II. SUMMARY

A. PROJECT UNDER REVIEW

This EIR has been prepared to evaluate the environmental impacts of the Baseball Stadium in the Diridon/Arena Area Project. The proposed project consists of the development of an approximately 1.5 million square-foot major league baseball stadium, a parking structure, and a future commercial development site on approximately 23.1 acres in the City of San Jose. The proposed project would require City entitlement actions including demolition, construction, and development permits. A more detailed description of the proposed project is provided in Chapter III, Project Description.

B. SUMMARY OF IMPACTS AND MITIGATION MEASURES

This summary provides an overview of the analysis contained in Chapter V, Setting, Impacts, and Mitigation Measures. CEQA requires a summary to include discussion of: (1) potential areas of controversy; (2) significant impacts; (3) cumulative impacts; (4) significant irreversible and unavoidable impacts; and (5) alternatives to the proposed project.

1. Potential Areas of Controversy

Letters received as comments on the Notice of Preparation (NOP) raised a number of topics that the writers wanted addressed in the EIR, including: traffic, air quality, noise, the project site's proximity to the Norman Y. Mineta San Jose International Airport, loss of planned parkland, and impacts to cultural resources. In addition, some of the comments offered in the NOP comment letters address the merits of the project itself and not the potential adverse environmental impacts that are the subject of this EIR. Verbal comments offered by those in attendance at the CEQA Scoping Session, held on December 15, 2005, included many of those offered in writing as comments on the NOP.

2. Significant Impacts

Under CEQA, a significant impact on the environment is defined as, "…a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance."[1] Implementation of the proposed project has the potential to result in adverse environmental impacts in several environmental areas. Impacts in the following areas would be significant without the implementation of mitigation measures, but would be reduced to a less-than-significant level if the mitigation measures noted in this report are implemented:

- land use
- transportation, circulation and parking
- air quality

[1] Remy, Thomas, Moose, and Manley, *Guide to the California Environmental Quality Act*, 1999, p.158; Public Resources Code 15382; Public Resources Code 21068.

- noise
- biological resources
- geology, soils and seismicity
- hydrology and water quality
- hazards and hazardous materials
- cultural and paleontological resources
- visual and aesthetic resources
- shade/shadow and light/glare
- utilities

3. Alternatives to the Proposed Project

The seven alternatives to the proposed project are analyzed in Chapter VII of this EIR are discussed below.

The **No Development** alternative would involve the multi-parcel site remaining physically as it presently is. The multiple-block site would maintain its commercial, light industrial, transportation, utility and office uses. The fire training center south of Park Avenue would continue to operate in its current location. Autumn Street would maintain its current alignment, and Otterson and Montgomery Streets would not be vacated.

The **Existing Plan** alternative would involve the development of the site in accordance with the development outlined in the Diridon/Arena Strategic Development Plan, the Midtown Specific Plan and the Burbank/Del Monte Neighborhood Improvement Plan. The project site north of Park Avenue would be developed with transit oriented mixed use development. The project site south of Park Avenue would be developed with a public park.

The **Submerged Stadium** alternative would involve the excavation of the site by 24 to 28 feet to submerge the stadium and achieve a consequent reduction in overall height by the same 24 to 28 feet. The parking garage would also be submerged to a similar level. Pedestrian access to the interior of the stadium facilities would vary from the proposed (at-grade) concept, but this alternative assumes that the remainder of the project's characteristics would not change.

Over the past several years the City of San Jose has considered many locations for a baseball stadium. **Alternate Locations Considered and Rejected** summarizes locations that have been considered by the City, but which do not meet the basic size requirements or other critical project objectives, or which have other fatal flaws.

In order to most clearly distinguish the trade-off in potential impacts—both *beneficial* and *adverse*—several alternate locations for the project have been selected.

The **FMC/Coleman Avenue Location** alternative evaluates the same development program as the proposed project, but at another location within the City of San Jose. The FMC/Coleman Avenue Location alternative is an approximately 92.5-acre site bounded by Coleman Avenue to the northeast, Newhall Street to the southeast, Southern Pacifica Railroad lines to the southwest and the jurisdictional boundary of the City of Santa Clara to the northwest. This site was analyzed (for another type

of development project) in the EIR prepared for the FMC/Coleman Avenue Planned Development Rezoning (July 2003).

The **Del Monte Location** alternative evaluates the same development program as the proposed project, but at another location within the City of San Jose. The Del Monte Location alternative is an approximately 17.5-acre site at 801 Auzerais Street, generally south of W. San Carlos Street, west of Los Gatos Creek, north of W. Home Street and east of Sunol Street and the Vasona LRT line. This site was analyzed (for another type of development project) in the EIR prepared for the KB Home Monte Vista Residential Planned Development Zoning Project (March 2005).

The **Berryessa Flea Market Location** alternative evaluates the same development program as the proposed project, but at another location within the City of San Jose. The Berryessa Flea Market Location alternative is an approximately 120-acre site at 1590 Berryessa Road, generally south of Chessington Drive and Bellemade Street, north of Maybury Street, west of Caltrain tracks and east of Coyote Creek. This site was analyzed (for another type of development project) in the EIR prepared for the San Jose Flea Market General Plan Amendment (November 2002).

The **Reed and Graham Location** alternative evaluates the same development program as the proposed project, but at another location within the City of San Jose. The Reed and Graham Location alternative is an approximately 16-acre site at 854 Savaker Avenue, generally bounded by Los Gatos Creek to the west, I-280 to the south, railroad lines to the west and Savaker Avenue to the north. This site was analyzed as an alternative in the EIR prepared for the KB Home Monte Vista Residential Planned Development Zoning Project (March 2005).

Each alternative is compared to the proposed project, and discussed in terms of its various mitigating or adverse effects on the environment. Analysis of the alternatives follows the same topical order as for the proposed Project in Chapter V, and focuses on those topics for which significant adverse impacts would result from the proposed project.

4. Cumulative Impacts

The project in conjunction with other foreseeable projects would also result in significant unavoidable cumulative impacts to transportation and circulation, air quality, noise, cultural resources, light and glare, and visual resources.

5. Significant Unavoidable Impacts

As discussed in Chapter VIII of this EIR, implementation of the proposed project would result in the following significant unavoidable adverse impacts:

- State Route 87 would experience a significant impact from project traffic along two of the analyzed segments; I-280 would experience a significant impact from project traffic along two of the analyzed segments.
- Long-term project-related regional emissions would exceed the BAAQMD thresholds of significance for ozone precursors.
- Traffic noise levels along W. San Fernando Street would exceed the City's short-range noise quality standards.

