in significant environmental effects that are not already identified in the Final EIR. The project, therefore, meets the eligibility requirements for preparation of an addendum and does not require a supplemental EIR or ND. Further analysis is included below.

Chris Burton
Project Manager

Joseph Horwedel, Director
Planning, Building and Code Enforcement

11/06/07
Date

Alexi Spindler
Deputy

*ADDENDUM TO THE
iSTAR GENERAL PLAN AMENDMENT AND PLANNED
DEVELOPMENT ZONING PROJECT
ENVIRONMENTAL IMPACT REPORT*

FOR THE

**EQUINIX PROPERTY GENERAL PLAN
TEXT AMENDMENT**

**LEAD AGENCY:
CITY OF SAN JOSE**

OCTOBER 2007

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Attachment A Preliminary Environmental Checklist

I. PURPOSE OF ADDENDUM

The California Environmental Quality Act (CEQA) recognizes that between the date projects are approved and the date they are constructed, one or more of the following changes may occur: 1) the scope of the project may change; 2) the environmental setting in which the project is located may change; 3) certain environmental laws, regulations or policies may change; and 4) previously unknown information can arise. CEQA requires that lead agencies evaluate these changes to determine whether or not there would be any changes in environmental impacts or required mitigation measures. CEQA allows Lead Agencies to prepare an Addendum to a previously adopted Negative Declaration or certified Environmental Impact Report (EIR) when it can be demonstrated that changes to a project, and the environmental impacts from such changes, are minor when compared to the original scope of the project and the original environmental impacts. As stated in Section 15164 of the CEQA Guidelines:

"(a) The 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 Section 15162 calling for preparation of a subsequent EIR have occurred.

(c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.

(d) The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project."

The purpose of this Addendum is to document the environmental impacts associated with a proposed change in the scope of the previously approved iStar General Plan Amendment and Planned Development Zoning project, in accordance with the California Environmental Quality Act (CEQA) Guidelines and the City of San Jose's requirements for the preparation of environmental documents. This addendum is based on the preliminary environmental checklist in Attachment A, and it compares the environmental impacts of the previously approved iStar project with the addition of a height amendment on the adjacent property.

The City of San Jose publicly circulated a Draft EIR, which evaluated the potential environmental impacts of the iStar General Plan Amendment and Planned Development Zoning project, in December of 2005. The City responded to public comments and certified the Final EIR on June 20, 2006. This Addendum to the EIR is being prepared because the City is now considering a Text Amendment to the existing *Industrial Park* General Plan designation on the adjacent Equinix property, which would increase the maximum allowed building height from 50 to 120 feet on the property, similar to the iStar property. No change in land use or any increase in the allowable industrial park square footage on the Equinix site is proposed.

This Addendum compares the environmental impacts of the previously approved iStar project, which increased the maximum allowable building height on the iStar property to 120 feet, with those of extending the 120-foot maximum building height onto the adjacent Equinix site. Because no development project is proposed at this time, and because no change in land use is proposed on the Equinix property, this addendum evaluates only the additional environmental impacts that could result from this proposed height increase.

II. PROJECT LOCATION

The iStar and Equinix properties are located just north of State Route 85 (SR 85) in southern San Jose. The iStar property is approximately 77 acres in size, and the Equinix property totals approximately 12.8 acres. The project area is bounded by Manassas Road to the northwest, Great Oaks Boulevard to the northeast, and SR 85 to the south. Regional and vicinity maps of the project area are shown on Figures 1 and 2, respectively. An aerial photograph with existing land uses is shown on Figure 3.

The western half of the iStar property consists primarily of non-commercial orchard trees. The northwestern corner of the iStar property consists of orchard trees, unoccupied buildings, and a concrete pad. The eastern half of the iStar property is mainly undeveloped land with a small strip of trees. The Equinix property is currently occupied by an approximately 133,500 data center/collocation facility. The building is a one-story structure, approximately 33 feet in height.

