

# TABLE OF CONTENTS

## VOLUME I

I.	INTRODUCTION .....	1
A.	PURPOSE OF THE EIR.....	1
B.	PROPOSED PROJECT .....	1
C.	EIR SCOPE.....	1
D.	REPORT ORGANIZATION.....	2
E.	CEQA PROCESS .....	3
II.	SUMMARY .....	5
A.	PROJECT UNDER REVIEW .....	5
B.	SUMMARY OF IMPACTS AND MITIGATION MEASURES.....	5
C.	SUMMARY TABLE.....	8
III.	PROJECT DESCRIPTION .....	35
A.	OVERVIEW OF THE PROPOSED PROJECT .....	35
B.	PROJECT OBJECTIVES .....	35
C.	PROJECT LOCATION .....	36
D.	PROPOSED PROJECT .....	36
E.	USES OF THE EIR .....	46
IV.	CONSISTENCY WITH PLANS AND POLICIES .....	49
A.	REGIONAL PLANS AND POLICIES .....	49
B.	LOCAL PLANS AND POLICIES .....	51
V.	SETTING, IMPACTS AND MITIGATION MEASURES .....	65
A.	LAND USE.....	67
B.	POPULATION, EMPLOYMENT AND HOUSING.....	87
C.	TRANSPORTATION, CIRCULATION AND PARKING .....	95
D.	AIR QUALITY.....	141
E.	NOISE.....	155
F.	BIOLOGICAL RESOURCES .....	175
G.	GEOLOGY, SOILS AND SEISMICITY .....	191
H.	HYDROLOGY AND WATER QUALITY.....	203
I.	HAZARDS AND HAZARDOUS MATERIALS .....	215
J.	CULTURAL AND PALEONTOLOGICAL RESOURCES.....	227
K.	VISUAL AND AESTHETIC RESOURCES .....	253
L.	SHADE/SHADOW AND LIGHT/GLARE.....	263
M.	UTILITIES.....	281
N.	PUBLIC SERVICES AND FACILITIES .....	295
VI.	CUMULATIVE IMPACTS .....	305
A.	CUMULATIVE PROJECTS .....	305
B.	CUMULATIVE IMPACT ANALYSIS BY TOPIC .....	307
C.	CONCLUSION.....	315

VII. ALTERNATIVES .....	317
A. NO DEVELOPMENT ALTERNATIVE .....	319
B. EXISTING PLAN ALTERNATIVE .....	320
C. SUBMERGED STADIUM ALTERNATIVE .....	324
D. ALTERNATE LOCATIONS CONSIDERED AND REJECTED .....	327
E. ALTERNATE LOCATION – FMC/COLEMAN AVENUE .....	329
F. ALTERNATE LOCATION – DEL MONTE .....	334
G. ALTERNATE LOCATION – BERRYESSA FLEA MARKET .....	337
H. ALTERNATE LOCATION – REED AND GRAHAM .....	340
I. ENVIRONMENTALLY SUPERIOR ALTERNATIVE .....	343
VIII. SIGNIFICANT UNAVOIDABLE EFFECTS .....	345
IX. GROWTH-INDUCING IMPACTS .....	347
X. SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES .....	349
A. CHANGES IN LAND USE WHICH WOULD COMMIT FUTURE GENERATIONS .....	349
B. IRREVERSIBLE CHANGES FROM ENVIRONMENTAL ACTIONS .....	349
C. CONSUMPTION OF NONRENEWABLE RESOURCES .....	350
XI. AUTHORS AND CONSULTANTS .....	351
A. AUTHOR .....	351
B. CONSULTANTS .....	351
XII. REFERENCES AND CONTACTS .....	353
A. REFERENCES .....	353
B. PRIMARY CITY AND AGENCY CONTACTS .....	363

## **APPENDICES**

### **VOLUME II**

Appendix A:	Notice of Preparation, Distribution List and Comments Received
Appendix B:	Initial Study
Appendix C:	Traffic Impact Analysis
Appendix D:	Air Quality Technical Materials
Appendix E:	Noise Model Technical Materials
Appendix F:	Tree Survey and Technical Materials
Appendix G:	Cultural and Paleontological Resources Study and Evaluation
Appendix H:	San Jose Water Supply Assessment

