

HOUSING ELEMENT UPDATE 2007-2014

INITIAL STUDY

PROJECT FILE NO.: GP08-T-06

PROJECT DESCRIPTION: Housing Element law is the State's primary strategy to increase housing supply and affordability. The law recognizes that in order to adequately address housing needs and demand, local governments must adopt land-use plans and regulatory schemes that provide opportunities for housing development. The proposed project is a text amendment to revise the San Jose 2020 General Plan pursuant to State Housing Element Law (Government Code Sections 65580-65589.8). Housing Element law requires local governments to adequately plan to meet their existing and projected housing needs, including demonstrating that it has a comprehensive strategy consisting of goals, policies, and programs and identification of adequate land capacity to accommodate a fair share of the regional housing need. The planning period for the current Housing Element Update is January 1, 2007 through June 30, 2014. State Housing Element law requires a Housing Element to include the following components:

- An analysis of the City's demographic and housing characteristics and trends
- A review of potential market, governmental, and environmental constraints to meeting the City's identified housing needs
- An evaluation of land resources available to accommodate housing development needed to address the City's housing needs
- A statement of policies and programs to be implemented from the adoption of the Housing Element in 2009 through June 30, 2014.
- An inventory and map of the sites that could be developed with housing during the Housing Element planning period.

To meet the requirements listed above, the updated Housing Element includes a number of revisions to the General Plan text and Appendix C: Housing, including:

Data Collection and Analysis

- a. Updating population and housing characteristics to reflect current conditions, including the Regional Housing Needs Allocation (RHNA) pursuant to Government Code Section 65584 for the 2007-2014 planning period;
- b. Updating the analysis of housing needs for all economic segments of San Jose, including the elderly, homeless, disabled, and other special needs population;
- c. Updating discussions regarding the purpose and content of the Housing Element and its relationship to other elements of the San Jose 2020 General Plan;
- d. Identifying the data sources used in updating the Housing Element and the efforts undertaken by the City to encourage public participation;
- e. Other minor technical, clarifying, and clerical edits to the General Plan text;

Analysis of the Planned Housing Supply and Land Capacity

- f. Preparing an inventory of sites within San Jose that can be developed by 2014 to accommodate the 2007-2014 Regional Housing Needs Allocation, including the preparation of maps identifying the location of these sites within the City;
- g. Analyzing the inventory of vacant land, underutilized or redevelopable land for their potential to support new housing construction;
- h. Analyzing the potential of contiguous parcels in the inventory to be assembled into larger sites

Review of Governmental and Non-governmental Constraints

- i. Analyzing the availability and adequacy of public services, facilities and infrastructure, as well as any physical/environmental constraints existing on vacant land, underutilized or redevelopable land;
- j. Updating the discussion of constraints to housing production, including governmental and non-governmental factors that could affect housing production;

Evaluation of Goals and Policies

- k. Reviewing the City's housing goals and accomplishments since the adoption of the 1999-2006 Housing Element;
- l. Examining the policies contained in the current Housing Element to determine their relevancy to current housing needs and conditions;
- m. Reviewing existing housing programs in the current Housing Element and to determine their effectiveness in addressing the City's housing issues;
- n. Revising goals and policies to promote opportunities for energy conservation and environmentally-friendly practices in new residential development;
- o. Revising goals and policies to address the needs of extremely low-income households and persons with disabilities;
- p. Revising goals and policies related to watershed management, natural resources, and flood protection to reference new terminology and best practices under AB 162;
- q. Revising goals and policies to encourage residential development at minimum densities of 30 dwelling units per acre to facilitate development of housing for all economic segments of the community;

Development of an Implementation Program

- r. Identifying action items to encourage and facilitate housing production during the 2007-2014 planning period, including programs that:
 - i. Provide funding for down-payment assistance for homebuyer purchases;
 - ii. Provide funding for homeowners to rehabilitate existing homes;
 - iii. Provide funding for various neighborhood planning efforts;
 - iv. Provide funding for homeless services such as counseling and rental assistance;
 - v. Provide funding for housing developers toward land acquisition, construction, or financing;
 - vi. Modify the Residential Support for the Core (25+ DU/AC) and Transit Corridor Residential (20+ DU/AC) General Plan land use designations and select Discretionary Alternate Use Policies to require residential development at a minimum of 30 dwelling units per acre;
 - vii. Modify Discretionary Alternate Use Policies to clarify density bonus provisions
 - viii. Propose a planning process to revise the Zoning Ordinance definitions to include Transitional and Supportive Housing;
 - ix. Propose a planning process to establish a conventional multi-family residential zoning district supporting residential development at 30 dwelling units per acre.