III. DESCRIPTION OF THE PREVIOUSLY APPROVED PROJECT

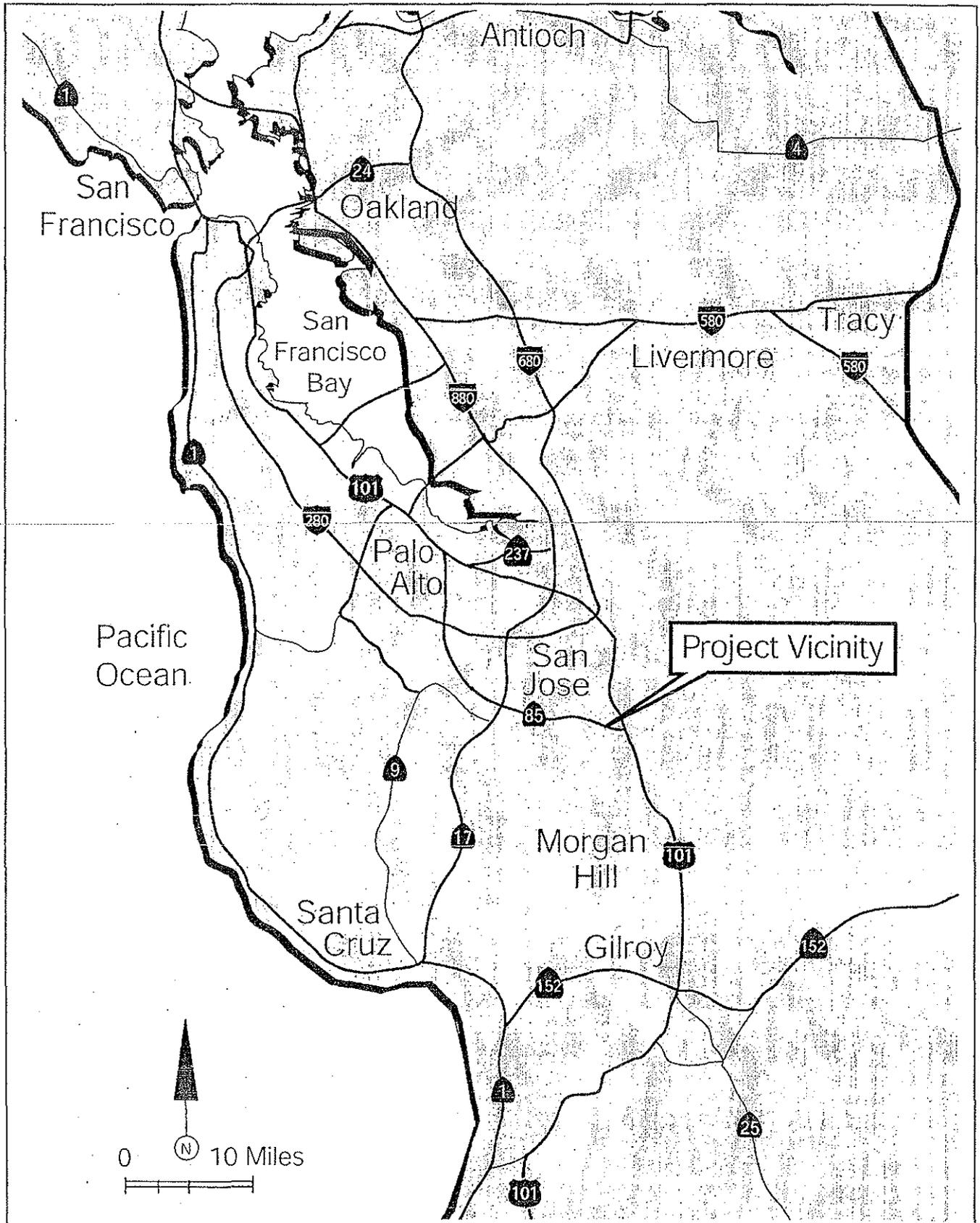
The previously approved iStar project included two General Plan Amendments (GPAs) and a rezoning to *IP(PD)-Planned Development Zoning* district. The GPAs consisted of amending: 1) the San Jose 2020 General Plan Land Use/Transportation Diagram designation for that site from *Industrial Park* to *Mixed Use with No Underlying Land Use Designation*, and 2) the text of Appendix F of the General Plan to identify the range of industrial and commercial development proposed by that project and to increase the allowable building height on the entire property to 120 feet. The Planned Development Rezoning changed the *A(PD)-Planned Development* zoning designation on the iStar property to *IP(PD)-Planned Development*.

