

EIR SUMMARY

for the

EVERGREEN • EAST HILLS

VISION STRATEGY PROJECT

A. SUMMARY DESCRIPTION OF THE PROPOSED PROJECT

The proposed project is located within the City of San José (the City) in an area commonly known as Evergreen. The area generally refers to the portion of San José that lies east of U.S. 101 and south of Story Road, excluding properties south of the intersection of U.S. 101 and Hellyer Avenue. Properties within San José, but outside of the City's Urban Service Area (USA), are excluded.

The proposed Evergreen • East Hills Vision Strategy (EEHVS) consists of various actions which, when taken together, will fulfill the City's vision for the Evergreen • East Hills area of San José, such vision embodied in the "expected outcomes" adopted by the City Council in June 2005. The "expected outcomes" are listed in the main body of this EIR in Section 1.4.

Proposed actions to be taken as part of the EEHVS include the following:

- Adoption of a revised *Evergreen Development Policy (EDP)*, including design guidelines; and
- Changes in General Plan land use designations and zonings on approximately 542 acres of land in Evergreen; and
- Construction of various transportation and community amenity projects in the Evergreen • East Hills area.

Including the No Project Alternative, the City is considering six different land use development scenarios for the EDP area. The scenarios are intended to facilitate in-fill development for both large and small projects. The bulk of the proposed development would be on the following five "opportunity" sites:

Arcadia Property: The Arcadia property is an 81-acre site that is located just south of the Eastridge Shopping Mall. The site is bounded by Quimby Road on the north, industrial park uses and Capitol

Expressway on the east, Meadowfair Park and LeyVa Middle School on the south, and single-family residences on the west. The site is currently undeveloped.

Pleasant Hills Golf Course Property: The Pleasant Hill Golf Course property is a 114-acre site that is located in the northeast quadrant of the Tully Road/White Road intersection. The site is bordered by Flint Avenue and Vista Verde Drive to the east and single-family residences to the north. The site was developed in the 1960's into the privately-owned and operated Pleasant Hills Golf Course. The golf course was closed in 2004. Although the site is located in San José, the property itself is unincorporated and would be annexed to the City as part of the project.

Berg/IDS Property: The Berg/IDS property is a 200-acre site that located along the east side of Yerba Buena Road adjacent to the Evergreen Specific Plan area. The site is generally bounded by San José's Urban Growth Boundary to the east, a campus industrial site (Hitachi Headquarters) to the south, and single-family residences to the west and north. With the exception of two single-family residences, the site is vacant. The site currently has a Planned Development (PD) zoning that would allow the development of up to approximately 2.9 million square feet of *Campus Industrial* uses.

Legacy Partners Property: The Legacy Partners property is a 120-acre site that is located along the east side of Yerba Buena Road and is directly south of the Berg/IDS property. The site is generally bounded by San José's Urban Growth Boundary to the east and south, a campus industrial site (Hitachi Headquarters) to the north, and Montgomery Hill Park to the west. The site is vacant and has a PD zoning that would allow the development of up to approximately 1.8 million square feet of *Campus Industrial* uses.

Evergreen Valley College Property: The Evergreen Valley College property is a 27-acre portion of the 165-acre Evergreen Valley College campus. The 27-acre area is located in the western portion of the campus near the intersection of Yerba Buena Road and San Felipe Road. Offices and a criminal justice training center occupy part of the 27 acres, with the balance of the site being vacant.

The six land use development scenarios under consideration are summarized in Tables S-1 through S-3. Consistent with the objectives of the EEHVS, each of the development scenarios (except Scenario I/No Project) includes a reserve traffic allotment or "trip pool" for the purpose of allowing for future infill non-residential development (e.g., restaurants, coffee shops, public facilities, etc.) on various properties located throughout the EDP area (see Table S-1).

All of the scenarios except Scenario I/No Project include the construction of a package of transportation improvements in the project area. The transportation projects are summarized as follows:

- ▣ **Improvements to U.S. 101**, including a new southbound lane between Story Road and Yerba Buena Road, reconfiguration of the Tully Road and Capitol Expressway interchanges, a new southbound auxiliary lane between Tully Road and Capitol Expressway, and additional access to and from the freeway at the Yerba Buena Road interchange.

