

ADDENDUM TO A NEGATIVE DECLARATION

Pursuant to Section 15164 of the CEQA Guidelines, the City of San José has prepared an Initial Study/Addendum to a Negative Declaration File No. PP13-067 and Addenda thereto, File Nos. PP13-083 and PP14-007, adopted for a previous project, because changes made to the project described below do not raise important new issues about the effects on the environment.

PROJECT DESCRIPTION AND LOCATION

File No. PP16-083 - Amending Title 23 of the San José Municipal Code (Sign Code):

The Sign Code regulates all Signs on private property within the City of San José. This project is an ordinance amending the Sign Code to revise Chapter 23.04 "the Commercial and Industrial Zoning Districts and Neighborhood Business District" Sign Regulations.

A. Attached Signs

An amendment to the Sign Code would allow a large, single, ground-level occupancy space located in a Shopping Center Site to have an increase in the number, size, and Sign Area of Attached Signs, and the flexibility of locating multiple Attached Signs on an Occupancy Frontage as detailed below.

- 1) The proposed prerequisites for the Signs are follows: A building footprint equal to or greater than one hundred thousand (100,000) square feet located in a Shopping Center Site that is equal to or greater than twenty five (25) acres in size. Such Shopping Center Sites must have a General Plan Land Use Designation of Regional Commercial, and not be located within a Special Sign Zone.
- 2) In addition to one (1) Attached Sign per Occupancy Frontage, the ground-level occupancy may have up to sixteen (16) additional Attached Signs. The proposed Sign regulations are as follows for all the allowable Attached Signs for the ground-level occupancy:
 - a. No more than seven (7) Attached Signs shall be located on one Occupancy Frontage on up to three (3) such frontages, for a total of up to nineteen (19) Attached Signs on these three (3) Occupancy Frontages.
 - b. Each Attached Sign shall not exceed three hundred and eighty (380) square feet.
 - c. The aggregate Sign Area of all Signs on an Occupancy Frontage shall not exceed one thousand (1,000) square feet.
 - d. Segmented Attached Signs may be allowed.

- B. Other sections may be amended to include non-substantive changes such as cross references, definitions, or clarifications. The specific language of the Sign Code amendments will be written to conform and to be consistent with other applicable Sign regulations including State and Federal Laws.

CERTIFICATION

An Initial Study/Negative Declaration, File No. PP13-067 and addenda thereto, File Nos. PP13-083 and PP14-007 (previous project) as described under 'Background' section below covered the environmental impacts for a broad range of Sign Code amendments. In addition, the City of San José as the Lead Agency, has prepared the attached Initial Study to consider the potential impacts that could result from the proposed

The current Sign Code regulations provide for different types of signage within the urbanized areas of the City, subject to specific regulations to ensure that signage does not cause any significant visual or aesthetic impacts. The Sign Code has regulations tailored to the characteristics of the "Commercial and Industrial Zoning Districts and Neighborhood Business Districts" Section, and allows for different types of Signs to cater to the needs of diverse business establishments. The Sign Code has specific regulations for the quantity, size, and location of Signs. One of the most common types of Sign is the "Attached Sign," which is typically located on a building, parallel to the building façade. In addition, the Sign Code allows for a variety of Sign types a single business or building can use subject to specific criteria. In keeping with economic and business trends, and to encourage distinctive and aesthetic architectural designs, the Sign Code had been amendment several times over the years to provide for additional signage, such as for Shopping Center Sites.

Additionally, the Goals and Policies of the General Plan encourage a more vibrant and urbanized city with emphasis on economic growth and higher density developments that directly affect the look and feel of neighborhoods and growth centers. Some of these Goals and Policies such as those related to community design, land use and environment are intended to ensure that through the development review process new projects are reviewed in compliance with CEQA, are built in a manner that is sensitive to surrounding environmental situations, and conform to applicable adopted City regulations.

This project's proposed regulations are a minor modification to the previous project in that the scope of this project is to allow a large, single, ground-level occupancy space located in these regional centers to have additional signage, and the project's proposed regulations are designed so that the signage for these regional centers would not cause visual clutter or blight.

Both the previous project and the Initial Study for this project analyzed that the environmental impacts would result in a less than significant impact to the environment and would not cause visual clutter or blight. Section 15162 of the State CEQA Guidelines is not applicable to this project in that no substantial changes creating additional environmental impacts or requiring new mitigation measures are proposed nor has any substantial change occurred with respect to the circumstances under which the project is proposed. Therefore, the City finds that pursuant to CEQA Section 15162, no new effects will occur and no new mitigation measures would be required as a result of the project and pursuant to CEQA Section 15164 (b), an Addendum is prepared. In conformance with CEQA, the Director of Planning, Building and Code Enforcement has determined that a substantial revision to the project has not been made, and no further environmental review or mitigation is required under CEQA.