In addition, it should also be noted that the *Hitachi Campus and Transit Village Project*, on the 332-acre Hitachi-IBM campus immediately northwest of the iStar property, was recently approved with a maximum allowable building height of 120 feet on the entire Hitachi campus property.

IV. PROPOSED CHANGES TO THE PROJECT

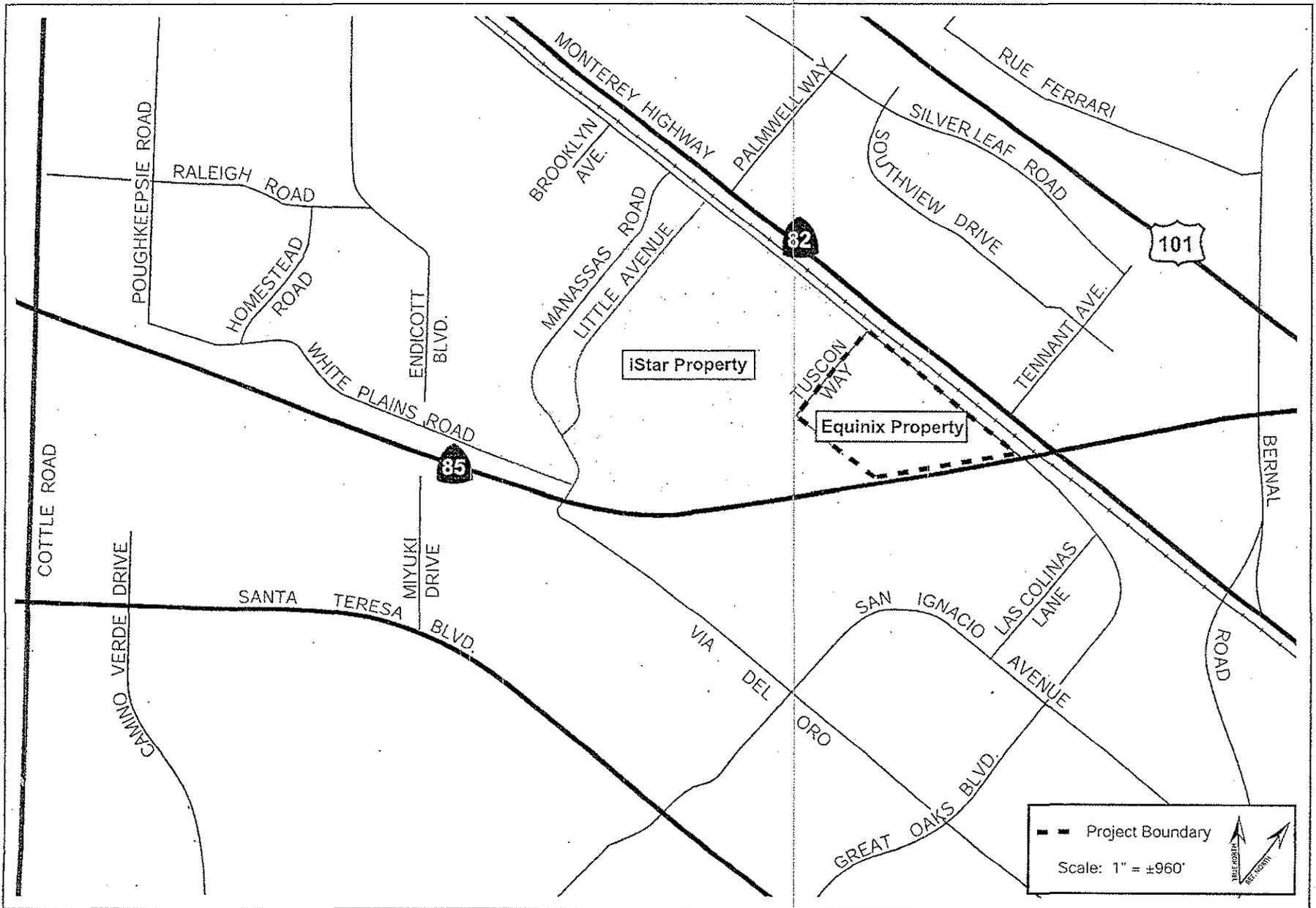
The change to the previously approved iStar project consists solely of extending the 120-foot maximum building height onto the adjacent Equinix site. The City is considering a requested Text Amendment to the existing *Industrial Park* General Plan designation on the site, which would increase the maximum allowed building height from 45 to 120 feet on the Equinix property, to match that of the adjacent iStar and Hitachi properties.