TABLE S - 1						
SUMMARY OF LAND USE DEVELOPMENT SCENARIOS						
	Scenario I (No Project)	Scenario II (Very Low)	Scenario III (Low)	Scenario IV (Medium)	Scenario V (High)	Scenario VI (Retain Industrial)
Residential (dwelling units)	217	3,600	4,200	4,600	5,700	3,900
Commercial (square feet)	0	500,000	500,000	500,000	500,000	500,000
Office (square feet)	0	75,000	75,000	75,000	75,000	75,000
Industrial (square feet)	4,660,000	0	0	0	0	4,660,000
Non- Residential Trip Pool (peak trips)	0	500	500	500	500	500

TABLE S - 2						
LOCATIONS OF RESIDENTIAL DWELLING UNITS BY SCENARIO						
	Scenario I	Scenario II	Scenario III	Scenario IV	Scenario V	Scenario VI
Arcadia Property	217	1,500	1,850	2,025	1,875	1,875
Pleasant Hills Golf Course Property	0	540	600	660	825	825
Berg/IDS Property	0	620	685	755	1,275	0
Legacy Partners Property	0	330	365	395	675	0
Evergreen Valley College Property	0	275	300	330	500	500
Other Sites in Evergreen*	0	335	400	435	550	700
Total	217	3,600	4,200	4,600	5,700	3,900
* Since specific sites are unknown, this EIR analyzes only the traffic impacts of these future residences in the EDP area.						

T A B L E S - 3						
LOCATIONS OF COMMERCIAL USES BY SCENARIO						
[Expressed in Square Feet]						
	Scenario I	Scenario II	Scenario III	Scenario IV	Scenario V	Scenario VI
Arcadia Property Area	0	300,000	300,000	300,000	300,000	300,000
Pleasant Hills Golf Course Property	0	0	0	0	0	0
Berg/IDS Property	0	0	0	0	0	0
Legacy Partners Property	0	0	0	0	0	0
Evergreen Valley College Property	0	100,000	100,000	100,000	100,000	100,000
Quimby/White Area ^a	0	35,000	35,000	35,000	35,000	35,000
Other Sites in Evergreen ^a	0	65,000	65,000	65,000	65,000	65,000
Total	0	500,000	500,000	500,000	500,000	500,000
^a Traffic from such retail is accounted for in this EIR, but this EIR does not provide CEQA analysis of its construction.						

- ▣ **Restriping of Ocala Avenue** to four lanes between Capitol Expressway and White Road.
- ▣ **Widening of White Road** to six lanes between Ocala Avenue and Aborn Road. A short segment in the vicinity of Remington Way would remain four lanes.
- ▣ **Improvements to Capitol Expressway**, including the conversion of the HOV lanes between U.S. 101 and Nieman Boulevard to mixed-flow lanes.
- ▣ **Intersection Improvements**, consisting of operational upgrades at 14 signalized intersections, as well as the installation of traffic signals at 11 non-signalized intersections.

Community Amenity Projects: All of the scenarios except Scenario I/No Project include funding for various community amenity projects in the Evergreen • East Hills area. Projects that *may* receive funding through the EEHVS financing plan are listed in the main body of the EIR in Section 2.2. This list of projects includes improvements to parks, creek trails, libraries, sports and recreational facilities, and community centers. The percentage of each project's total cost that would be funded through the EEHVS financing program has not been determined; EEHVS-related contributions will vary and could range from no funding to full funding. The level of EEHVS funding for each project will be determined by the City Council.

B. SUMMARY OF SIGNIFICANT ENVIRONMENTAL IMPACTS AND MITIGATION

Each of the six EEHVS development scenarios was fully analyzed throughout the EIR. The following text summarizes all of the environmental impacts that were determined to be significant, as well as those measures that would avoid or mitigate the significant impacts. Table S-4 provides a comparison of impacts by scenario.