- Stadium events would increase the ambient noise level resulting in impacts to nearby residential land uses.
- Construction activities would result in short-term increases in noise.
- Temporary fireworks displays would result in isolated increases in noise.
- A structure listed on the *City of San Jose Historic Resources Inventory* as Structures of Merit, which also appears to be both a candidate City Landmark and eligible for the California Register would be demolished.
- The San Jose Diridon Station, a City landmark listed in the National Register, would sustain indirect impacts due to demolition of adjacent buildings and direct impacts due to the alteration of the character of the Station's setting.
- Nighttime operation of the stadium would increase light and glare in the area and present a nuisance to surrounding land uses.

C. SUMMARY TABLE

Information in Table II-1, Summary of Impacts and Mitigation Measures, has been organized to correspond with environmental issues discussed in Chapter V. The table is arranged in four columns: (1) impacts; (2) level of significance prior to mitigation; (3) mitigation measures; and (4) level of significance after mitigation. Levels of significance are categorized as follows: SU = Significant and Unavoidable; S = Significant; and LTS = Less Than Significant. A series of mitigation measures is noted where more than one mitigation measure is required to achieve a less-than-significant impact, and alternative mitigation measures are identified when available. For a complete description of potential impacts and recommended mitigation measures, please refer to the specific discussions in Chapter V.

Table II-1: Summary of Impacts and Mitigation Measures

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
A. LAND USE			
LU-1: Fireworks displays occurring during stadium events could present a hazard to the safe operation of the San Jose International Airport.	S	LU-1: In addition to obtaining the required City permit, fireworks sponsors shall coordinate events in advance with airport staff, the air traffic control tower, and the FAA (if requested by FAA) to ensure that the activity (timing, height, and materials) does not pose a hazard to the safe operation of the San Jose International Airport.	LTS
B. POPULATION, EMPLOYMENT AND HOUSING			
There are no significant population, employment and housing impacts.			
C. TRANSPORTATION, CIRCULATION AND PARKING			
TRANS-1: The level of service at Delmas Avenue and Park Avenue would degrade from the already unacceptable LOS F under background conditions. This condition constitutes a significant impact by City of San Jose standards.	S	TRANS-1: The impact at this intersection could be mitigated by adding a second southbound through lane on Delmas Avenue. The recommended lane addition would require widening the curb-to-curb roadway width by approximately 2 feet. This could be accomplished by acquiring additional right-of-way (ROW) along the east side of Delmas Avenue, or, if additional ROW cannot be acquired, by removing on-street parking on the east side of Delmas Avenue. It should be noted that the same improvement was identified as a mitigation measure for the San Jose Water Project. Based on the City's standards, the recommended improvements would satisfactorily mitigate the project impact.	LTS
TRANS-2: The level of service at Delmas Avenue and W. San Fernando Street would degrade from the already unacceptable LOS F under background conditions. This condition constitutes a significant impact by City of San Jose standards.	S	TRANS-2: The impact at this intersection could be mitigated by adding a second southbound through lane on Delmas Avenue. The recommended lane addition would require widening Delmas north of San Fernando by approximately 12 feet and south of San Fernando by two feet. It should be noted that the same improvement was identified as a mitigation measure for the San Jose Water Project, from which ROW dedication would be required. With the recommended improvement, the average vehicular delays at this intersection would be reduced to the LOS C range during the analysis period. Based on the City's standards, the recommended improvements would satisfactorily mitigate the project impact.	LTS
TRANS-3: State Route 87 would experience a significant impact from project traffic along two of the analyzed segments; I-280 would experience a significant impact from project traffic along two of the analyzed segments.	S	TRANS-3: Improvements to mitigate significant project impacts on freeway segments are infeasible due to right-of-way constraints and the land use impacts associated with acquiring additional right-of-way. These impacts are therefore considered significant and unavoidable.	SU

Table II-1 *continued*

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
D. AIR QUALITY			
AIR-1: Construction period activities could generate significant dust, exhaust, and organic emissions.	S	AIR-1: Implementation of the following steps would reduce the construction period air quality impacts to a less-than-significant level. (a) The following multi-part mitigation shall be incorporated into the construction plans and implemented for the proposed project. The City shall review the construction plans to ensure these measures have been incorporated: • Water all active construction areas at least twice daily and more often during windy periods to prevent visible dust from leaving the site; active areas adjacent to windy periods; active areas adjacent to existing land uses shall be kept damp at all times, or shall be treated with non-toxic stabilizers or dust palliatives; • Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard; • Pave, apply water at least three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites; • Sweep daily (or more often if necessary) to prevent visible dust from leaving the site (preferably with water sweepers) all paved access roads, parking areas, and staging areas at construction sites; water sweepers shall vacuum up excess water to avoid runoff-related impacts to water quality; • Sweep streets daily, or more often if necessary (preferably with water sweepers) if visible soil material is carried onto adjacent public streets; • Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more); • Enclose, cover, water at least twice daily, or apply not-toxic soil binders to exposed stockpiles (dirt, sand, etc,) to prevent visible dust from leaving the site; • Limit traffic speed on unpaved roads to 15 mph; • Install sandbags or other erosion control measures to prevent silt runoff to public roadways;	LTS

Table II-1 *continued*

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
AIR-1 *continued*		• Replant vegetation in disturbed areas as quickly as possible; • Install wheel washers for all existing trucks, or wash off the tires or tracks of all trucks and equipment leaving the site; • Install wind breaks, or plant trees/vegetative wind breaks at windward side(s) of construction areas; • Suspend excavation and grading activities when winds instantaneous gusts exceed 25 mph; and • Limit the area subject to excavation grading, and other construction activity at any one time. (b) Any temporary haul roads to soils stockpiles areas used during construction of projects shall be routed away from existing neighboring land uses. Any temporary haul roads shall be surfaced with gravel and regularly watered to control dust or treated with an appropriate dust suppressant. (c) Water sprays shall be utilized to control dust when material is being added or removed from soils stockpiles. If a soils stockpile is undisturbed for more than one week, it shall be treated with a dust suppressant or crusting agent to eliminate wind-blown dust generation. (d) All neighboring properties located within 1,000 feet of property lines of a construction site shall be provided with the name and phone number of a designated construction dust control coordinator who will respond to complaints within 24 hours by suspending dust-producing activities or providing additional personnel or equipment for dust control as deemed necessary. The phone number of the BAAQMD pollution complaints contact shall also be provided. The dust control coordinator shall be on-call during construction hours. The coordinator shall keep a log of complaints received and remedial actions taken in response. This log shall be made available to City staff upon its request.	