Dipa Chundur
Project Manager

Date

11/17/2016

Harry Freitas, DIRECTOR
Planning, Building and Code Enforcement

Deputy

Jenny M. JENNY NUSBAUM

Initial Study/Addendum

File Number: PP16-083

City of San José

SECTION 1.0 PROJECT INFORMATION

The purpose of this Initial Study is to evaluate the environmental impacts of the proposed amendments to Title 23 of the San José Municipal Code.

1.1 PROJECT TITLE

File Number: PP16-083 - Title 23 Municipal Code Amendments

1.2 LEAD AGENCY ADDRESS AND LEAD AGENCY CONTACT

Jenny Nusbaum, Supervising Planner
City of San José, Department of Planning, Building & Code Enforcement
200 East Santa Clara Street
San José, CA 95113

1.3 PROJECT LOCATION

Citywide

1.4 PROJECT APPLICANT'S NAME AND ADDRESS

City of San José
Attention: Dipa Chundur, Planner III, Department of Planning, Building & Code Enforcement

1.5 GENERAL PLAN LAND USE DESIGNATION AND ZONING DISTRICT

General Plan: Citywide

Zoning District: Citywide

1.6 SURROUNDING LAND USES

Various - Citywide

1.7 PROJECT-RELATED APPROVALS AND PERMITS

City Council adoption of an ordinance amending Title 23 of the City of San José Municipal Code.

SECTION 2.0 ENVIRONMENTAL DETERMINATION

2.0 INTRODUCTION

The City's Sign Code provides for adequate opportunities for signage and the regulations are intended to prevent visual clutter. The Sign regulations affect the development standards such as Sign dimensions, type, quantity, use, and location to accommodate the City's diverse business community, and provide opportunities for distinctive and aesthetic designs. Sign Code amendments are proposed to allow large anchor-tenants located in a regional Shopping Center Site to have additional signage as detailed in Section 2.1 below. These amendments are intended to allow Signs that are larger than allowed under the current Sign Code, and in proportion to the scale of the buildings and land use on the sites that would be eligible for this increased signage. There are currently four sites in the City that could qualify for the additional signage under the proposed amendments. Possible future spaces would likely be located in urban, developed areas of the City.

2.1 PROJECT DESCRIPTION

Amending Title 23 of the San José Municipal Code (Sign Code):

The project is an ordinance of the City of San José amending the Sign Code to revise Chapter 23.04 "the Commercial and Industrial Zoning Districts and Neighborhood Business District" Sign provisions and making other minor non-substantive Code changes.

A. Attached Signs

The proposed amendments to the Sign Code would allow a large, single, ground-level occupancy space located in a Shopping Center Site to have an increase in the number, size, and Sign Area of Attached Signs, and the flexibility of locating multiple Attached Signs on an Occupancy Frontage as detailed below.

- 1) The proposed prerequisites for the Signs are follows: A building footprint equal to or greater than one hundred thousand (100,000) square feet located in a Shopping Center Site that is equal to or greater than twenty five (25) acres in size. Such Shopping Center Sites must have a General Plan Land Use Designation of Regional Commercial, and not be located within a Special Sign Zone.
- 2) In addition to one (1) Attached Sign per Occupancy Frontage, the ground-level occupancy may have up to sixteen (16) additional Attached Signs. The proposed Sign regulations are as follows for all the allowable Attached Signs for the ground-level occupancy:
 - a. No more than seven (7) Attached Signs shall be located on one Occupancy Frontage on up to three (3) such frontages, with a total not to exceed nineteen (19) Attached Signs on these three (3) Occupancy Frontages.
 - b. Each Attached Sign shall not exceed three hundred and eighty (380) square feet.
 - c. The aggregate Sign Area of all Signs on an Occupancy Frontage shall not exceed one thousand (1,000) square feet.
 - d. Segmented Attached Signs may be allowed.

- B. Other sections may be amended to include non-substantive changes such as cross references, definitions, or clarifications. The specific language of the Sign Code amendments will be written to conform and to be consistent with other applicable Sign regulations including State and Federal Laws.

SECTION 3.0 EVALUATION OF ENVIRONMENTAL IMPACTS

This section describes the existing environmental conditions on and near the project area, as well as environmental impacts associated with the proposed project. The discussion for each environmental subject includes the following subsections:

- **Environmental Checklist** – The environmental checklist, as recommended by CEQA, identifies environmental impacts that could occur if the proposed project is implemented. The right-hand column of the checklist lists the source(s) for the answer to each question. The sources are identified at the end of this section.
- **Impact Evaluation** – This subsection discusses the project’s impact as it relates to the environmental checklist questions.