PROJECT LOCATION: Citywide

EXISTING GENERAL PLAN DESIGNATION: Citywide

EXISTING ZONING: Citywide

SURROUNDING LAND USES / GENERAL PLAN / ZONING: Citywide

PROJECT APPLICANT’S NAME AND ADDRESS:

City of San Jose
Department of Planning, Building and Code Enforcement
200 East Santa Clara Street, Tower 3rd Floor San Jose, CA 95113-1905
Contact: Allen Tai, AICP (408) 535-7866

DETERMINATION

On the basis of this initial study:

<input type="checkbox"/>	I find the proposed project could not have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the project proponent has agreed to revise the project to avoid any significant effect. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	I find the proposed project could have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT (EIR) is required.
<input type="checkbox"/>	I find the proposed project could have a significant effect on the environment, but at least one effect has been (1) adequately analyzed in a previous document pursuant to applicable legal standards, and (2) addressed by mitigation measures based on the previous analysis as described in the attached initial study. An EIR is required that analyzes only the effects that were not adequately addressed in a previous document.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, no further environmental analysis is required because all potentially significant effects have been (1) adequately analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (2) avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION , including revisions or mitigation measures that are included in the project, and further analysis is not required.

This discussion offers an explanation in addition to the answer on the Initial Study checklist. The Housing Element is a policy document on the City’s housing issues and the City’s efforts to encourage and facilitate housing opportunities for all economic segments of the community. The anticipated residential development discussed in the Housing Element is part of the anticipated residential capacity identified in the full build-out of the San Jose 2020 General Plan, and proposed amendments to the General Plan goals and policies and land use designations itself do not expand the residential capacity of the City beyond the existing General Plan assumptions. Adopting the revisions to the Housing Element will not by itself create physical development and will not result in any environmental impact beyond what has been analyzed in the environmental documents included on the “List of Existing CEQA Documents for the 2007-2014 Housing Element Update.” Depending on the attributes of each individual proposal, future development on sites identified in the Housing Element is subject to project-specific environment review. The level and significance of environmental impacts resulting from future projects will be separately assessed in accordance with CEQA, in the event any future project has not already been analyzed at a project level in one of the environmental document included in the “List of Existing CEQA Documents for the 2007-2014 Housing Element Update.”

One of the primary goals of the Housing Element Update is to describe how the City will meet its Regional Housing Needs Allocation (RHNA) requirement of 34,721 units for the 2007-2014 planning period. Of these 34,721 units, 19,270 units must be available to Moderate-, Low-, Very Low-, and Extremely Low-Income households. The updated policies and programs in the Housing Element, are intended to target the City’s RHNA goal, especially for the

affordable units. A key strategy to demonstrate that the City has the capacity in place to accommodate the affordable units is to capitalize on minimum density requirements in AB 2348 to qualify sites as suitable sites for affordable housing development. AB 2348 (Mullin), Chapter 724, Statutes of 2004, amended State Housing Element Law to clarify the land inventory requirements and to provide greater residential development certainty. Under AB 2348, if a jurisdiction has adopted minimum density requirements, the State must accept the jurisdiction's calculation of the total housing unit capacity on that site based on the established minimum density. To demonstrate capacity for affordable housing units, AB 2348 further established that when "default" density standards are met, the State is obligated to accept sites with those density standards as appropriate for accommodating the RHNA goal for lower-income households. For metropolitan jurisdictions including San Jose, that default density is 30 dwelling units per acre (DU/AC).