Table II-1 *continued*

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
AIR-1 *continued*		(e) In order to address particulate emissions from diesel-powered equipment and vehicles, the following measures shall be implemented: (i) properly maintain vehicle and equipment engines; (ii) minimize the idling time of diesel powered construction equipment; (iii) consider requiring construction equipment that is fueled by alternative energy sources; and (iv) consider requiring add-on control devices such as particulate traps.	
AIR-2: Regional emissions of criteria air pollutants from new development would exceed BAAQMD thresholds.	S	AIR-2: The *BAAQMD CEQA Guidelines* document identifies potential mitigation measures for various types of projects. The following are considered to be feasible and effective in further reducing vehicle trip generation and resulting emissions from the Downtown Stadium project: • Maximize the use of existing transit facilities and incorporate additional facilities (e.g., bus bulbs/turnouts, benches, shelters) into the project's design. • Provide bicycle lanes and/or paths, connected to community-wide network. • Provide sidewalks and/or paths, connected to adjacent land uses, transit stops, and/or community-wide network. • Provide secure and conveniently located bicycle storage. • Implement feasible transportation demand management (TDM) measures including a ride-matching program, coordination with regional ridesharing organizations and provision of transit information. The implementation of an aggressive trip reduction program with the appropriate incentives for non-auto travel can reduce project impacts by approximately 10 to 15 percent. A reduction of this magnitude would provide a reduction in emissions, however project emissions would still exceed the significance threshold. There is no mitigation available with currently feasible technology to reduce the project's regional air quality impact by an additional 75 percent to a less-than-significant level. Therefore, the project's regional air quality impacts would remain significant and unavoidable.	SU

Table II-1 *continued*

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
AIR-3: Fireworks displays may cause spikes in air pollution.	S	AIR-3: The City shall require that the point of launch and the fallout area for fireworks be located so as to ensure the safety of the public from the discharge of pyrotechnic devices, exposure to toxic air pollutants or any other hazard from fireworks displays.	LTS
E NOISE			
NOISE-1: Increases in traffic noise to surrounding roadways would be significant.	S	NOISE-1: With affected property owner's consent, prior to opening day of the stadium, measures taken to reduce significant noise impacts associated with increased traffic for residences located along W. San Fernando Street from Autumn Street to Delmas Avenue or Autumn Street from W. San Fernando Street to W. Santa Clara Street may include, but are not limited to installation of dual-pane windows, mechanical air conditioning and improved ceiling and wall insulation.	SU
NOISE-2: Baseball game events could result in noise impacts on adjacent residential uses.	S	NOISE-2a: The stadium public address system shall be comprised of a distributed speaker system on-site, which would locate speakers around each section of the park to minimize the need for extra-loud and high-mounted units. NOISE-2b: Prior to the first ballpark event, a detailed acoustic study shall be conducted by the City of San Jose to confirm the predictions of the long-term noise levels at noise sensitive uses within the 60 dBA L_{eq} contour line shown in Figure V.E-2 of the ballpark, which have been made in this EIR. The study shall be used to determine noise attenuation measures to achieve a 45 dBA L_{eq} interior noise level at nearby residences. Attenuation measures at the stadium shall include, but not be limited to, distributed speakers for the public address system and limitations placed on sound levels associated with various activities. Measures taken with affected property owner's consent, at receptor locations may include, but are not limited to installation of dual-pane windows, mechanical air conditioning, sound walls and improved ceiling and wall insulation. Necessary remedial measures shall be implemented, or otherwise assured to be implemented within one year to the satisfaction of the City Manager. Implementation of mitigation measures NOISE-1a and NOISE-1b would reduce impacts associated with baseball games. However, impacts would remain significant and unavoidable.	SU

Table II-1 *continued*

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
NOISE-3: Proposed on-site concert events could result in noise impacts on adjacent residential uses.	S	NOISE-3: A maximum sound level of 95 dB L_{eq} shall be maintained at the sound board for concerts. Implementation of the multipart mitigation measures NOISE-1 and NOISE-2 would reduce impacts from concert noise. However, noise impacts would be significant and unavoidable.	SU
NOISE-4: Explosions associated with fireworks displays at the proposed project would create significant peak noise impacts.	S	Implementation Mitigation Measure NOISE-2b would reduce impacts from firework displays for residences located adjacent to the proposed stadium. Implementation of the Mitigation Measure NOISE-2b would help to minimize this impact but not reduce it to a less-than-significant level.	SU
NOISE-5: Construction period activities could create significant short-term noise impacts.	S	NOISE-5a: The following measures shall be implemented during construction of the proposed project: • All construction vehicles or equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers. • City will develop a Construction Impact Mitigation Plan with input from neighbors to determine a construction activity schedule including construction days and hours of construction. • Unnecessary idling of internal combustion engines will be prohibited. • All stationary noise generating construction equipment, such as air compressors and portable power generators, will be located as far as practical from existing residences.	SU
		NOISE-5b: In the event that pile-driving and/or other extreme noise generating construction vehicles or equipment are required, a set of site-specific noise attenuation measures shall be completed under the supervision of a qualified acoustical consultant. These attenuation measures shall include as many of the following control strategies as feasible and shall be implemented prior to any pile-driving or extreme noise generating activities: • Implement "quiet" pile-driving technology, where feasible, in consideration of geotechnical and structural requirements and conditions; • Utilize noise control blankets on the building structure as it is erected to reduce noise emission from the site;	

Table II-1 *continued*

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
NOISE-5 *continued*		• Evaluate the feasibility of noise control at the receptor(s) by temporarily improving the noise reduction capability of those buildings; and • Monitor the effectiveness of noise attenuation measures by taking noise measurements once the measures are in place. • Residents within 1,000 feet of the pile-driving activity will be notified of the schedule for their use while they are in use. Portable acoustical barriers will be installed around pile driving equipment. • A name, address, and phone number of a contact person will be posted on the site to handle noise complaints. Implementing the basic measures required by Mitigation Measure NOISE-5a would reduce potential impacts from construction activities. In addition, Mitigation Measure NOISE-5b will further reduce the potential impacts from pile driving activities and other extreme noise generating construction activities in the vicinity of the construction site. However, even with the implementation of these mitigation measures, noise associated with the construction of the proposed project would be considered significant and unavoidable.	
F. BIOLOGICAL RESOURCES			
BIO-1: Construction of the proposed project would result in the removal of 45 ordinance-size trees.	S	BIO-1: Loss of ordinance size trees will be mitigated by implementation of landscaping plans approved by the City of San Jose, in conformance with the City of San Jose Landscape and Irrigation Guidelines and City of San Jose Planning Department specifications. For private projects, the City of San Jose requires tree replacement for those trees greater than 18 inches in diameter with 24-inch box trees at a ratio of 4:1 (trees planted to trees removed). Trees planted within the riparian corridor shall be native trees grown from Los Gatos Creek watershed stock. As a City proposed project, the City would commit to meeting the tree replacement ratio, but given the footprint of redevelopment on the site, replacement trees may be planted beyond the project site in the project area.	LTS