Significant Environmental Impact	Mitigation & Avoidance Measures
Land Use	
<p>The EEHVS will result in the loss of 33 acres of Prime Farmland on the Berg/IDS property and 17 acres of Farmland of Local Importance on the Evergreen Valley College property.</p> <p>Scenarios II-V would reverse a 1980 General Plan amendment to designate the Berg/IDS and Legacy Partners properties for approximately 10,383 future jobs, a decision made for the purpose of reducing environmental impacts by locating jobs near housing.</p>	<p>If determined feasible, mitigation would consist of replacing impacted farmland acreage on a 1:1 basis. Mitigation is not proposed as part of the project. [Unless Mitigation is Determined to be Feasible & Made a Condition of Approval, Impact will be Significant & Unavoidable]</p> <p>There is no feasible mitigation for this impact, but the impact can be avoided by selecting Scenario I or Scenario VI. [Significant Unavoidable Impact]</p>
Transportation and Traffic	
<p>Scenarios II-VI will result in significant near-term traffic impacts at the following three intersections on Capitol Expressway: Ocala Avenue, Story Road, and Capitol Avenue.</p> <p>Scenarios II-VI will result in a significant near-term traffic impact at the intersection of Capitol Expressway and Quimby Road.</p> <p>EEHVS Scenarios II-V will result in a significant near-term traffic impact at the intersection of Capitol Expressway and Silver Creek Road.</p>	<p>There is no feasible mitigation for these impacts. [Significant Unavoidable Impact]</p> <p>A northbound right-turn lane and an eastbound right-turn lane will be added to this intersection. [Less-than-Significant with Mitigation]</p> <p>There is no feasible mitigation for this impact. [Significant Unavoidable Impact]</p>

Significant Environmental Impact	Mitigation & Avoidance Measures
<p>Scenario VI will result in a significant near-term traffic impact at the intersection of San Felipe Road/Yerba Buena Road.</p>	<p>There is no feasible mitigation for this impact. [Significant Unavoidable Impact]</p>
<p>Scenario VI will result in a significant near-term traffic impact at the intersection of Nieman Boulevard/Yerba Buena Road.</p>	<p>A second westbound left-turn lane will be added to this intersection, but the impact cannot be mitigated to a less-than-significant level. [Significant Unavoidable Impact]</p>
<p>Scenarios II-VI will result in significant near-term traffic impacts at the intersection of Tully Road and McLaughlin Avenue.</p>	<p>An exclusive northbound right-turn lane will be added to this intersection. [Less-than-Significant with Mitigation]</p>
<p>Scenarios II-VI will result in significant traffic impacts on up to 15 segments of the U.S. 101, I-280, and I-680 freeways.</p>	<p>There is no feasible mitigation for these impacts. [Significant Unavoidable Impact]</p>
<p>At a program-level (i.e., long-term), the proposed changes in land use under Scenarios II-VI will result in significant traffic impacts.</p>	<p>There is no feasible mitigation for these impacts. [Significant Unavoidable Impact]</p>
<p>Adding the Capitol Avenue/Capitol Expressway intersection to the City’s List of Protected Intersections would allow the intersection to operate at LOS E during the PM peak-hour.</p>	<p>There is no feasible mitigation for this impact. [Significant Unavoidable Impact]</p>
Noise	
<p>Noise during construction will likely disturb nearby residents and will occur over multiple construction seasons.</p>	<p>The measures listed in Section 4.3.4 will be implemented during construction to reduce noise, but the impact cannot be fully mitigated. [Significant Unavoidable Impact]</p>