Setting

The proposed Sign Code amendment would allow additional signage for large commercial tenant spaces (100,000 square feet or greater) located within large regional shopping center sites that are 25 acres or greater, located in zoning districts providing for commercial uses with a General Plan land use designation of Regional Commercial. There are currently four (4) existing Shopping Centers that could potentially be eligible for the additional signage, including: Almaden Plaza Shopping Center, 5353 Almaden Expressway; Almaden Ranch, 5160 Cherry Avenue; El Paseo de Saratoga, southwest corner of Saratoga Avenue and Campbell Avenue; and Capitol Square Shopping Center, northeast corner of Capitol Avenue and McKee Road (see Figure 1). Conceivably, there could be future Shopping Center Sites that are developed that could meet the proposed standards to be eligible for the additional signage. The additional signage may be externally or internally illuminated, consistent with existing Sign regulations. The maximum allowed number of Signs for applicable buildings could increase from nine (9) to twenty (20) Signs and the maximum Sign Area could increase by seventy-five (75) percent. The allowed signage does not include billboards or other off-site advertising.

3.1 AESTHETICS

Aesthetics Environmental Checklist

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,4,5
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,4,5
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3,4,5

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
d. Create a new source of substantial light or glare which will adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3,4,5

Impacts Evaluation

a-d. Would the project have a substantial adverse effect on a scenic vista? Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? Substantially degrade the existing visual character or quality of the site and its surroundings? Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

The City of San José occupies the central portion of Santa Clara County. Most of the City and all of the planned growth locations are located on the valley floor or within the confines of the Santa Clara Valley. The City is surrounded on the north by San Francisco Bay, on the south by the Coyote Valley and the Santa Cruz Range, on the east by the Diablo Range (which includes Mt. Hamilton and the Lick Observatory), and on the west other Santa Clara Valley cities and the Santa Cruz Range. Views of the Diablo and Santa Cruz Mountain Ranges are widely available from vantage points within the City.

The General Plan identifies the broad sweep of the Santa Clara Valley, the hills and mountains that form the valley floor, the baylands, and the urban skyline as important scenic resources. The General Plan designates Rural Scenic Corridors, Urban Corridors, and Gateway locations that provide visual access to these scenic resources. Rural Scenic Corridors are located primarily in hillside areas along the eastern and southern edges of the City and in the Almaden and Coyote Valleys. Urban Corridors include the State and Interstate Highways within the City’s Sphere of Influence. Designated Gateways are locations along Urban Corridors, Grand Boulevards and other streets that announce to a visitor or resident that they are entering the city or a unique neighborhood. Relevant General Plan Policies regarding these resources are summarized below:

- Rural Scenic Corridors. General Plan policies state that development along Rural Scenic Corridors should be designed to preserve and enhance attractive natural and man-made vistas, especially significant views of the Valley and mountains, and that billboards are prohibited adjacent to these corridors.
- Gateways and Urban Corridors. General Plan policies specify that development in Gateway areas should be of high quality and that development along Urban Corridors and Grand Boulevards should be designed to preserve and enhance attractive natural and man-made vistas. Billboards are prohibited along Freeways and Grand Boulevards.

The Guadalupe River and Coyote Creek and their tributaries flow from the hills to the south through San Jose to the Bay. Although not officially designated scenic resources, the lush riparian corridors associated with these and other watercourses with the City afford scenic views from adjacent areas. There are no designated State Scenic Highways within the City of San Jose.

The proposed increase in the number of Signs and associated increase in Sign Area would not block existing scenic views in that these Signs are attached to the wall of existing buildings and would not be allowed to extend above the cornice or parapet or to be attached to the roof of the building.

Indirect adverse impacts are not expected from these Signs on a scenic vista in that the additional Signs would be located in Commercial Zoning Districts on large Shopping Center Sites that are planned for intense commercial activity. The eligible Shopping Center Sites are not located adjacent to a Rural Scenic Corridor; therefore, impacts are not anticipated on Rural Scenic Corridors. Large regional Shopping Center Sites could be located adjacent to Urban Corridors, Gateways and Grand Boulevards. However, the additional signage is appropriate to the scale of eligible buildings, and would be consistent with existing regulations designed to ensure that they are visually compatible with the design of the existing site, including height and placement limitations, property line setbacks, and regulations that preclude flashing lights and required shielding of indirect Sign lighting. The allowed signage does not include billboards or other off-site advertising.

There are no officially designated State of California scenic highways within San José. Since these Signs are attached to buildings, no impact on trees, rock outcroppings or other scenic resources are anticipated.