Table II-1 *continued*

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
BIO-2: Construction activities adjacent to the Los Gatos Creek riparian corridor may disturb nesting Cooper's hawks and other raptors.	S	BIO-2: Surveys to determine the presence of active raptor nests on or adjacent to (i.e., along Los Gatos Creek) to the construction area shall be conducted by a qualified biologist no more than 30 days prior to the initiation of construction-related activities, including removal of existing vegetation or facilities. If raptors are observed nesting on or near the site, exclusion zones will be established around all active nests. The size of the exclusion zone will be determined based on consultation with the CDFG, which typically requires a zone of 100 to 300 feet around the nest. No activity will be allowed inside the exclusion zone until a qualified biologist has determined that the young have successfully fledged from the nest or that the nest is no longer active.	LTS
G. GEOLOGY, SOILS AND SEISMICITY			
GEO-1: Seismically-induced ground shaking at the project could result in damage to life and/or property.	S	GEO-1: Prior to the issuance of any site-specific grading or building permits, a design-level geotechnical investigation shall be prepared by a licensed professional and submitted to the City of San Jose Public Works Department for review and confirmation that the proposed development fully complies with the California Building Code (Seismic Zone 4). The report shall determine the project site's geotechnical conditions and address potential seismic hazards such as liquefaction. The report shall identify building techniques appropriate to minimize seismic damage. In addition, the following requirement for the geotechnical and soils report shall be met: • Analysis presented in the geotechnical report shall conform with the California Division of Mines and Geology recommendations presented in the *Guidelines for Evaluating Seismic Hazards in California*. All mitigation measures, design criteria, and specifications set forth in the geotechnical and soils report shall be followed.	LTS

Table II-1 *continued*

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
GEO-2: Structures or property at the project could be adversely affected by expansive soils or by settlement of project site soils.	S	GEO-2: In locations underlain by expansive soils and/or non-engineered fill, the designers of stadium foundation and other improvements (including the electrical substation, sidewalks, roads, and underground utilities) shall consider these conditions. The design-level geotechnical investigation to be prepared by a licensed professional and approved by the City of San Jose Public Works Department (required in Mitigation Measure GEO-1), shall include measures to minimize potential damage related to expansive soils and non-uniformly compacted fill. Mitigation options may range from removal of the problematic soils and replacement, as needed, with properly conditioned and compacted fill to design and construction of improvements to withstand the forces exerted during the expected shrink-swell cycles and settlement. All mitigation measures, design criteria, and specifications set forth in the geotechnical and soils report shall be followed to reduce impacts associated with shrink-swell soils to a less-than-significant level.	LTS
GEO-3: Differential settlement at the project site could result in damage to project buildings and other improvements.	S	GEO-3: Prior to issuance of a grading permit, a site-specific grading plan shall be prepared by a licensed professional and submitted to the City of San Jose Public Works Department (see Mitigation Measure GEO-1). The plan shall include specific recommendations for mitigating potential settlement associated with fill placement and areas of different fill thickness.	LTS
GEO-4: Liquefaction at the project site could result in damage to buildings and other improvements.	S	GEO-4: Project design shall be in accordance with the recommendations contained in a site-specific geotechnical report prepared by a licensed professional and reviewed and approved by City of San Jose Public Works Department. (see Mitigation Measure GEO-1). The San Jose Public Works Department shall approve all final design and engineering plans. Project design and construction shall be in conformance with current best standards for earthquake resistant construction in accordance with the California Building Code (Seismic Zone 4), applicable local codes, and the generally-accepted standard of geotechnical practice for seismic design in Northern California. The design-level geotechnical investigation shall include measures to minimize that potential damage related to liquefaction.	LTS

Table II-1 *continued*

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
H. HYDROLOGY AND WATER QUALITY			
HYD-1: Alteration of the local drainage patterns could potentially result in exceedance of the capacity of downstream stormwater conveyance structures, resulting in localized flooding.	S	HYD-1: As a condition of approval of the final grading and drainage plans for the project, it shall be demonstrated through detailed hydraulic analysis that implementation of the proposed drainage plans would include drainage components that are designed in compliance with City of San Jose standards. The grading and drainage plans shall be reviewed for compliance with these requirements by the City of San Jose Department of Public Works. Any improvements deemed necessary by the City shall be made a part of the conditions of approval. Implementation of this mitigation measure would reduce potential impacts associated with increased peak runoff volumes to a less-than-significant level.	LTS
HYD-2: Construction activities and post-construction site uses could result in degradation of water quality in the receiving waters by reducing the quality of stormwater runoff.	S	HYD-2a: **Construction-Period Impact Mitigation.** The project proponent shall comply with the City of San Jose's Post-Construction Urban Runoff Management Policy (Policy Number 6-29), which requires: *... all new and redevelopment projects to implement Post-Construction Best Management Practices (BMPs) and Treatment Control Measures (TCMs) to the maximum extent practicable. This Policy also establishes specified design standards for Post-Construction TCMs for Major Projects and minimum Post-Construction BMPs for all Land Uses of Concern, including Expansion Projects. This Policy further establishes the criteria for determining the situations in which it is impracticable to comply with the Major Project design standards, including the criteria for evaluating the equivalency of Alternative Compliance Measure(s)* In addition, the project proponent shall prepare a SWPPP designed to reduce potential impacts to surface water quality through the construction period of the project. The SWPPP must be maintained on-site and made available to City inspectors and/or RWQCB staff upon request. The SWPPP shall include specific and detailed BMPs	LTS