To provide certainty to the City's affordable housing capacity, the updated Housing Element will increase the Transit Corridor Residential (20+ DU/AC) and Residential Support for the Core (25+ DU/AC) General Plan land use designations to a minimum density of 30 DU/AC. General Plan land use policies will also be revised to encourage development at minimum 30 DU/AC in the Downtown Core and on sites located within 2,000 feet (reasonable walking distance) of existing or planned rail stations. The proposed increase in minimum density for these selected land use designations would not result in environmental impacts greater than what is analyzed in the San Jose 2020 General Plan EIR and subsequent environmental documents, because existing General Plan methodology and prior environmental analysis have assumed development to occur at densities greater than the stated minimum. Table 1 below identifies the assumed residential densities for the Transit Corridor Residential (20+ DU/AC) and Residential Support for the Core (25+ DU/AC) General Plan land use designations. Development under these land use designation have been assumed at 45 DU/AC and 63.5 DU/AC, respectively. Therefore, revising the minimum density of these land use designations to a minimum 30+ DU/AC will not cause new or increase environmental impacts above and beyond what was previously analyzed.

Table I.

GENERAL PLAN DENSITY ASSUMPTIONS FOR RESIDENTIAL LAND USE DESIGNATIONS

Residential Land Use Designation	Assumed Dwelling Unit Yield
Rural Residential (0.2 DU/AC)	0.19 DU/AC
Estate Residential (1.0 DU/AC)	0.68 DU/AC
Very Low Density Residential (2.0 DU/AC)	1.17 DU/AC
Low Density Residential (5 DU/AC)	3.12 DU/AC
Medium Low Density Residential (8 DU/AC)	7.2 DU/AC
Medium Density Residential (8-16 DU/AC)	12.8 DU/AC
Medium High Density Residential (12-25 DU/AC)	18.9 DU/AC
High Density Residential (25-50 DU/AC)	39.9 DU/AC
Transit Corridor Residential (20+ DU/AC)	45.0 DU/AC
Transit Employment Residential (55+ DU/AC) Overlay	55.0 DU/AC
Core Area	55.0 DU/AC
Residential Support for the Core (25+ DU/AC)	63.5 DU/AC

Source: City of San Jose Planning Division, April 2009

5/6/2009

Date



Signature

Name of Preparer: Allen Tai, AICP

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>Previously Addressed Impact</i>	<i>Information Sources</i>
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I. AESTHETICS - Would the project:

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
b) Substantially damage scenic resources, including, but not limited to, trees, rock out-croppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2
e) Increase the amount of shading on public open space (e.g. parks, plazas, and/or school yards)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2

FINDINGS:

- A) Adopting the updated the Housing Element itself will not impact the scenic quality of the scenic vistas. Impacts on scenic vistas from the full build-out of the General Plan have been addressed in the San Jose 2020 General Plan EIR and subsequent environmental documents amending the General Plan. While the Housing Element encourage high-density residential development that include high-rise structures. Depending on the individual project, future development may be highly visible due to building height. Such development projects are subject to discretionary review and approval in accordance with high rise residential design guidelines to ensure that community design elements of a project implement General Plan policies and are compatible with the character of immediate surrounding area. Therefore, no new or increased impact will result above what is already anticipated in existing CEQA documents. Furthermore, standard measures integrated into the General Plan in the form of goals, policies, and implementation measures will reduce the severity of potential impacts. Depending on the attributes of each individual development proposal, future development will be subject to additional environmental review.
- B) Adopting the updated the Housing Element itself will not substantially damage scenic resources. Impacts on scenic resources were addressed in the San Jose 2020 General Plan EIR and subsequent environmental documents amending the General Plan. No new or increased impact will result above what is already anticipated in the existing environmental documents as a result of adopting the Housing Element. Furthermore, standard measures integrated into the General Plan in the form of goals, policies, and implementation measures will reduce the severity of potential impacts. Depending on the attributes of each individual development proposal, future development will be subject to additional environmental review.
- C) Adopting the updated the Housing Element itself will not substantially degrade the existing visual character or quality of the City and its surroundings. Visual effects resulting from anticipated growth and residential development in the City have been addressed in the San Jose 2020 General Plan EIR and subsequent environmental documents amending the General Plan. No new or increased impact will result above what is already anticipated in the existing environmental documents as a result of adopting the Housing Element. Furthermore, standard measures integrated into the General Plan in the form of goals, policies, and implementation measures will reduce the severity of potential impacts. Depending on the attributes of each individual development proposal, future development will be subject to additional environmental review.
- D) Adopting the updated the Housing Element itself will not directly create new sources of light or glare. Indirectly, new residential development constructed pursuant to Housing Element policy could create new sources of light and glare, but issues related to light and glare resulting from anticipated growth and residential development in the City have been addressed in the San Jose 2020 General Plan EIR and subsequent environmental documents amending the General Plan. No new or increased impact will result above what is already anticipated in the existing environmental documents as a result of adopting the Housing Element. Furthermore, standard measures integrated into the General Plan in the form of goals, policies, and implementation measures will reduce the severity of potential impacts. Depending on the attributes of each

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individual development proposal, future development will be subject to additional environmental review, at which time appropriate lighting standards will be assessed.

