

**Initial Study**  
**PDC08-035: 955–987 South First Street Project**  
**City of San José, Santa Clara County, California**

Prepared for:



**City of San José**  
Planning Division  
200 East Santa Clara Street  
San José, CA 95113

Contact: Sally Notthoff Zarnowitz, Project Manager

Prepared by:

**Michael Brandman Associates**  
Bishop Ranch 3  
2633 Camino Ramon, Suite 460  
San Ramon, CA 94583

Contact: Jason Brandman, Project Director



March 24, 2009

## TABLE OF CONTENTS

<b>Section 1: Project Information</b> .....	<b>1</b>
<b>Section 2: Determination</b> .....	<b>19</b>
<b>Section 3: Environmental Setting, Checklist, and Discussion of Impacts</b> .....	<b>21</b>
I.    Aesthetics .....	21
II.   Agriculture Resources .....	23
III.  Air Quality .....	24
IV.   Biological Resources .....	26
V.    Cultural Resources .....	34
VI.   Geology and Soils .....	41
VII.  Hazards and Hazardous Materials .....	43
VIII. Hydrology and Water Quality.....	46
IX.   Land Use and Planning .....	51
X.    Mineral Resources.....	52
XI.   Noise .....	53
XII.  Population and Housing .....	57
XIII. Public Services .....	58
XIV.  Recreation .....	60
XV.   Transportation/Traffic .....	61
XVI.  Utilities and Service Systems .....	63
XVII. Mandatory Findings of Significance.....	65
<b>Section 4: Information Sources</b> .....	<b>67</b>
<b>Section 5: Lead Agency and Consultant</b> .....	<b>69</b>
<b>Appendix A: Arborist Report</b>	
<b>Appendix B: Historical Resources Assessment</b>	
<b>Appendix C: Phase I Environmental Site Assessment</b>	
<b>Appendix D: Noise Study</b>	

**LIST OF TABLES**

Table 1: Trees to be Removed ..... 27  
Table 2: Tree Replacement Ratios ..... 33  
Table 3: Historic Building Summary ..... 35  
Table 4: Pervious and Impervious Surfaces Comparison ..... 48  
Table 5: Student Generation Factors ..... 58  
Table 6: Project Trip Generation ..... 62  
Table 7: Level of Service ..... 62

**LIST OF EXHIBITS**

Exhibit 1: [Regional Location Map](#) ..... 3  
Exhibit 2: [Local Vicinity Map Aerial Base](#) ..... 5  
Exhibit 3: [Existing Site Plan](#) ..... 7  
Exhibit 4: [Site Photographs](#) ..... 9  
Exhibit 5: [Conceptual Site Plan](#) ..... 11  
Exhibit 6: [Conceptual Roof Plan and Street Elevation](#) ..... 13  
Exhibit 7: [Conceptual Building and Exterior Elevations](#) ..... 15  
Exhibit 8: [Proposed Conceptual Rendering](#) ..... 17  
Exhibit 9: [Tree Location Map](#) ..... 31