The project does not propose any change in land use or any increase in the allowable industrial park square footage on the site. The property is currently zoned IP Industrial Park and is located within the Edenvale Area Development Policy (EADP) boundaries. Under this Policy, intensity of development on any particular site is limited through a dedicated number of traffic trips related to developable square footage. The proposed Text Amendment does not propose any changes to the EADP and will therefore not result in increased intensity of industrial development on the site. Because no development project is proposed at this time, this Addendum evaluates only the potential impacts of extending the 120-foot maximum building height onto the adjacent Equinix site.



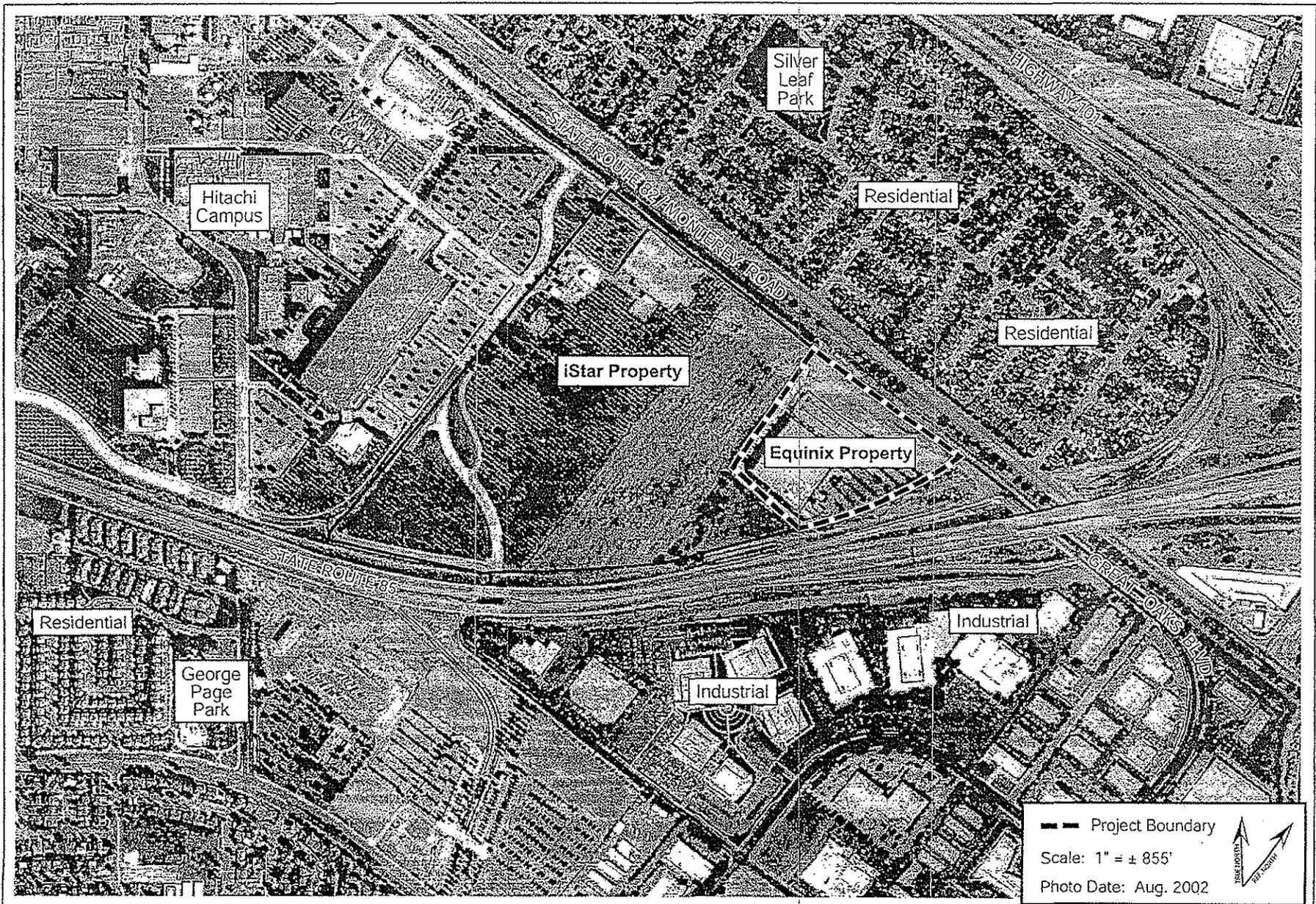
REGIONAL MAP

FIGURE 1



VICINITY MAP

FIGURE 2



AERIAL PHOTOGRAPH

FIGURE 3

V. ENVIRONMENTAL IMPACTS OF PROPOSED CHANGES TO THE PROJECT

The discussion below describes the minor changes in environmental impacts of the currently proposed project when compared to the previously approved project. Because the proposed project consists solely of increasing the allowable building height on the Equinix property, the main environmental issues associated with this change would be visual and aesthetic impacts. Because the project does not propose any change in land use, and because the project does not propose any alteration to the EADP which would allow an increase in square footage, no notable changes in other subject areas (e.g., land use, geology, biological resources, hydrology, traffic and circulation, and air quality, noise, utilities and services) would result from the changes in the project (refer to the Preliminary Environmental Checklist in Attachment A of this report).

Visual and Aesthetics

Existing Visual Character of Properties

The iStar and Equinix properties are located within an industrial area in southern San Jose. The western half of the 77-acre iStar property consists primarily of non-commercial orchard trees. The northwestern corner of the iStar property consists of orchard trees, unoccupied buildings, and a concrete pad. The eastern half of the iStar property is mainly undeveloped land with a small strip of trees. Other than the substantial number of trees, the iStar property does not contain significant visual or aesthetic resources and the property itself is not part of a scenic corridor. As mentioned above, in June of 2006, the previous entitlements on the property were modified, and the iStar property was approved for the development of 1.0 million square feet of industrial office/R&D uses and 450,000 square feet of retail uses. This approved development has not yet been constructed.

As mentioned above, the 12.8-acre Equinix property is currently occupied by a one-story industrial building, approximately 33 feet in height. This building is occupied by an existing data center/collocation facility. A surface parking lot, with landscaping is located on the southeastern side of this building, near SR 85. There are no significant visual or aesthetic resources on the Equinix property, and this property is not part of a scenic view corridor.