Significant Environmental Impact	Mitigation & Avoidance Measures
<p>Noise levels on portions of the opportunity sites are in excess of the City’s residential short-term exterior noise goal of 60 dBA Ldn.</p>	<p>All outdoor use areas associated with the proposed residences shall be designed and sited so that noise levels do not exceed a Ldn of 60 dBA. All residences, both single- and multi-family, shall be designed to achieve an interior noise level of 45 dBA Ldn. [Less-than-Significant with Mitigation]</p>
<p>Noise from proposed commercial uses on the Arcadia property could exceed the City’s standard of 55 dBA Ldn at the property lines of existing/future residences.</p>	<p>The project shall be designed so that noise from the commercial uses will not exceed a Ldn of 55 dBA at the property lines of existing/future residences. [Less-than-Significant with Mitigation]</p>
<p>Noise from activities and a public address system at a proposed outdoor sports complex on the Arcadia property could adversely impact future residents of dwelling units that are also proposed for the Arcadia property.</p>	<p>The final design and orientation of the outdoor playing fields shall locate noise sources as far as practical from future residents. The public address system shall be designed to focus announcements toward spectator areas only. [Less-than-Significant with Mitigation]</p>
<p>Noise from proposed industrial uses on the Berg/IDS property could exceed the City’s standard of 55 dBA Ldn at the property lines of existing residences.</p>	<p>The project shall be designed so that noise from the industrial uses will not exceed a Ldn of 55 dBA at the property lines of existing residences. [Less-than-Significant with Mitigation]</p>
<p>Noise from the existing industrial uses at the adjacent Hitachi facility could exceed the City’s standard of 55 dBA Ldn at the property lines of proposed residences on the Berg/IDS and Legacy Partners properties.</p>	<p>The project shall be designed so that noise from the industrial uses will not exceed a Ldn of 55 dBA at the property lines of future residences. [Less-than-Significant with Mitigation]</p>
<p>Noise from proposed commercial and office uses on the Evergreen Valley College property could exceed the City’s standard of 55 dBA Ldn at the property lines of future residences.</p>	<p>The project shall be designed so that noise from the non-residential uses will not exceed a Ldn of 55 dBA at the property lines of future residences. [Less-than-Significant with Mitigation]</p>

Significant Environmental Impact	Mitigation & Avoidance Measures
<p>Traffic generated by EEHVS development will increase noise along various roadways that are bordered by residences and other sensitive noise receptors.</p>	<p>Soundwalls and acoustical retrofits will be offered, as described in Section 4.3.4, but the impact cannot be fully mitigated. [Significant Unavoidable Impact]</p>
<p>Air Quality</p>	
<p>Construction-related emissions, including dust, will cause short-term air quality impacts.</p> <p>All of the development scenarios will result in increases in regional pollutants (e.g., ROG, NO_x, and PM₁₀) that are in excess of BAAQMD thresholds.</p> <p>Scenarios II through VI conflict with current Clean Air planning efforts because they would result in an amount and intensity of growth in the EDP area that is not included in the projections used for the 2000 Bay Area Clean Air Plan or the 2005 Ozone Strategy.</p> <p>Scenarios II-V conflict with the City's efforts to improve air quality by locating jobs near housing. Specifically, these scenarios would reverse a 1980 decision by the City to designate the Berg/IDS and Legacy Partners properties for approximately 10,383 future jobs.</p>	<p>The measures listed in Section 4.4.4 will be implemented during construction to reduce dust and other emissions. [Less-than-Significant with Mitigation]</p> <p>The emissions-reduction measures listed in Section 4.4.4 will be implemented, but the impact cannot be fully mitigated. [Significant Unavoidable Impact]</p> <p>There is no feasible mitigation for this impact. [Significant Unavoidable Impact]</p> <p>There is no feasible mitigation for this impact, but the impact can be avoided by selecting Scenario I or Scenario VI. [Significant Unavoidable Impact]</p>
<p>Cultural Resources</p>	
<p>Buried archaeological resources may be present within various portions of each of the properties that are the subject of this EIR. If present, the proposed developments could adversely impact such cultural resources.</p>	<p>Specific measures will be undertaken at each site, as listed in Section 4.5.3, which will mitigate for potential impacts to buried archaeological resources. [Less-than-Significant with Mitigation]</p>