### **VOLUME III**

Appendix I:	First Amendment to Environmental Impact Report (Response to Comments)
Appendix J:	Letters Received on First Amendment

## FIGURES

Figure III-1:	Regional Location Map .....	37
Figure III-2:	Project Site Location .....	38
Figure III-3:	Conceptual Site Plan .....	39
Figure IV-1:	General Plan Land Use Designation .....	53
Figure IV-2:	San Jose Greater Downtown Strategy for Development, Illustration .....	54
Figure IV-3:	Diridon/Arena Area Strategic Development Plan, Proposed Land Use .....	59
Figure IV-4:	Midtown Specific Plan, Proposed Land Use .....	60
Figure V.A-1:	Aerial View of Project Site and Land Use Photo Location Map.....	69
Figure V.A-2a:	Minor Street Location Map .....	71
Figure V.A-2b:	Minor Streets in the Project Vicinity .....	72
Figure V.A-3:	APN Location Map .....	73
Figure V.A-4:	Neighborhoods within the Project Vicinity .....	81
Figure V.C-1:	Site Location and Study Intersections .....	96
Figure V.C-2:	Existing Bicycle Facilities.....	103
Figure V.C-3:	Existing Transit Service .....	105
Figure V.C-4:	Existing Traffic Volumes – Single-Event Scenario, 5:00 to 6:00 p.m. ....	107
Figure V.C-5:	Existing Off-Street Parking Facilities .....	109
Figure V.C-6:	Background Traffic Volumes – Single-Event Scenario, 5:00 to 6:00 p.m. ....	114
Figure V.C-7:	Background Trip Reassignment for Montgomery Street Closure –Single-Event Scenario, 5:00 to 6:00 p.m.....	117
Figure V.C-8:	Project Trip Distribution .....	121
Figure V.C-9:	Project Generated Trips – Single-Event Scenario .....	123
Figure V.C-10:	Traffic Volumes with Project – Single-Event Scenario, 5:00 to 6:00 p.m. ....	124
Figure V.C-11:	Existing Permit Parking Zones in Vicinity of Project Site.....	132
Figure V.C-12:	Estimated Pedestrian Volumes – Single-Event Scenario .....	133
Figure V.C-13:	Estimated Pedestrian Volumes – Simultaneous-Events Scenario .....	134
Figure V.C-14:	Existing Sidewalk Widths .....	136
Figure V.E-1:	Noise Monitoring Locations.....	161
Figure V.E-2:	Event Noise Contour .....	171
Figure V.F-1:	Ordinance Size Trees on the Project Site .....	177
Figure V.G-1:	Regional Faults.....	193
Figure V.J-1:	Project Area Building.....	232
Figure V.K-1:	Aerial View of the Project Site and Visual Resources Photo Location Map .....	255
Figure V.L-1a:	Project Shadow Pattern – March 21: 9:00 AM .....	269
Figure V.L-1b:	Project Shadow Pattern – March 21: 12:00 PM .....	270
Figure V.L-1c:	Project Shadow Pattern – March 21: 3:00 PM .....	271

Figure V.L-2a: Project Shadow Pattern – June 21: 9:00 AM.....	272
Figure V.L-2b: Project Shadow Pattern – June 21: 12:00 PM .....	273
Figure V.L-2c: Project Shadow Pattern – June 21: 3:00 PM .....	274
Figure V.L-3a: Project Shadow Pattern – September 21: 9:00 AM.....	275
Figure V.L-3b: Project Shadow Pattern – September 21: 12:00 PM .....	276
Figure V.L-3c: Project Shadow Pattern – September 21: 3:00 PM .....	277
Figure V.L-4a: Project Shadow Pattern – December 21: 9:00 AM .....	278
Figure V.L-4b: Project Shadow Pattern – December 21: 12:00 PM .....	279
Figure V.L-4c: Project Shadow Pattern – December 21: 3:00 PM .....	280
Figure V.N-1: Opportunity Sites for Parks in the Project Area .....	303
Figure VI-1: Cumulative Project Locations .....	306
Figure VII-1: Alternate Project Locations .....	330