Surrounding Area

The project area is bounded by Manassas Road to the northwest, Great Oaks Boulevard to the northeast, and SR 85 to the south. The site and surrounding area are relatively flat, and as a result, the site is only visible from the immediate area. The iStar and Equinix properties are visible from SR 85. The foothills to the east and west of the valley, however, are visible from the roadways, particularly SR 85, surrounding the iStar and Equinix properties.

Railroad tracks and SR 85/Monterey Road are located just northeast of Great Oaks Boulevard. Residences are located on the other side of SR 82, approximately 250 feet from the project area. Industrial uses are located south of SR 85 and northwest of Manassas Road (Hitachi industrial campus). The Hitachi campus consists of numerous large, tilt-up concrete buildings surrounded by landscaped parking lots that are lit at night. A mixed-use project was recently approved on the Hitachi campus (GP04-02-01 and PDC04-031) in June 2005, which allows for the development of industrial, commercial, and residential uses on the 332-acre Hitachi campus, with buildings up to 120 feet tall.

Change in Visual Character and Impacts to Visual Resources or Scenic Views

The GPA approved on the iStar property allowed for the replacement of the existing agricultural buildings, orchard trees, and undeveloped land with up to 1.0 million square feet of industrial uses and up to 450,000 square feet of commercial/retail uses. The revisions to the General Plan allowed a building height of up to 120 feet on the entire 77-acre iStar property, similar to the 332-acre Hitachi campus. The Draft EIR prepared for the iStar project stated (on page 177) that:

“The proposed industrial and commercial land uses would be different in scale and appearance than the existing agricultural buildings, orchard trees, and undeveloped areas of the site. Development of the taller structures on the site could limit the current views of the eastern foothills from SR 85 and the western foothills from Monterey Road.”

The Draft EIR also stated that “future development of the iStar site would result in significant change in visual character on the site, as compared to existing conditions, and to the extent that existing views of the hills are obscured, could block views of scenic resources from SR 85 and Monterey Road.” The EIR concluded that implementation of mitigation measures will reduce the potentially significant impacts, but not to a less than significant level. It accordingly concluded that this cumulative impact would therefore be significant and unavoidable.

Given the relative small size and location of the Equinix property, and given the approved 120-foot height limit on the much larger 332-acre Hitachi and 77-acre iStar properties, the development of industrial uses at a height of 120 feet on the Equinix property would not block new visual resources or significantly worsen these identified visual and aesthetic impacts. Development of industrial uses at a height of up to 120 feet on the Equinix property would contribute to a cumulative visual and aesthetic impact on views of the foothills, however, this contribution would not be considerable under CEQA.

Comparison to the conditions listed in CEQA Guidelines Section 15162

The following discussion summarizes the reasons why a subsequent EIR, pursuant to CEQA Guidelines section 15162, is not required to evaluate the environmental effects of the proposed project.

Substantial Changes to the Project. The project does not propose any change in land use or any increase in the allowable industrial park square footage on the site. Because no development project is proposed at this time, this Addendum evaluates only the potential impacts of extending the 120-foot maximum building height onto the adjacent Equinix site.

Project Circumstances. Conditions in the area have not changed such that such that implementation of the project would result in new significant environmental effects or a substantial increase in the severity of environmental effects already identified in the Final EIR. Therefore, the development of the proposed project is not expected to result in substantial adverse physical environmental impacts not addressed in the Final EIR.

New Information. No new information of substantial importance has been identified in regard to the project or to the project site such that the project would be expected to result in: 1) significant environmental effects not identified in the Final EIR; or 2) more severe

environmental effects than shown in the Final EIR; or 3) would require mitigation measures which were previously determined not to be feasible; or 4) mitigation measures which are considerable different from those recommended in the Final EIR.