Significant Environmental Impact	Mitigation & Avoidance Measures
Biological Resources	
<p>Development on the 81-acre Arcadia property will result in a significant loss of burrowing owl habitat.</p> <p>Depending on final site designs, EEHVS development on the various opportunity sites will likely result in a loss of 2,000 - 3,000 native and non-native trees, many of which have diameters in excess of 18 inches.</p> <p>Construction activities on the various opportunity sites could directly or indirectly harm nesting burrowing owls and/or nesting raptors, including loggerhead shrikes.</p>	<p>If determined feasible, the measures described in Section 4.6.4 would mitigate this impact. Mitigation is not proposed as part of the project. [Unless Mitigation is Determined to be Feasible & Made a Condition of Approval, Impact will be Significant & Unavoidable]</p> <p>Trees will be preserved where feasible and measures to protect such trees during construction are included in the project. Trees to be removed will be replaced at the ratios shown in EIR Table 48. [Less-than-Significant Impact with Mitigation]</p> <p>Pre-construction surveys will occur. If active nests are found, buffers will be established under the direction of an ornithologist. [Less-than-Significant Impact with Mitigation]</p>
Geology	
<p>Potential impacts to future development on the Berg/IDS property could occur from movement or ground rupture along the Quimby Fault.</p> <p>Potential impacts to future development on the Berg/IDS property could occur from movement on a mapped landslide that is located at the easterly edge of the site.</p> <p>Potential impacts to future development on the Legacy Partners property could occur from movement or ground rupture along the Quimby Fault or two unnamed faults.</p>	<p>A building-exclusion zone will be established on the site in the vicinity of the fault. [Less-than-Significant Impact with Mitigation]</p> <p>A building-exclusion zone will be established on the site in the vicinity of the landslide. [Less-than-Significant Impact with Mitigation]</p> <p>Two building-exclusions zone will be established on the site in the vicinity of these faults. [Less-than-Significant Impact with Mitigation]</p>

Significant Environmental Impact	Mitigation & Avoidance Measures
<p>Potential impacts to future development on the Legacy Partners property could occur from movement on a mapped landslide that is located just east of the site.</p>	<p>Impacts will be avoided by the construction of diversion devices in the vicinity of the landslide. [Less-than-Significant Impact with Mitigation]</p>
<p>Hydrology and Water Quality</p>	
<p>Construction activities have the potential to degrade the water quality of local streams.</p> <p>Development of the EEHVS opportunity sites will increase the volume of stormwater runoff, as well as add pollutants to the stormwater, which will result in a degradation of the water quality in local waterways over the long-term.</p>	<p>The measures listed in Section 4.8.4 will be implemented during construction to avoid a significant degradation of water quality. [Less-than-Significant with Mitigation]</p> <p>Each of the opportunity sites will be designed such that post-project stormwater discharge rates and durations match pre-project discharge rates and durations from 10% of the pre-project 2-year peak flow up to the pre-project 10-year peak flow. [Less-than-Significant with Mitigation]</p>
<p>Hazards and Hazardous Materials</p>	
<p>Concentrations of pesticides and/or heavy metals in the soils on the Pleasant Hills Golf Course & Evergreen Valley College sites are such that they could create health hazards for future residents and/or workers.</p> <p>Under Scenario I or VI, an accidental release of hazardous substances associated with industrial uses on a portion of the Berg/IDS property could pose risks at nearby Chaboya Middle School.</p> <p>Under Scenarios II-V, an accidental release of hazardous substances associated with industrial uses on the Hitachi campus could pose risks at a future school on the Berg/IDS property.</p>	<p>Soils with elevated concentrations of heavy metals and/or pesticides will be capped or removed, as appropriate, in accordance with applicable regulations. [Less-than-Significant with Mitigation]</p> <p>The storage, handling and use of acutely hazardous materials shall be prohibited within one-quarter mile of Chaboya Middle School. Additional measures are listed in Section 4.9.4. [Less-than-Significant with Mitigation]</p> <p>The development shall be configured so that the site reserved for a possible future school on the Berg/IDS property shall be a minimum of one-quarter mile from the Hitachi property. [Less-than-Significant with Mitigation]</p>

Significant Environmental Impact	Mitigation & Avoidance Measures
<p>Existing buildings on the Berg/IDS and Evergreen Valley College properties (including the police firing range) may contain asbestos, lead-based paint, and/or elevated levels of lead.</p>	<p>Follow-up testing will occur. Any hazardous materials will be removed and disposed of in accordance with applicable regulations. [Less-than-Significant with Mitigation]</p>
<p>Visual and Aesthetics</p>	
<p>Nighttime lighting of the outdoor playing fields on the Arcadia property could result in adverse light and glare impacts on nearby residents and on aircraft operations associated with nearby Reid-Hillview Airport.</p>	<p>A photometric study will be prepared to specify the design requirements for the lights, so that significant impacts on both residents and pilots will be avoided. [Less-than-Significant with Mitigation]</p>
<p>Buildings with heights of up to six stories on the Arcadia property could block views of the scenic Diablo Range foothills and mountains from various locations in the adjacent single-family neighborhood to the west.</p>	<p>There is no feasible mitigation for this impact. [Significant Unavoidable Impact]</p>
<p>Development on the following sites would result in a significant change in the existing visual character: Arcadia Property, Pleasant Hills Golf Course Property, Berg/IDS Property, and Legacy Partners Property.</p>	<p>There is no feasible mitigation for this impact. [Significant Unavoidable Impact]</p>
<p>Energy</p>	
<p>Given projections regarding future electricity and natural gas supplies, construction of the EEHVS under any of the scenarios addressed in this EIR will result in a significant energy impact.</p>	<p>If determined feasible, mitigation would consist of implementing the measures listed in Section 4.12.4. Mitigation is not proposed as part of the project. [Unless Mitigation is Determined to be Feasible & Made a Condition of Approval, Impact will be Significant & Unavoidable]</p>