The proposed additional signage would not degrade the visual quality of the site and surrounding area in that the proposed additional signage is compatible with the large size of the eligible buildings. Additionally, the individual Signs would be subject to specific regulations regarding size, height, placement, lighting, and setbacks from parcel lines, to ensure that they are visually compatible with the design of the existing site.

The additional Signs allowed under the proposed regulations could be either internally or externally lit consistent with existing regulations. The lighting from these additional Signs is not expected to adversely affect daytime or nighttime views in the area in that it would add incrementally to existing light sources associated with a large commercial site, which includes lighting for currently-allowed signage, pedestrian walkways, parking lots, storefronts, and adjacent streets. Internally illuminated Signs must conform to the requirements of Title 23, Section 23.02.970 with regard to shielding light sources from view from vehicular traffic. Fixtures for externally lit Signs are required to be fully-shielded to ensure the light source is not visible, in conformance with the City’s standard conditions.

Based on measures incorporated into the Sign regulations to protect sensitive uses and avoid visual blight and clutter, less than significant impacts would occur as a result of the proposed ordinance.

3.2 AGRICULTURAL AND FORESTRY RESOURCES

Agricultural and Forestry Resources Environmental Checklist

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,4,5

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,4,5
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,4,5
d. Result in a loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,4,5
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,4,5

Impacts Evaluation

- a. - e. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use? Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract? Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? Would the project result in a loss of forest land or conversion of forest land to non-forest use? Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

The proposed Sign Code amendments would affect only the size, type, number and placement of Signs within the City limits of San José and would not otherwise change the City's regulations regarding the development of vacant land. The size and type of signage allowed by the Sign Code is based on type of zoning districts so that appropriate signage is provided for a full range of land uses, including urban and rural land uses within San José. The proposed changes in Sign regulations will not result in the conversion of prime farmland, or in any environmental impact on agricultural land.

The City of San José does not contain any forest lands or timberlands suitable for timber production nor are there any areas of the zoned Timberland Production. The proposed ordinance would not impact forest resources because the eligible sites would be located within the City's existing urban environment.

Air Quality Environmental Checklist

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3,4,5
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3,4,5
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is classified as non-attainment under an applicable federal or state ambient air quality standard including releasing emissions which exceed quantitative thresholds for ozone precursors?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3,4,5
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3,4,5
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3,4,5

Impacts Evaluation

- a-e. Would the project conflict with or obstruct implementation of the applicable air quality plan? Violate any air quality standard or contribute substantially to an existing or projected air quality violation? Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is classified as non-attainment under an applicable federal or state ambient air quality standard including releasing emissions which exceed quantitative thresholds for ozone precursors? Would the project expose sensitive receptors to substantial pollutant concentrations? Create objectionable odors affecting a substantial number of people?

The City of San José uses the threshold of significance established by the Bay Area Air Quality Management District (BAAQMD) to assess air quality impacts. Based on the BAAQMD threshold of significance, projects that generate fewer than 2,000 vehicle trips per day are not considered major air pollutant contributors and do not require a technical air quality study.

The proposed ordinance amendment is a revision to the Sign Code that affects the development standards for Sign dimensions, quantity, and location, and will not result in 2,000 new vehicle trips. The Signs would be intended to attract pedestrians and vehicles that are already passing by the subject sites to stop at these sites. Minimally additional pollutant emissions could be generated by the restarting of vehicles that could stop at the sites as a result of the proposed signage and minimal potentially increased traffic to the sites could result where the proposed additional signage could be permitted. For these reasons, impacts to air quality would be less than significant.

3.4 BIOLOGICAL RESOURCES

Biological Resources Environmental Checklist

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3,4,5
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3,4,5
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3,4,5
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3,4,5
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3,4,5
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3,4,5

Impacts Evaluation

- a - f. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and

Wildlife or US Fish and Wildlife Service? Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service? Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, impede the use of native wildlife nursery sites? Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

The proposed ordinance amendment is a revision to the City’s Sign regulations and only affects the development standards for Signs including their quantity, size, and location. Ambient light levels including those typically generated by buildings on a large Shopping Center Site that could support a Sign on a building on such a Site will have a less than significant effect upon biological resources within the urbanized areas in which they could be permitted.

3.5 CULTURAL RESOURCES

Cultural Resources Environmental Checklist

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
a. Cause a substantial adverse change in the significance of an historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3,4,5
b. Cause a substantial adverse change in the significance of an archaeological resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3,4,5
c. Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3,4,5
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3,4,5

Impacts Evaluation

a - d. Would the project cause a substantial adverse change in the significance of an historical resource as defined in §15064.5? Would the project cause a substantial adverse change in the significance of an archaeological resource as defined in §15064.5? Would the project disturb

any human remains, including those interred outside of formal cemeteries? Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?