Table II-1 *continued*

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
HYD-2 *continued*		designed to mitigate construction-related pollutants. At minimum, BMPs shall include practices to minimize the contact of construction materials, equipment, and maintenance supplies (e.g., fuels, lubricants, paints, solvents, adhesives) with stormwater. The SWPPP shall specify properly designed centralized storage areas that keep these materials out of the rain. An important component of the stormwater quality protection effort is the knowledge of the site supervisors and workers. To educate on-site personnel and maintain awareness of the importance of stormwater quality protection, site supervisors shall conduct regular tailgate meetings to discuss pollution prevention. The frequency of the meetings and required personnel attendance list shall be specified in the SWPPP. The SWPPP shall specify a monitoring program to be implemented by the construction site supervisor, which must include both dry and wet weather inspections. In addition, in accordance with State Water Resources Control Board Resolution No. 2001-046, monitoring would be required during the construction period for pollutants that may be present in the runoff that are "not visually detectable in runoff." BMPs designed to reduce erosion of exposed soil may include, but are not limited to: soil stabilization controls, watering for dust control, perimeter silt fences, placement of hay bales, and sediment basins. The potential for erosion is generally increased if grading is performed during the rainy season as disturbed soil can be exposed to rainfall and storm runoff. If grading must be conducted during the rainy season, the primary BMPs selected shall focus on erosion control (i.e., keeping sediment on the site). End-of-pipe sediment control measures (e.g., basins and traps) shall be used only as secondary measures. Entry and egress from the construction site shall be carefully controlled to minimize off-site tracking of sediment. Vehicle and equipment wash-down facilities shall be designed to be accessible and functional during both dry and wet conditions.	

Table II-1 *continued*

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
HYD-2 *continued*		HYD-2b: **Operation-Period Impact Mitigation.** The design-level storm water control plan shall demonstrate through detailed hydraulic analysis that implementation of the proposed drainage plan would result in treatment of the appropriate percentage of the runoff from the site (in compliance with the County NPDES permit). The amount of runoff that is typically required to be treated is about 85 percent of the total average annual runoff from the site. The qualified professionals (a professional engineer with experience in the design of stormwater BMPs that is acceptable to the City) preparing the design-level storm water control plan shall consider additional measures designed to mitigate water quality degradation of runoff from all portions of the completed development. In general, passive, low-maintenance BMPs (e.g., grassy swales, porous pavements) are preferred. The City shall ensure that the project design includes features and operational BMPs to reduce potential impacts to surface water quality associated with operation of the project to the maximum extent practicable. These features shall be included in the storm water control plan and final development drawings. The final design team for the development project shall review and incorporate as many concepts as practicable from Start at the Source, Design Guidance Manual for Stormwater Quality Protection and the California Stormwater Quality Association's Stormwater Best Management Practice Handbook, Development and Redevelopment The final design team should also consider installing "end-of-pipe" treatment systems, including, but not limited to, baffle boxes, catch basins, and hydrodynamic vortex-type separators. Any use of end-of-pipe treatment systems must be accompanied by a viable maintenance program. Specifically: • Drainage from the stadium playing surface and seating areas should be treated prior to discharge to Los Gatos Creek. • The enclosed parking areas shall not be drained to the stormwater conveyance system. The garages should be dry-swept or, if washdown water is used the effluent should be discharged to the sanitary sewer system under permit from the San Jose/Santa Clara Water Pollution Control Plant.	

Table II-1 *continued*

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
HYD-2 *continued*		The City of San Jose Department of Public Works shall review and approve the SWPPP and drainage plan prior to approval of the grading plan. City staff may require more stringent stormwater treatment measures, at their discretion. Implementation of this mitigation would reduce the level of significance of this impact to a less-than-significant level.	
HYD-3: Dewatering may contain contaminants and if not properly managed could cause impacts to construction workers and the environment.	S	HYD-3: The SWPPP shall include provisions for the proper management of construction-period dewatering activities. At minimum, all dewatering shall be contained prior to discharge to allow the sediment to settle out, and filtered, if necessary to ensure that only clear water is discharged to the storm or sanitary sewer system, as appropriate. In areas of suspected groundwater contamination (i.e., underlain by fill or near sites where chemical releases are known or suspected to have occurred), groundwater shall be analyzed by a State-certified laboratory for the suspected pollutants prior to discharge. Based on the results of the analytical testing, the project proponent shall acquire the appropriate permit(s) prior to discharge of the dewatering effluent. Discharge of the dewatering effluent would require a permit from the RWQCB (for discharge to the storm sewer system) and/or the San Jose/Santa Clara Water Pollution Control Plant (for discharge to the sanitary sewer system). Proper implementation of the mitigation measure described above would reduce this impact to a less-than-significant level.	LTS
I. HAZARD AND HAZARDOUS MATERIALS			
HAZ-1: Development of the project could expose construction workers and/or the public to hazardous materials from contaminants in soil and groundwater during and following construction activities.	S	HAZ-1a: As a condition of approval for any permit for demolition, grading, or construction at any parcel at the project site, a Phase I Environmental Site Assessment shall be conducted by a qualified professional (e.g., a California-registered environmental assessor) to identify current or historical land uses that have or may have included the storage or generation of hazardous materials and the potential for releases of hazardous materials to have occurred that might impact the site. The assessments shall be performed in conformance with the	LTS

Table II-1 *continued*

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
HAZ-1 *continued*		current standard of care established by ASTM and EPA for Phase I Environmental Assessments and shall be submitted to the City Environmental Services Department (ESD) Environmental Compliance Officer for review and approval. The Phase I ESA assessments shall identify the potential presence of any environmental impacts to the subject site related to any historic and/or present uses of hazardous materials at the subject site and/or at any sites in the vicinity of the subject site, and present recommendations for further investigation of the parcel, if warranted. Recommendations for investigation shall be implemented in Phase II investigations at the project site. The Phase II(s) shall include sampling of site soils and groundwater in areas of suspected contamination, based on the findings of the Phase I assessments. Additional groundwater samples shall be collected to establish baseline groundwater quality at the site and determine if previously unreported off-site contamination has migrated and affected the project site. The Phase II investigations shall also characterize the chemical quality of undocumented fill materials at the project site. Soil and groundwater sampling results shall be compared to RWQCB Environmental Screening Levels (ESLs) for commercial/industrial land uses for shallow soils for sites underlain by a potential drinking water source. The Phase II investigations shall be submitted to the ESD Environmental Compliance Officer for review and approval. If hazardous materials are identified in site soils or groundwater in excess of RWQCB ESLs for commercial/industrial land uses, a Human Health Risk Assessment (HHRA) shall be performed by a qualified environmental professional. The HHRA shall describe measures that must be implemented to ensure that any potential added health risks to construction workers, maintenance and utility workers, site users, and the general public as a result of hazardous materials are reduced to a cumulative risk of less than 1×10^{-6} (one in one million) for carcinogens and a cumulative hazard index of 1.0 for non-carcinogens, or as required by a regulatory oversight agency. The HHRA would be subject to review and/or approval by the City ESD Environmental Compliance Officer and/or regulatory oversight agencies.	