Significant Environmental Impact	Mitigation & Avoidance Measures
<p>Scenarios II-V would reverse a 1980s decision by the City to locate jobs in Evergreen near a substantial supply of housing. This could lead to longer commute trips and increased demand for gasoline.</p>	<p>There is no feasible mitigation for this impact, but the impact can be avoided by selecting Scenario I or Scenario VI. [Significant Unavoidable Impact]</p>
<p>Population, Jobs, and Housing</p>	
<p>By eliminating 10,383 future jobs and adding housing, Scenarios II-V would, when compared to the existing General Plan, have an adverse effect on the City’s jobs/housing balance.</p>	<p>There is no feasible mitigation for this impact, but the impact can be avoided by selecting Scenario I or Scenario VI. [Significant Unavoidable Impact]</p>
<p>Cumulative Impacts</p>	
<p>Cumulative impacts will be significant in the following areas: land use, transportation and traffic, noise, air quality, biological resources, visual & aesthetics, and energy.</p>	<p>[Significant Unavoidable Impact]</p>

TABLE S - 4						
SUMMARY COMPARISON OF KEY ENVIRONMENTAL IMPACTS						
Impact Category	EEHVS Scenario					
	Scenario I (No Project)	Scenario II (Very Low)	Scenario III (Low)	Scenario IV (Medium)	Scenario V (High)	Scenario VI (Retain Industrial)
Land Use						
Land Use Compatibility	○	○	○	○	○	○
Loss of Agricultural Lands	◐	◐	◐	◐	◐	◐
Compatibility w/ALUC Plan	--	--	--	--	--	--
Loss of Industrial Jobs in Evergreen	--	◐	◐	◐	◐	--
Transportation and Traffic	see note a					
Impacts at Intersections	at end	◐	◐	◐	◐	◐
Impacts on Freeways	of the	◐	◐	◐	◐	◐
Transit Impacts	table	○	○	○	○	○
Pedestrian/Bicycle Impacts		○	○	○	○	○
Noise						
Impacts during Construction	◐	◐	◐	◐	◐	◐
Noise from Reid-Hillview	○	○	○	○	○	○
Increases in Traffic Noise	◐	◐	◐	◐	◐	◐
Air Quality						
Impacts during Construction	◐	◐	◐	◐	◐	◐
Consistent w/Clean Air Planning	--	◐	◐	◐	◐	◐
Loss of Jobs near Housing	--	◐	◐	◐	◐	--
Localized (CO) Impacts	○	○	○	○	○	○
Increases in Regional Pollutants	◐	◐	◐	◐	◐	◐
Cultural Resources						
Archaeological Impacts	●	●	●	●	●	●
Impact on Historic Structures	--	--	--	--	--	--
Biological Resources						
Impact on Wetlands	○	○	○	○	○	○
Riparian Impacts	○	○	○	○	○	○
Loss of Burrowing Owl Habitat	◐	◐	◐	◐	◐	◐
Impacts on Trees	●	●	●	●	●	●
Impacts on Nesting Raptors	●	●	●	●	●	●
Geology						
Seismic Shaking Impacts	○	○	○	○	○	○
Soils/Erosion Impacts	○	○	○	○	○	○
Landslide Impacts	●	●	●	●	●	●
Ground Rupture Impacts	●	●	●	●	●	●

D. ALTERNATIVES

This EIR fully evaluates the environmental impacts of six EEHVS development scenarios, one of which (i.e., Scenario I) is the No Project Alternative. Other alternatives are evaluated in EIR Section 6, and are summarized below.