The proposed Sign Code amendments affect only the size, type, number and placement of Signs within the City limits of San José. The amendments would not change the existing provision regarding the preservation of historic signs or the City’s development review process, which includes discretionary review of signs associated with historic landmarks to ensure that signage conforms to the *Secretary of Interior’s Standards and Guidelines for Archaeology and Historic Preservation*. The proposal does not diminish the significance of a historic resource and will not impact paleontological or archaeological resources.

3.6 GEOLOGY AND SOILS

Geology and Soils Environmental Checklist

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:					
1. Rupture of a known earthquake fault, as described on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3,4,5
2. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3,4,5
3. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3,4,5
4. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3,4,5
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3,4,5
c. Be located on a geologic unit or soil that is unstable, or that will become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3,4,5
d. Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3,4,5

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3,4,5

Impacts Evaluation

- a-e. Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: i) rupture of a known earthquake fault, ii) strong seismic ground shaking, iii) seismic-related ground failure, or iv) landslides? Would the project be located on a geologic unit or soil that is unstable, or that will become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? Would the project result in substantial soil erosion or the loss of topsoil? Would the project located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property? Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

This proposed Sign Code amendment applies only to Signs, including their quantity, size, and location, and will not alter building regulations. Signs implemented pursuant to this ordinance will be erected in conformance with Uniform Building Code to reduce or avoid potential damage from seismic shaking and liquefaction. All development located in a Geologic Hazard Zone will be required to conform to the Geologic Hazards Ordinance which restricts the ability to issue grading and building permits within defined geologic hazard zones until the Director of Public Works has issued a Certificate of Geologic Hazard Clearance. For these reasons, the proposed Sign Code amendments would have less than significant impacts.

3.7 GREENHOUSE GAS EMISSIONS

Greenhouse Gas Emissions Environmental Checklist

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3,4,5

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,4,5

Impacts Evaluation

- a-b. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Various gases in the earth’s atmosphere, classified as atmospheric greenhouse gases (GHGs), play a critical role in determining the earth’s surface temperature. Solar radiation enters the atmosphere from space and a portion of the radiation is absorbed by the earth’s surface. The earth emits this radiation back toward space, but the properties of the radiation change from high-frequency solar radiation to lower frequency infrared radiation. Greenhouse gases, which are transparent to solar radiation, are effective in absorbing infrared radiation. As a result, this radiation that otherwise would have escaped back into space is retained, resulting in a warming of the atmosphere. This phenomenon is known as the greenhouse effect. Among the prominent GHGs contributing to the greenhouse effect, or climate change, are carbon dioxide (CO2), methane (CH4), ozone (O3), water vapor, nitrous oxide (N2O), and chlorofluorocarbons (CFCs). Human-caused emissions of these GHGs in excess of natural ambient concentrations are responsible for enhancing the greenhouse effect.

The City of San José adopted the Envision San José 2040 General Plan in November 2011. As part of the General Plan update, the City adopted a Greenhouse Gas Reduction Strategy in accordance with the BAAQMD CEQA Guidelines and CEQA Guidelines Section 15183.5. The GHG Strategy identifies policies and measures to reduce greenhouse gas generation within the City.

The proposed ordinance is an amendment to the Sign Code that only affects Signs, and will not result in a significant number of new vehicle trips. The Signs are intended to attract pedestrians and vehicles that are already passing by the subject sites to stop at these sites. A minimal amount of additional greenhouse gas emissions could be generated by the restarting of vehicles that could stop at the sites as a result of the proposed signage and by the minimal potentially increased traffic to the sites that could result where the proposed additional signage could be permitted. However, because the criteria for eligibility are so selective, the signage that would attract vehicular traffic would be located only on a small fraction of parcels throughout the entire City. For these reasons, impacts to greenhouse gas emissions would be less than significant.

The project will not conflict with any applicable plan, policy, or regulation adopted for reducing the emissions of greenhouse gases, because the proposed project is consistent with the City’s General Plan that includes implementation of a GHG Reduction Strategy. In general, projects emit GHG emissions during their construction and operation (e.g., mobile emissions, emissions from generation of electricity for operations, emissions of from the manufacturing and transport of building materials).

The proposed Sign Code amendments affect the development standards for Sign dimensions, quantity, and location. The proposed Sign Code amendments could allow for additional and larger Signs at sites qualifying as large Shopping Center Sites than would typically be allowed under the current Sign Code. Generally, larger signs would have greater energy consumption (and therefore, generate more GHG emissions) than smaller signs. The majority of a project’s GHG emissions, however, are from vehicle trips to and from the site. Because the Signs themselves do not generate regular vehicle trips, the emissions from Sign construction and operation are concluded to be minimal and would not result in air pollution emissions above significance thresholds identified by the BAAQMD.