Table II-1 *continued*

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
HAZ-1 *continued*		The potential risks to human health in excess of these goals would be reduced either by remediation of the contaminated soils or groundwater (e.g., excavation and off-site disposal and/or extraction/treatment of groundwater) and/or implementation of institutional controls and engineering controls (IC/EC). IC/EC may include the use of hardscape (buildings and pavements), importation of clean soil in landscaped areas to eliminate exposure pathways, and deed restrictions. If IC/EC are implemented, an Operations and Maintenance Program must be prepared and implemented to ensure that the measures adopted are maintained throughout the life of the project. If IC/EC are implemented, the Operations and Maintenance Program would be subject to review and approval by the City ESD Environmental Compliance Officer and/or regulatory oversight agencies. HAZ-1b: Prior to approval for any demolition, grading, or construction permits at the project site, a Construction Risk Management Plan (CRMP) shall be prepared with provisions to protect construction workers, the nearby public, and future workers and nearby residents from health risks from residual contaminants in site soils and groundwater during project construction and subsequent maintenance activities. The CRMP shall summarize previous environmental investigations and health risk assessments conducted for the project site (Mitigation Measure HAZ-1a). The CRMP shall include provisions for protection of human health both for the construction phase of the development as well as for the operational phase. In accordance with State and federal laws and regulations, the CRMP shall describe required worker health and safety provisions for all workers potentially exposed to contaminated soil and groundwater. The CRMP shall include all necessary controls to mitigate short-term risks from releases of constituents of concern to the environment in the form of dust, vapors, and/or water runoff during construction activities. Real-time air monitoring for contaminants of concern shall be required during all activities with the potential to disturb contaminated materials at the site. Action levels for contaminants of concern shall be established, with detailed descriptions of corrective actions to be taken in the event that the action levels are reached during monitoring.	

Table II-1 *continued*

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
HAZ-1 *continued*		The CRMP shall also provide procedures to be undertaken in the event that previously unreported contamination or subsurface hazards are discovered during construction; incorporate construction safety measures for excavation and other construction activities; establish detailed procedures for the safe storage, stockpiling, use, and disposal of contaminated soils and groundwater and other hazardous materials at the project site; provide emergency response procedures; and designate personnel responsible for implementation of the CRMP during the construction and operational phases of the project. The CRMP shall also include an Operations and Maintenance Plan component, to ensure that health and safety measures required for future construction, utility trenching, and maintenance at the project site shall be enforced in perpetuity. The CRMP shall be submitted to the City ESD Environmental Compliance Officer for review and approval. If regulatory oversight is required for site remediation, the CRMP would also be subject to review and approval by regulatory oversight agencies. Implementation of this two-part measure would reduce this impact to a less-than-significant level.	
HAZ-2: Improper use or transport of hazardous materials during construction activities could result in releases affecting construction workers and the general public.	S	HAZ-2: The CRMP for the project site shall include emergency procedures and the management and disposal of contaminated soils and groundwater (see Mitigation Measure HAZ-1b). Use, storage, disposal, and transport of hazardous materials during construction activities shall be performed in accordance with existing local, State, and federal hazardous materials regulations. Implementation of this measure would reduce this impact to a less-than-significant level.	LTS
HAZ-3: Demolition of any structures containing lead-based paint, asbestos-containing building materials, or other hazardous materials could release airborne particles of hazardous materials, which may affect construction workers and the public.	S	HAZ-3: As a condition of approval for any demolition permit for a structure at the project site, a lead-based paint and asbestos-containing material survey shall be performed at the structure by a qualified environmental professional. Based on the findings of the survey, identified asbestos hazards shall be abated by a certified asbestos abatement contractor in accordance with the regulations and notification requirements of the BAAQMD. Federal and State construction worker health and safety regulations shall be required during renovation or demolition activities, and any required worker health and safety procedures shall be incorporated into the project	LTS

Table II-1 *continued*

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
HAZ-3 *continued*		CRMP (per Mitigation Measure HAZ-1b). If loose or peeling lead-based paint are identified, they shall be removed by a qualified lead abatement contractor and disposed of in accordance with existing hazardous waste regulations. Other hazardous wastes generated during demolition activities, such as fluorescent light tubes, mercury switches, and computer displays, shall be managed and disposed of in accordance with existing hazardous waste regulations. Implementation of this measure would reduce this impact to a less-than-significant level.	
HAZ-4: Future land uses at the project site may potentially create a significant hazard to the public or the environment as a result of routine transport, use, production, upset, or disposal of hazardous materials.	S	HAZ-4: Compliance with existing hazardous materials plans, programs, and permits would serve to mitigate potential hazardous materials impacts related to proposed future land uses.	LTS
J. CULTURAL AND PALEONTOLOGICAL RESOURCES			
CULT-1: The KNTV Broadcast Facility, 645 Park Avenue, appears eligible for listing in the California Register and as Candidate for City Landmark (CCL) and would sustain direct impacts due to the proposed project.	S	CULT-1a: **Documentation.** The building shall be documented to Historic American Buildings Survey (HABS) Level 3 standards, according to the Outline Format described in the *Historic American Buildings Survey Guidelines for Preparing Written Historical Descriptive Data*. Photographic documentation shall follow the *Photographic Specifications – Historic American Building Survey*, including 15-20 archival quality large-format photographs of the exterior and interior of the building and its architectural elements. Construction techniques and architectural details shall be documented, especially noting the measurements of structural members, hardware, and other features that tie the architectural elements to a specific date. A copy of the documentation, with original photo negatives and prints, shall be placed in a historical archive or history collection accessible to the general public. Five copies of the documentation with archival photographs shall be produced for distribution to local and regional repositories. One copy shall be provided to the Northwest Information Center of the California Historical Resources Information System, Sonoma State University, Rohnert Park, California. A brochure shall also be prepared that includes a brief historical overview and photographs of the buildings and is made available for distribution to local libraries, museums, and schools. If only documentation were undertaken for mitigation, impacts to this resource would be significant unavoidable.	SU

Table II-1 *continued*

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
CULT-1 *continued*		CULT-1b: **Incorporation.** If preservation or relocation is not possible, the building, or portions thereof, shall be incorporated into the ballpark to the extent feasible, following the Secretary of the Interior's Standards to ensure that the building retains its integrity and historical significance.	LTS
		CULT-1c: **Relocation.** If feasible, the building shall be stabilized and relocated to another nearby site appropriate to its historic character. After relocation, preservation, rehabilitation, and restoration, as appropriate, shall follow the Secretary of the Interior's Standards to ensure that the building retains its integrity and historical significance.	LTS
		CULT-1d: **Salvage.** If relocation, preservation, or incorporation are not possible, the building shall be offered to an appropriate agency or museum, such as History San Jose, for salvage of its architectural elements.	SU

