

5. NEXT STEPS

5.1 CEQA and environmental clearance

The 'test-fit' preferred plan as described in section 2 of this report will become the basis for the next phase of the project. Using the maximum theoretical build-out of uses, areas and parking supply as described in section 4, the consultant team will prepare an Environmental Impact Report (EIR) in accordance with the requirements of the California Environmental Quality Act (CEQA) and the City of San Jose as lead agency.

The program level EIR will be commensurate with the level of detail provided in this report and will provide project-level clearance for as many issues as possible, including air quality, geology, public facilities and services, biological resources, global climate change, energy, utilities and service systems. Other issues that are considered to be more property-specific will be analyzed at a program level, such that environmental review for future development projects could be tiered off the Diridon Station Area Plan EIR when these projects come forward. This will allow these more detailed reports to be prepared as and when properties are redeveloped in accordance with the goals of the preferred plan, while at the same time allowing for streamlining by avoiding the need to re-analyze many subject areas.

5.2 Key planning amendments

Zoning changes may be undertaken by The City of San Jose following the completion of the Diridon Station Area Plan. Given the complexity of zoning for and guiding the gradual redevelopment of multiple small properties over time within the context of the vision of the preferred plan, it is likely that a combination of form-based and performance-based zoning will be most appropriate, especially with respect to the desire to synergistically link the public realm to the private realm.