3.8 HAZARDS AND HAZARDOUS MATERIALS

Hazards and Hazardous Materials Environmental Checklist

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,4,5
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,4,5
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,4,5
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, will it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,4,5
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, will the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,4,5
f. For a project within the vicinity of a private airstrip, will the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,4,5

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
g. Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,4,5
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,4,5

Impacts Evaluation

- a-h. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan? Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

The proposed project is a revision to the Sign Code and affects only the development standards for Signs, including the quantity, size, and number. The proposed ordinance will not interfere with any emergency response plan or emergency evacuation plan, will not create any potential health hazard or expose people to existing sources of health hazard.

3.9

HYDROLOGY AND WATER QUALITY

Hydrology and Water Quality Environmental Checklist

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,4,5
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there will be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells will drop to a level which will not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,4,5
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which will result in substantial erosion or siltation on-or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,4,5
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which will result in flooding on-or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,4,5
e. Create or contribute runoff water which will exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3,4,5
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3,4,5
g. Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,4,5
h. Place within a 100-year flood hazard area structures which will impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,4,5

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,4,5
j. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,4,5

Impacts Evaluation

- a-j. Would the project violate any water quality standards or waste discharge requirements? Would the project otherwise substantially degrade water quality? Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge? Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which will result in substantial erosion or siltation on-or off-site? Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which will result in flooding on-or off-site? Would the project create or contribute runoff water which will exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? Would the project place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? Would the project place within a 100-year flood hazard area structures which will impede or redirect flood flows? Would the project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? Would the project expose people to inundation by seiche, tsunami, or mudflow?

The proposed ordinance is an amendment to the City’s Sign regulations and affects only the development standards for Signs, including the quantity, size, and location. This ordinance will not expose people to flooding hazards, seiches, tsunamis or mudflows and will not impede flood flows. Erection of Signs pursuant to this ordinance would not affect groundwater, significantly change drainage patterns, or result in soil disturbance or displacement.

3.10 LAND USE

Land Use Environmental Checklist

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,4,5

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,4,5
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,4,5

Impacts Evaluation

- a-c. Would the project physically divide an established community? Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect? Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?

Projects that have the potential to physically divide an established community include new freeways and highways, major arterials streets, and railroad lines. Generally, Signs do not disrupt or divide the physical arrangement of established communities given their scale and size; therefore the proposed amendment will not disrupt or divide the physical arrangement of an established community. The proposed ordinance is applicable Citywide, and is consistent with the purpose of the Sign Code, which is to prevent blight and visual clutter. The ordinance furthers the General Plan goals and policies for vibrant urban development and attractive streetscapes free of excessive clutter. Generally, permanent Signs allowed pursuant to the proposed Sign Code amendments are located on developed sites and are not expected to conflict any applicable habitat conservation plan.

Each Sign permit will be required to conform to the regulations of the revised Sign Code as identified for specific Zoning categories. In conforming to these regulations, each Sign will further the objectives of the Zoning Ordinance and the General Plan.

3.11 MINERAL RESOURCES

Mineral Resources Environmental Checklist

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
a. Result in the loss of availability of a known mineral resource that will be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,4,5

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,4,5

Impacts Evaluation

- a. – b. Would the project result in the loss of availability of a known mineral resource that will be of value to the region and the residents of the state or in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

The proposed ordinance is an amendment to the City’s Sign regulations and affects only the development standards for Signs, including the quantity, size, and number. This ordinance will not affect mineral resources.

3.12 NOISE

Noise Environmental Checklist

Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,4,5
b. Exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,4,5
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,4,5
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,4,5

Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, will the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,4,5
f. For a project within the vicinity of a private airstrip, will the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,4,5

Impacts Evaluation

- a-f. Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? Would the project result in exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels? Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

The proposed ordinance is an amendment to the City's Sign regulations and affects only the development standards for Signs, including the quantity, size, number, and placement. The ordinance would not affect ambient noise levels Citywide.

3.13 POPULATION AND HOUSING

Population and Housing Environmental Checklist

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,4,5
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,4,5

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,4,5

Impacts Evaluation

- a-c. Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? Would the project displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?

The proposed ordinance is an amendment to the City’s Sign regulations and affects only the development standards for Signs, including the quantity, size, number, and placement. The ordinance would not induce population growth or displace housing or residents.

3.14 PUBLIC SERVICES

Public Services Environmental Checklist

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					1,2,3,4,5
1. Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2. Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
5. Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Impacts Evaluation

- a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered

governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for public services?