Table II-1 *continued*

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
Impact CULT-2: The Sunlite Baking Company building, 145 South Montgomery, appears eligible for listing in the National and California registers and as a Candidate City Landmark and would sustain direct impacts due to the proposed project.	S	CULT-2a: **Documentation.** The building shall be documented to Historic American Buildings Survey (HABS) Level 3 standards, according to the Outline Format described in the *Historic American Buildings Survey Guidelines for Preparing Written Historical Descriptive Data*.[2] Photographic documentation shall follow the *Photographic Specifications – Historic American Building Survey*, including 15-20 archival quality large-format photographs of the exterior and interior of the building and its architectural elements. Construction techniques and architectural details shall be documented, especially noting the measurements of structural members, hardware, and other features that tie the architectural elements to a specific date. A copy of the documentation, with original photo negatives and prints, shall be placed in a historical archive or history collection accessible to the general public. Five copies of the documentation with archival photographs shall be produced for distribution to local and regional repositories. One copy shall be provided to the Northwest Information Center of the California Historical Resources Information System, Sonoma State University, Rohnert Park, California. A brochure shall also be prepared that includes a brief historical overview and photographs of the buildings and is made available for distribution to local libraries, museums, and schools. If only documentation were undertaken for mitigation, impacts to this resource would be significant unavoidable.	SU
		CULT-2b: **Relocation.** If feasible, the building shall be stabilized and relocated to another nearby site appropriate to its historic character. After relocation, preservation, rehabilitation, and restoration, as appropriate, shall follow the Secretary of the Interior's Standards to ensure that the building retains its integrity and historical significance.	LTS
		CULT-2c: **Salvage.** If relocation is not possible, the building shall be offered to an appropriate agency or museum, such as History San Jose, for salvage of its architectural elements.	SU

[2] Pacific Coast Basin Regional Office, U.S. National Park Service 1993.

Table II-1 *continued*

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
CULT-3: The project area may contain buried archaeological resources.	S	CULT-3: Due to high sensitivity for both prehistoric and historical archaeological resources, a qualified archaeologist shall monitor all ground-disturbing activities within the project area for historical and prehistoric archaeological resources. Monitoring should continue until, in the archaeologist's judgment, cultural resources are not likely to be encountered. A cultural resources monitoring plan shall be prepared prior to the issuance of a grading or building permit. The monitoring plan shall describe how project construction will be monitored to reduce impacts to cultural resources which may be identified within the project site. The monitoring plan shall also include a review of Sanborn fire insurance maps, historical photographs, and other appropriate historical materials to identify potentially archaeologically sensitive areas for monitoring. Limited subsurface testing may be appropriate prior to construction to identify archaeological deposits. If deposits of prehistoric or historical archaeological materials are encountered during project activities, all work within 25 feet of the discovery shall be redirected until the archaeological monitor can review the finds and make recommendations. Monitoring shall continue until, in the archaeologist's judgment, archaeological resources are no longer likely to be encountered. It is recommended that such deposits be avoided by project activities. If such deposits cannot be avoided, they shall be evaluated for their California Register eligibility. Archaeological monitors must be empowered to halt construction activities within 25 feet of the discovery to review the possible archaeological material and to protect the resource while it is being evaluated. If the deposits are not eligible, avoidance is not necessary. If the deposits are eligible, they will need to be avoided or adverse effects must be mitigated. Upon completion of the assessment, the archaeologist shall prepare a report documenting the methods and results, and provide recommendations for the treatment of the archaeological materials discovered. The report shall be submitted to City of San Jose Planning, Building, and Code Enforcement director, and the NWIC.	LTS

Table II-1 *continued*

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
CULT-3 *Continued*		Prehistoric materials can include flaked-stone tools (e.g. projectile points, knives, choppers) or obsidian, chert, basalt, or quartzite toolmaking debris; bone tools; culturally darkened soil (i.e., midden soil often containing heat-affected rock, ash and charcoal, shellfish remains, faunal bones, and cultural materials); and stone milling equipment (e.g., mortars, pestles, handstones). Prehistoric archaeological sites often contain human remains. Historical materials can include wood, stone, concrete, or adobe footings, walls and other structural remains; debris-filled wells or privies; and deposits of wood, glass, ceramics, metal, and other refuse. Project personnel shall not collect or move any archaeological materials or human remains and associated materials. Fill soils used for construction purposes should not contain archaeological materials.	
CULT-4: Ground disturbance associated with the demolition, grading, site preparation and construction of the proposed project may disturb human remains, including those interred outside of formal cemeteries.	S	CULT-4: If human remains are encountered, work within 25 feet of the discovery shall be redirected and the County Coroner notified immediately. At the same time, an archaeologist shall be contacted to assess the situation. If the human remains are of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification. The Native American Heritage Commission will identify a Most Likely Descendant (MLD) to inspect the site and provide recommendations for the proper treatment of the remains and associated grave goods. Upon completion of the assessment, the archaeologist shall prepare a report documenting the methods and results, and provide recommendations for the treatment of the human remains and any associated cultural materials, as appropriate and in coordination with the recommendations of the MLD. The report shall be submitted to City of San Jose Planning, Building, and Code Enforcement director, and the NWIC.	LTS

Table II-1 *continued*

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
CULT-5: Ground disturbing activities within the project area could adversely impact paleontological resources.	S	CULT-5a: A qualified paleontologist shall be present during initial project ground-disturbance at or below 5 feet from original ground surface. The paleontologist shall determine if further monitoring of project ground-disturbing activities below the soil layer is necessary, or if periodic site inspections are appropriate. If site inspections are recommended, each subsequent inspection shall determine if more thorough paleontological monitoring is necessary. Prior to project ground-disturbing activities, pre-field preparation by a qualified paleontologist shall take into account specific details of project construction plans for the project area as well as information from available paleontological, geological, and geotechnical studies. Limited subsurface investigations may be appropriate for defining areas of paleontological sensitivity prior to ground disturbance. If paleontological resources are encountered during project activities, all work within 25 feet of the discovery shall be redirected until the paleontological monitor can evaluate the resources and make recommendations. If paleontological deposits are identified, it is recommended that such deposits be avoided by project activities. Paleontological monitors must be empowered to halt construction activities within 25 feet of the discovery to review the possible paleontological material and to protect the resource while it is being evaluated. If avoidance is not feasible, adverse effects to such resources shall be mitigated. Mitigation can include data recovery and analysis, preparation of a report and the accession of fossil material recovered to an accredited paleontological repository, such as the UCMP. Monitoring shall continue until, in the paleontologist's judgment, paleontological resources are no longer likely to be encountered. Upon project completion, a report shall be prepared documenting the methods and results of monitoring. Copies of this report shall be submitted to the City of San Jose Planning, Building, and Code Enforcement director and to the repository to which any fossils were transmitted.	LTS