VI. CONCLUSION

Based upon this evaluation, it is concluded that the proposed change in the project would not result in any new significant environmental impacts, nor would the magnitude of previously identified environmental impacts be substantially different from those associated with the previously approved project. Therefore, no further environmental review is required or warranted under CEQA.

PRELIMINARY ENVIRONMENTAL CHECKLIST

Introduction and Purpose

The California Environmental Quality Act (CEQA) recognizes that between the date projects are approved and the date they are constructed, one or more of the following changes may occur: 1) the scope of the project may change; 2) the environmental setting in which the project is located may change; 3) certain environmental laws, regulations or policies may change; and 4) previously unknown information can arise. In the event that one or more of these changes occurs, CEQA requires that Lead Agencies evaluate these changes to determine whether or not there would be any changes in environmental impacts or required mitigation measures. CEQA allows Lead Agencies to prepare an Addendum to a certified Environmental Impact Report (EIR) when it can be demonstrated that changes to a project, and the environmental impacts from such changes, are minor when compared to the original scope of the project and the original environmental impacts. If the changes are significant, further environmental review (e.g., a Supplemental EIR or a new EIR) would be warranted.

The City of San Jose publicly circulated a Draft EIR, which evaluated the potential environmental impacts of the *iStar General Plan Amendment and Planned Development Zoning* project, in December of 2005. The City responded to public comments and certified the Final EIR in June of 2006. The previously approved iStar project included two General Plan Amendments (GPAs) and a rezoning to *IP(PD)-Planned Development Zoning* district. The GPAs consisted of amending: 1) the San Jose 2020 General Plan Land Use/Transportation Diagram designation for that site from *Industrial Park* to *Mixed Use with No Underlying Land Use Designation*, and 2) the text of Appendix F of the General Plan to identify the range of industrial and commercial development proposed by that project and to increase the allowable building height on the entire property to 120 feet. The PD Zoning changed the *A(PD)-Planned Development* zoning designation on the iStar property to *IP(PD)-Planned Development*.

The City is now considering a Text Amendment to the existing *Industrial Park* General Plan designation on the adjacent Equinix property, which would increase the maximum allowed building height from 45 to 120 feet on the property, similar to the iStar property. No change in land use or any increase in the allowable industrial park square footage on the Equinix site is proposed. This environmental checklist, as recommended in the California Environmental Quality Act (CEQA) Guidelines, was used to compare the environmental impacts of the "Proposed Project" with those of the "Approved Project" and to identify whether the Proposed Project would likely result in new significant environmental impacts. The right-hand column in the checklist lists the source(s) for the answer to each question, and where appropriate, the location of the required mitigation measures.

Preliminary Checklist of Environmental Issues

	New Potentially Significant Impact	New Less Than Significant With Mitigator Incorporated	New Less Than Significant Impact	Same Impact as "Approved Project"	Less Impact than "Approved Project"	Information Source(s)/ Discussion Location
AESTHETICS						
Would the project:						
1) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3
2) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1,2,3
3) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1,2,3
4) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1
AGRICULTURAL RESOURCES						
Would the project:						
1) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2
2) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
3) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2

	New Potentially Significant Impact	New Less Than Significant With Mitigator Incorporated	New Less Than Significant Impact	Same Impact as "Approved Project"	Less Impact than "Approved Project"	Information Source(s)/ Discussion Location
AIR QUALITY						
Would the project:						
1) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
2) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
3) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is classified as non-attainment under an applicable federal or state ambient air quality standard including releasing emissions which exceed quantitative thresholds for ozone precursors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
4) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
5) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
BIOLOGICAL RESOURCES						
Would the project:						
1) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3
2) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3

	New Potentially Significant Impact	New Less Than Significant With Mitigation Incorporated	New Less Than Significant Impact	Same Impact as "Approved Project"	Less Impact than "Approved Project"	Information Source(s)/ Discussion Location
3) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3
4) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3
5) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3
6) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3
CULTURAL RESOURCES						
Would the project:						
1) Cause a substantial adverse change in the significance of an historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3
2) Cause a substantial adverse change in the significance of an archaeological resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3
3) Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3
4) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3