- E) Adopting the updated the Housing Element itself will not increase the amount of shading on public open space. The discussion in the Housing Element identifies opportunities to encourage high-density residential development in mixed-use areas that may include high-rise structures. Depending on the individual project, future development may have a potential to substantially shade public open space, however, issues related to shading of public open space have been analyzed in the San Jose 2020 General Plan EIR and subsequent environmental documents amending the General Plan. Such development projects are subject to discretionary review and approval in accordance with high rise residential design guidelines to ensure that community design elements of a project implement General Plan policies and are compatible with the character of immediate surrounding area. No new or increased impact will result above what is already anticipated in the existing environmental documents as a result of adopting the Housing Element. Depending on the attributes of each individual development proposal, future development will be subject to additional environmental review, at which time shading impacts will be further assessed.

MITIGATION MEASURES: No new mitigation measures are required for the adoption of the Housing Element.

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II. AGRICULTURE RESOURCES - Would the project:

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"/>	1,3,4
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"/>	1,3,4
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,3,4

FINDINGS:

- A) Adopting the updated the Housing Element itself will not convert additional 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 other than was has been analyzed in the San Jose 2020 General Plan EIR and subsequent environmental documents amending the General Plan. No new or increased impact will result above what is already anticipated in the existing environmental documents as a result of adopting the Housing Element. Depending on the attributes of each individual development proposal, future development will be subject to additional environmental review.
- B) The updated Housing Element does not conflict with zoning for agricultural use or a Williamson Act contract other than was has been analyzed in the San Jose 2020 General Plan EIR and subsequent environmental documents amending the General Plan. The Housing Element identifies future residential development capacity on sites that are already designated for residential development on the General Plan Land Use/Transportation Diagram. Therefore, the proposed project will not result in a significant impact on the City’s agricultural resources.
- C) The updated Housing Element does not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

MITIGATION MEASURES: No new mitigation measures are required for the adoption of the Housing Element.

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III. AIR QUALITY - Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,14
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,14
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 that exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,14
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,14
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,14

FINDINGS:

- A) Adopting the updated Housing Element will not by itself conflict with implementation of the Bay Area 2005 Ozone Strategy. Air quality impacts resulting from the anticipated growth and development of the City were addressed in the EIR for the San Jose 2020 General Plan EIR and subsequent environmental documents amending the General Plan. No new or increased air quality impact will result beyond what is already anticipated in the existing environmental documents as a result of adopting the Housing Element. Furthermore, policies adopted as part of the Housing Element update encourage any new and future development to occur on infill sites near existing jobs and transit, which could potentially reduce pollution from vehicular use. Depending on the attributes of each individual development proposal, future development will be subject to additional environmental review.
- B) The Housing Element does not violate any air quality standard or contribute substantially to an existing or project air quality violation. Air quality impacts resulting from the anticipated growth and development of the City were addressed in the San Jose 2020 General Plan EIR and subsequent environmental documents amending the General Plan. No new or increased impact will result above what is already anticipated in the existing environmental documents as a result of adopting the Housing Element.
- C) Adopting the updated Housing Element will not by itself result in a cumulatively considerable net increase of any criteria pollutant beyond what has been analyzed in the San Jose 2020 General Plan EIR and subsequent environmental documents amending the General Plan. Impacts associated with criteria pollutants resulting from the anticipated growth and development of the City were addressed in the San José 2020 General Plan EIR and subsequent environmental documents amending the General Plan. No new or increased impact will result above what is already anticipated in the existing environmental documents as a result of adopting the Housing Element. Depending on the attributes of each individual development proposal, future development will be subject to additional environmental review, which would analyze individual residential development proposals and their contribution toward cumulative air quality impacts.
- D) Adopting the updated Housing Element will not by itself expose sensitive receptors to substantial pollutant concentrations. Air quality impacts resulting from the anticipated growth and development of the City were addressed in the San Jose 2020 General Plan EIR and subsequent environmental documents amending the General Plan. No new or increased impact will result above what is already anticipated in the existing environmental documents as a result of adopting the Housing Element. Depending on the attributes of each individual development proposal, future development will be subject to additional environmental review.
- E) Adopting the updated Housing Element will not by itself create objectionable odors affecting a substantial number of people. Air quality impacts resulting from the anticipated growth and development of the City were addressed in the San Jose 2020 General Plan EIR and subsequent environmental documents amending the

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General Plan. No new or increased impact will result above what is already anticipated in the existing environmental documents as a result of adopting the Housing Element. Depending on the attributes of each individual development proposal, future development will be subject to additional environmental review.