Table II-1 *continued*

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
CULT-5 *continued*		CULT-5b: If paleontological resources are encountered during project activities, and a paleontologist monitor is not present, all work within 25 feet of the discovery shall be redirected until a qualified paleontologist has evaluated the discoveries, prepared a fossil locality form documenting the discovery and made recommendations regarding the treatment of the resources. If the paleontological resources are found to be significant, adverse effects to such resources shall be avoided by project activities. If project activities cannot avoid the resources, adverse effects shall be mitigated. At a minimum, mitigation shall include data recovery and analysis, preparation of a report, and the transmittal of any fossil material recovered to a paleontological repository, such as the UCMP. Upon completion of project activities, a report documenting the methods and findings of the mitigation shall be prepared and copies submitted to City of San Jose Planning, Building, and Code Enforcement director as well as to the paleontological repository to which fossils were transmitted. Project personnel should not collect or move any paleontological materials and associated materials. Fill soils used for construction purposes should not contain paleontological materials.	
K. VISUAL AND AESTHETIC RESOURCES			
VIS-1: The proposed project would alter the visual character of historic San Jose Diridon Station.	S	VIS-1: Implementation of Mitigation Measure CULT-2a and CULT-2b would somewhat reduce this impact. However, the alteration of the station's visual setting and feeling would remain a significant impact.	SU
VIS-2: The removal of all ordinance sized trees on the project site would substantially damage scenic resources.	S	VIS-2: Mitigation Measure BIO-1 requires the loss of ordinance sized trees would be mitigated by implementation of landscaping plans to be reviewed and approved by the City of San Jose. For private projects, the City of San Jose requires tree replacement for those trees greater than 18 inches in diameter with 24-inch box trees at a ratio of 4:1. As a City proposed project, the City would commit to meeting the tree replacement ratio, but given the footprint of redevelopment on the site, replacement trees may be planted beyond the project site in the project area. Implementation of Mitigation Measure BIO-1 would reduce impacts to scenic resources through the loss of trees to a less-than-significant level.	LTS

Table II-1 *continued*

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
L. SHADE/SHADOW AND LIGHT/GLARE			
SHADE-1: Throughout most of the year in the morning hours, the proposed project would increase the shade and shadow cast on the historic San Jose Diridon Station.	S	SHADE-1: Implementation of Mitigation Measure CULT-2a and CULT-2b would somewhat reduce this impact. However, shadows cast over the station, particularly those that would occur during winter mornings (as exemplified by the shadow simulation for December 21), would remain a significant impact.	SU
SHADE-2: Obtrusive light and glare resulting from nighttime operation of the proposed stadium could present a nuisance to surrounding land uses, specifically nearby residences and the Lick Observatory.	S	SHADE-2a: The proposed project shall incorporate lighting controls at the proposed stadium to reduce the potential nuisance associated with obtrusive light and glare resulting from nighttime stadium operation. Lighting banks shall be placed and designed to minimize obtrusive spill light and glare as much as possible (e.g. shielding at the source) and shall be directed towards the playing field and away from the sky. SHADE-2b: After nighttime events, when nighttime stadium cleanup is necessary, the field lights shall be reduced to one-third of their standard intensity and shall remain on no more than one hour after the event to provide lighting for cleanup activities.	SU
SHADE-3: Light and glare associated with the proposed scoreboards and lighting structures and fireworks displays could interfere with the safe operation of the San Jose International Airport during nighttime events.	S	As discussed in Section V.A, Land Use, of this EIR, a Determination of No Hazard from the FAA would be required for the proposed project prior to development approval. In addition, implementation of Mitigation Measure LU-1 requires FAA consultation (if required by FAA) for the coordination of fireworks displays. Implementation of this mitigation measure, as well as Mitigation Measures SHADE-2a and SHADE-2b, discussed above, would reduce this significant impact to a less-than-significant level.	LTS
M. UTILITIES			
UTIL-1: The water demand of the proposed project could cause a reduction in water pressure for surrounding land uses being served at the lower end of the pressure range.	S	UTIL-1: Prior to the issuance of a certificate of occupancy, the City shall either 1) install one new well in an easement within the area with access to the existing water lines, or 2) install inter-zone regulators at two existing SJWC facility stations to supply water from an adjacent, higher pressure zone.	LTS

Table II-1 *continued*

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
UTIL-1 *continued*		The SJWC preferred mitigation would be a new well facility located near the stadium (possibly in an easement on the southerly portion of the site adjacent to Los Gatos Creek). The well site would be required to meet all setbacks and requirements of the California Department of Health Services and the SCVWD. This well would pump water from the same basin as all of the SJWC's existing wells, the Santa Clara Valley Groundwater Subbasin. A new well would require approximately 5 feet by 5 feet of space for the above-ground well head with sufficient over-head space for well drilling and pump maintenance. The pump would be located in the well and would connect to existing water transmission line adjacent to the site. An alternative to providing an additional well would be installing inter-zone regulators at two of the SJWC's existing facility locations. This would not require additional space, but would require additional piping, telemetry, and site modifications funded by the City. This option is not preferred by the SJWC as it would reduce operational flexibility.	
UTIL-2: The solid waste generated during the demolition, land clearing and construction could interfere with waste diversion goals mandated by the California Integrated Waste Management Act.	S	UTIL-2: Prior to the demolition of any structure on the site, the City shall prepare a waste management plan for the recycling of construction and demolition materials. The waste management plan shall ensure that a minimum of 50 percent (by weight) of construction, demolition, and land clearing waste is recycled or salvaged.	LTS
UTIL-3: The proposed project may require the relocation of the existing PG&E substation.	S	UTIL-3: The City shall work with PG&E to provide a new substation and transmission and distribution infrastructure.	LTS
N. PUBLIC SERVICES AND FACILITIES			
There are no significant public services and utilities impacts.			
O. ENERGY			
No significant adverse impacts related to energy would result from the proposed project.			

Source: LSA Associates, Inc., 2004.