## TABLES

Table II-1:	Summary of Impacts and Mitigation Measures.....	9
Table III-1:	Baseball Stadium Uses .....	41
Table III-2:	Seating Bowl Characteristics.....	41
Table V.A-1:	Minor Streets in the Project Vicinity.....	68
Table V.A-2:	Existing Land Uses on the Project Site .....	75
Table V.B-1:	Total Population –San Jose and Santa Clara County .....	88
Table V.B-2:	Employment Data – San Jose and Santa Clara County .....	88
Table V.B-3:	Household Data – San Jose and Santa Clara County .....	90
Table V.B-4:	Housing and Employment Data – San Jose and Santa Clara County.....	92
Table V.C-1:	Intersection Level of Service Definitions Based on Delay.....	100
Table V.C-2:	Freeway Segment Level of Service Definitions Based on Delay.....	101
Table V.C-3:	Existing Bus Lines .....	104
Table V.C-4:	Existing Intersection Level of Service Summary: 5:00 to 6:00 p.m. – Single-Event Scenario.....	108
Table V.C-5:	Freeway Existing Level of Service – PM Peak Hour.....	108
Table V.C-6:	Stadium Parking Facilities.....	111
Table V.C-7:	Background Intersection Level of Service Summary: 5:00 to 6:00 p.m. – Single-Event Scenario.....	113
Table V.C-8:	Project Trip Generation Estimates for a Weekday Evening Game (Arrivals).....	119
Table V.C-9:	Project Trip Estimates by Location and Time Period for a Weekday Evening Game (Arrivals) – Single-Event Scenario .....	122
Table V.C-10:	Project Intersection Levels of Service – 5:00 to 6:00 p.m. – Single-Event Scenario .....	125
Table V.C-11:	Project Freeway Segment Levels of Service .....	127
Table V.C-12:	Project Parking Generation Estimates .....	129
Table V.C-13:	Sidewalk Pedestrian Flows.....	135
Table V.C-14:	Traffic Volumes on Neighborhood Streets.....	139
Table V.D-1:	Federal and State Ambient Air Quality Standards .....	143
Table V.D-2:	Health Effects of Major Criteria Pollutants.....	144
Table V.D-3:	Results from the San Jose Ambient Air Quality Monitoring Station and Days Over Standards, 2002 to 2004 .....	145
Table V.D-4:	Results from the San Jose Ambient Air Quality Monitoring Station and Days Over Standards, 2002 to 2004 .....	145
Table V.D-5:	Worst-Case Carbon Monoxide Concentrations With and Without the Project <sup>a</sup> .....	148
Table V.D-6:	Project Regional Emissions.....	153
Table V.E-1:	Typical A-Weighted Sound Levels .....	156
Table V.E-2:	Summary of EPA Noise Levels for Protection of Public Health and Welfare with an Adequate Margin of Safety .....	158
Table V.E-3:	Summary of Human Effects in Areas Exposed to 55 dBA Ldn.....	158

Table V.E-4:	Land Use Compatibility Standards for Community Noise Environments .....	159
Table V.E-5:	Ambient Noise Monitoring Results Weekday/Weekend.....	160
Table V.E-6:	Existing Year (2005) Baseline No Project Traffic Noise Levels .....	163
Table V.E-7:	Existing Year (2005) Plus Project Traffic Noise Levels .....	165
Table V.E-8:	Summary of Noise Monitoring for Baseball Game, Qualcomm Stadium.....	166
Table V.E-9:	Existing and With Project Ballgame Event Noise Levels .....	168
Table V.E-10:	Typical Construction Equipment Noise Level .....	170
Table V.F-1:	Special-Status Plant Species in the Project Vicinity .....	181
Table V.F-2:	Special-Status Animal Species in the Project Vicinity.....	183
Table V.G-1:	Modified Mercalli Scale .....	195
Table V.I-1:	Current Land Uses at the Project Site .....	217
Table V.M-1:	SJWC Projected Potable Water Supply for Normal Water Years.....	283
Table V.M-2:	San Jose Disposal Quantities (2004) and Projected Landfill Closure Dates .....	286
Table V.N-1:	Fire Station Location and Response Capability .....	296
Table VI-1:	List of Cumulative Projects .....	305
Table VI-2:	Cumulative Intersection Levels of Service – Simultaneous-Events Scenario.....	308