Reduced-Scale Alternative

The reduced-scale alternative would consist of lowering the amount of future development that could occur under the EEHVS, with the goal of avoiding or reducing the magnitude of significant impacts that would otherwise occur under Scenarios I-VI. For the purpose of this analysis, a level of development that would allow only 600 dwelling units was selected since, for the reasons described in Section 6.2, such an alternative would reduce traffic impacts to a less-than-significant level.

A 600-unit alternative would avoid the significant increases in traffic noise along EDP-area roadways. In addition, this alternative would reduce air quality impacts, but not to a less-than-significant level. It would require a 400-unit alternative to reduce air quality impacts to a non-significant level.

A 600-unit alternative would not only reduce traffic, noise, and air quality impacts, but would result in proportionately less energy consumption. In addition, an alternative with only 600 dwelling units would substantially reduce the “footprint” of development, which in turn would result in less impervious surfaces, reduced visual impacts, and a lower demand for various utilities and urban services. This alternative could avoid the development of one or more of the EEHVS “opportunity sites” which, in the case of the Arcadia property, would avoid the loss of burrowing owl habitat.

This alternative would be problematic with regard to meeting a key project objective, which is EEHVS funding of transportation improvements and community amenities in the project area. As an example, EEHVS Scenarios II-VI include a package of transportation improvement that have a cost in excess of \$100 million. The amount of monies available for these projects will be directly related to the market value of the new development to be approved by the City in the EDP area. While there are, at this time, no data as to the amount of money that would be available to finance such projects under a 600-unit alternative, it is reasonable to conclude that such funds would be relatively limited, would be substantially less than from the identified EEHVS scenarios, and would likely be insufficient to finance the identified transportation improvements and/or community amenities.

It is important to note that an alternative with roughly 600 dwelling units may not be considered economically feasible, especially since the Arcadia property has an existing traffic allocation for 217 dwelling units and the Berg/IDS and Legacy Partners properties have existing full entitlements for 4.66 million square feet of industrial uses.

Unit Reallocation Alternative

This alternative would consist of concentrating EEHVS development on several of the opportunity sites while, at the same time, limiting or avoiding development on other opportunity sites. While such an alternative would not reduce the amount of new traffic that would occur under the various EEHVS scenarios, it would avoid various localized impacts. For example, excluding development from the Arcadia property would avoid the identified significant loss of burrowing owl habitat. Excluding development on the Pleasant Hills Golf Course property would avoid the significant change in visual character, including the loss of up to 2,500 trees, that would otherwise occur.

Keeping the overall level of development constant, but concentrating it on fewer sites, would have certain adverse effects. For example, it would have the effect of increasing densities on the remaining sites, which would translate into increased traffic congestion and increased noise in the immediate vicinity of the sites. It would likely also result in increased visual impacts because higher buildings would be required, which could be problematic in terms of compatibility with the existing single-family neighborhoods that are adjacent to most of the opportunity sites.

To summarize, this alternative essentially “trades off” impacts. It has the benefit of avoiding certain environmental impacts at various locations, but such avoidance would simultaneously increase environmental impacts at other locations.

Location Alternative

Alternatives that would construct the identified land uses on sites outside of the Evergreen • East Hills area were not evaluated. This is because the EEHVS, by definition, seeks to develop a community-based vision regarding future development and the future character of the Evergreen • East Hills area of San José. Thus, alternative sites located outside the area would not meet any of the objectives for the Evergreen • East Hills area, which are listed in Section 1.4.

Environmentally Superior Alternative

CEQA requires an EIR to identify the environmentally-superior alternative. For this project, this would be the Reduced-Scale Alternative. The Reduced-Scale Alternative avoids and/or reduces many of the identified significant impacts of the EEHVS. However, for the reasons discussed above, this alternative would be problematic with regard to meeting a key project objective, which is EEHVS funding of transportation improvements and community amenities in the project area.

E. AREAS OF CONTROVERSY

The primary issues raised by EDP-area residents and community leaders during the EEHVS process have been traffic-related concerns.