	New Potentially Significant Impact	New Less Than Significant With Mitigation Incorporated	New Less Than Significant Impact	Same Impact as "Approved Project"	Less Impact than "Approved Project"	Information Source(s)/ Discussion Location
GEOLOGY AND SOILS						
Would the project:						
1) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:						
a) Rupture of a known earthquake fault, as described on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
b) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
c) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
d) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
2) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
3) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
4) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
5) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2

	New Potentially Significant Impact	New Less Than Significant With Mitigation Incorporated	New Less Than Significant Impact	Same Impact as "Approved Project"	Less Impact than "Approved Project"	Information Source(s)/ Discussion Location
HAZARDS AND HAZARDOUS MATERIALS						
Would the project:						
1) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
2) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
3) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
4) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
5) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
6) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
7) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
8) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2

	New Potentially Significant Impact	New Less Than Significant With Mitigation Incorporated	New Less Than Significant Impact	Same Impact as "Approved Project"	Less Impact than "Approved Project"	Information Source(s)/ Discussion Location
HYDROLOGY AND WATER QUALITY						
Would the project:						
1) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
2) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
3) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
4) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
5) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
6) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
7) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
8) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2

	New Potentially Significant Impact	New Less Than Significant With Mitigator Incorporated	New Less Than Significant Impact	Same Impact as "Approved Project"	Less Impact than "Approved Project"	Information Source(s)/ Discussion Location
9) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
10) Be subject to inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
LAND USE Would the project:						
1) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
2) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
3) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
MINERAL RESOURCES Would the project:						
1) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
2) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2

	New Potentially Significant Impact	New Less Than Significant With Mitigator Incorporated	New Less Than Significant Impact	Same Impact as "Approved Project"	Less Impact than "Approved Project"	Information Source(s)/ Discussion Location
NOISE						
Would the project result in:						
1) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
2) Exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
3) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
4) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
5) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
6) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
POPULATION AND HOUSING						
Would the project:						
1) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
2) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2

	New Potentially Significant Impact	New Less Than Significant With Mitigation Incorporated	New Less Than Significant Impact	Same Impact as "Approved Project"	Less Impact than "Approved Project"	Information Source(s)/ Discussion Location
3) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
PUBLIC SERVICES						
Would the project:						
1) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:						
Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
RECREATION						
Would the project:						
1) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
2) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2

	New Potentially Significant Impact	New Less Than Significant With Mitigation Incorporated	New Less Than Significant Impact	Same Impact as "Approved Project"	Less Impact than "Approved Project"	Information Source(s)/ Discussion Location
TRANSPORTATION/TRAFFIC						
Would the project:						
1) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio of roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
2) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
3) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
4) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible land uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
5) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
6) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
7) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
UTILITIES AND SERVICE SYSTEMS						
Would the project:						
1) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
2) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2

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3) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
4) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
5) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
6) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
7) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
MANDATORY FINDINGS OF SIGNIFICANCE						
1) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3

	New Potentially Significant Impact	New Less Than Significant With Mitigator Incorporated	New Less Than Significant Impact	Same Impact as "Approved Project"	Less Impact than "Approved Project"	Information Source(s)/ Discussion Location
2) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1,2,3
3) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3

Checklist Sources/Location of Impact Discussion

1. Professional judgment and expertise of environmental specialist preparing this assessment, based upon a review of the site and surrounding conditions, as well as a review of the project information and General Plan Amendment request.
2. City of San Jose; Final Environmental Impact Report for the iStar General Plan Amendment and Planned Development Zoning Project, SCH#2005012046, June, 2006.
3. City of San Jose, Draft Environmental Impact Report, Edenvale Redevelopment Project, Volume I: EIR Text, March, 2000.