The proposed ordinance is an amendment to the City’s Sign regulations and affects only the development standards for Signs, including the quantity, size, number, and placement. The ordinance would not increase the demand of urban services. Signage implemented pursuant to the Sign Code is generally focused in commercial, high-density residential, and industrial areas in urbanized areas of San José where services are available.

3.15 RECREATION

Recreation Environmental Checklist

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility will occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,4,5
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,4,5

Impacts Evaluation

- a-b. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility will occur or be accelerated? Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

The proposed ordinance is an amendment to the City’s Sign regulations and affects only the development standards for Signs, including the quantity, size, number, and placement. The ordinance does not propose new recreational facilities or increase the demand for park facilities.

Transportation Environmental Checklist

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3,4,5
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3,4,5
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,4,5
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible land uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,4,5
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,4,5
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,4,5

Impacts Evaluation

- a-f. Would the project conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? Would the project conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? Result in a change in air

traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible land uses (e.g., farm equipment)? Would the project result in inadequate emergency access? Would the project conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

The proposed ordinance is an amendment to the City’s Sign regulations and affects only the development standards for Signs, including the quantity, size, number, and placement. The ordinance will not result in a significant increase in vehicular trips, and would have at most, an indirect and less than significant impact on increasing vehicular trips.

3.17 UTILITIES AND SERVICE SYSTEMS

Utilities and Service Systems Environmental Checklist

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,4,5
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,4,5
c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,4,5
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,4,5
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,4,5
f. Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,4,5

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
g. Comply with federal, state and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Impacts Evaluation

a-g Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? Would the project require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments? Would the project be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs? Would the project comply with federal, state and local statutes and regulations related to solid waste?

The proposed ordinance is an amendment to the City’s Sign regulations and affects only the development standards for Signs, including the quantity, size, number, and placement. The ordinance will not result in impacts to water or wastewater treatment or solid waste. This ordinance would not result in significant increases in wastewater treatment, storm water runoff, or in the demand for water resources or waste disposal.

3.18 MANDATORY FINDINGS OF SIGNIFICANCE

Mandatory Findings Environmental Checklist

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3,4,5

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,4,5
c. Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,4,5
d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3,4,5

Impacts Evaluation

As discussed in the previous sections, the proposed project would not result in any potentially significant environmental impacts, and would only result in less than significant impacts.

Checklist Sources

1. Professional judgment and expertise of Planning staff, City of San José. File No PP16-083
2. *Envision San José 2040 General Plan.*
3. City of San José. *Municipal Code* at the time of the preparation of this document.
4. City's Sign Code Amendment Initial Study/Negative Declaration, File No. PP13-067, and Addenda thereto, File Nos. PP13-083 and PP14-007
5. Final Environmental Impact Report, Envision San José 2040 General Plan.

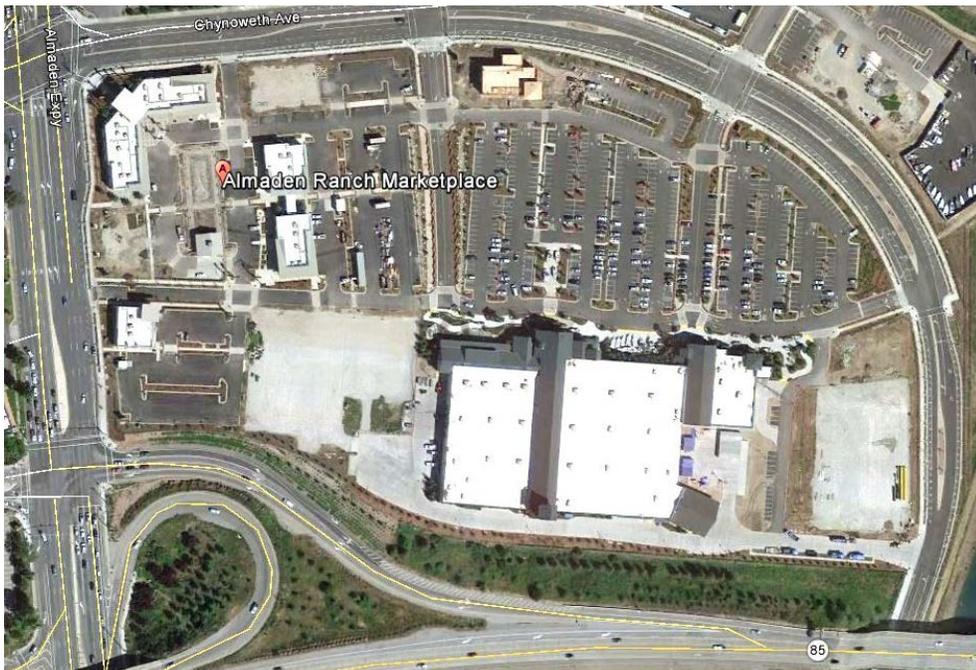
Existing Potential Eligible Shopping Center Sites

General Plan Land Use Designation - Regional Commercial



Almaden Plaza Shopping Center

5353 Almaden Expressway,
San José, CA

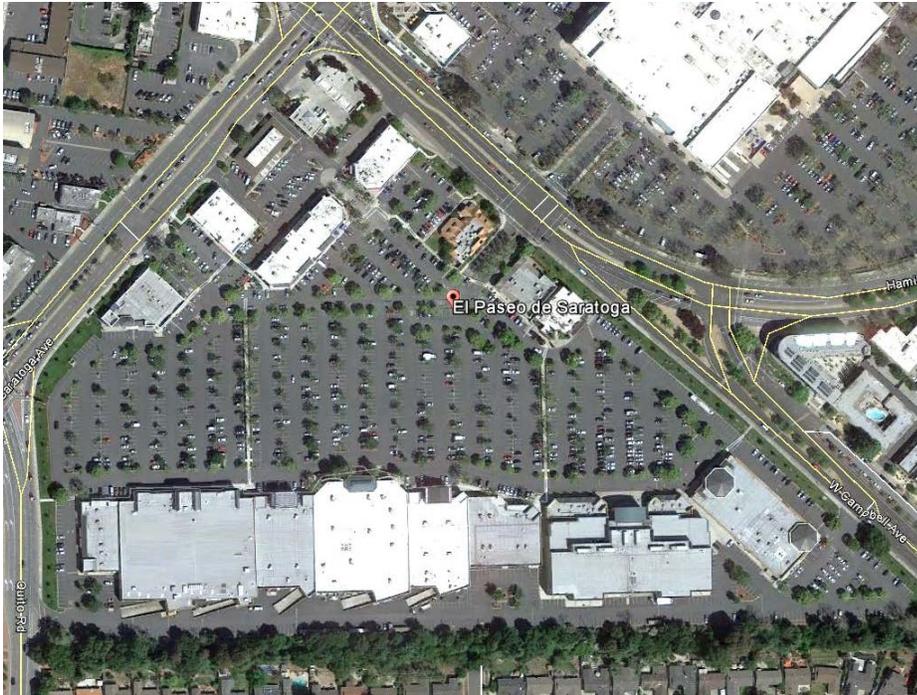


Almaden Ranch Shopping Center

5160 Cherry Avenue,
San José, CA

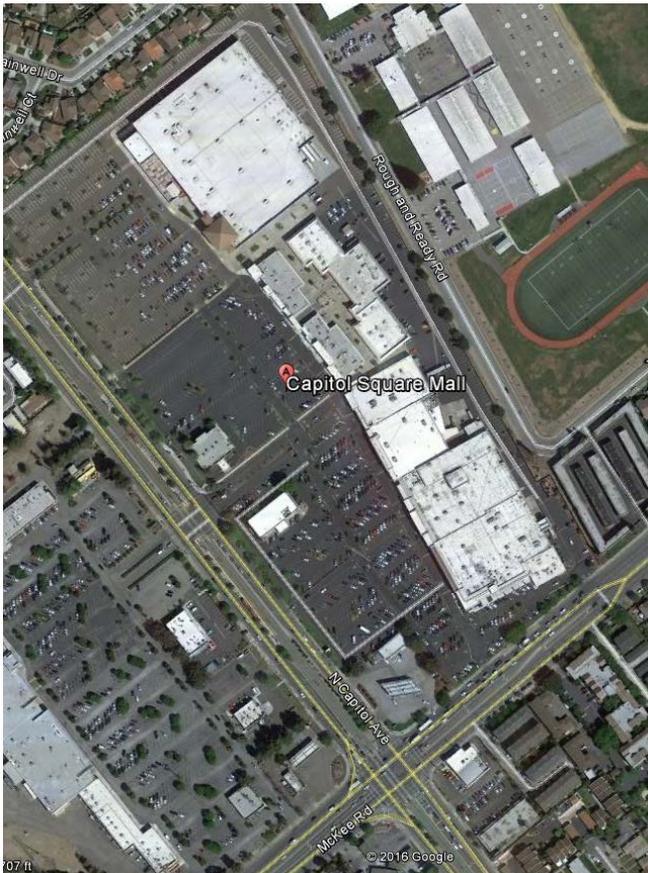
Figure 1





**El Paseo De Saratoga
Shopping Center**

Southwest corner of Saratoga
and Campbell Avenue,
San José, CA



Capitol Square Shopping Center

Northeast corner of Capitol Avenue and McKee Road,
San José, CA

Figure 1