MITIGATION MEASURES: No new mitigation measures are required for the adoption of the Housing Element.

IV. BIOLOGICAL RESOURCES - Would the project:

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 Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,10
b) Have a substantial adverse effect on any aquatic, wetland, or riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,6,10
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 type="checkbox"/>	<input checked="" type="checkbox"/>	1,6
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, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,10
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 type="checkbox"/>	<input checked="" type="checkbox"/>	1,11
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 type="checkbox"/>	<input checked="" type="checkbox"/>	1,2

FINDINGS:

- A) Adopting the updated Housing Element will not by itself have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species. Impacts on such species either directly or through habitat modifications resulting from the anticipated growth and development of the City were addressed in the San Jose 2020 General Plan EIR and subsequent environmental documents amending the General Plan. Furthermore, standard measures integrated into the General Plan in the form of goals, policies, and implementation measures will reduce the severity of potential impacts. No new or increased impact will result above what is already anticipated in the existing environmental documents as a result of adopting the Housing Element. The level and significance of environmental impacts resulting from future residential development projects will be further assessed in accordance with CEQA.
- B) Adopting the updated Housing Element will not by itself have a substantial effect on any riparian habitat or other sensitive natural community. Impacts on any riparian habitat or other sensitive natural community resulting from the anticipated growth and development of the City were addressed in the San Jose 2020 General Plan EIR and subsequent environmental documents amending the General Plan. No new or increased impact will result from adopting the Housing Element update beyond what is already anticipated in the existing environmental documents. Furthermore, standard measures integrated into the General Plan in the form of goals, policies, and implementation measures will reduce the severity of potential impacts. Depending on the

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attributes of each individual development proposal, future development will be subject to additional environmental review.

- C) Adopting the updated Housing Element will not by itself have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act. Impacts to federally protected wetlands resulting from the anticipated growth and development of the City were addressed in the San Jose 2020 General Plan EIR and subsequent environmental documents amending the General Plan. No new or increased impact will result from adopting the Housing Element update beyond what is already anticipated in the existing environmental documents. Furthermore, standard measures integrated into the General Plan in the form of goals, policies, and implementation measures will reduce the severity of potential impacts. Depending on the attributes of each individual development proposal, future development will be subject to additional environmental review.
- D) Adopting the updated Housing Element will not by itself interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. Impacts to migratory wildlife habitat resulting from the anticipated growth and development of the City were addressed in the San Jose 2020 General Plan EIR and subsequent environmental documents amending the General Plan. No new or increased impact will result above what is already anticipated in the existing environmental documents as a result of adopting the Housing Element. Furthermore, standard measures integrated into the General Plan in the form of goals, policies, and implementation measures will reduce the severity of potential impacts. Depending on the attributes of each individual development proposal, future development will be subject to additional environmental review.
- E) Adopting the updated Housing Element will not by itself conflict with any local policies or ordinances protecting biological resources. Any future specific project development in the City will be subject to additional biological studies and environmental assessment in accordance with existing policies and ordinances protecting biological resources.
- F) Adopting the updated Housing Element will not by itself conflict with any approved local, regional, or state habitat conservation plan. The City of San Jose participates in the Santa Clara Habitat Conservation Plan / Natural Communities Conservation Plan (HCP/NCCP). The Planning Agreement for the HCP/NCCP requires that the California Department of Fish and Game (DFG) and other agencies comment on Reportable Interim Projects and recommend mitigation measures or project alternatives that will help achieve the preliminary conservation objectives and not preclude important conservation planning options or connectivity between areas of high habitat value. The sites identified for potential residential development in the Housing Element could be located within the interim referral area. Depending on the attributes of each individual proposal, future development projects will be referred to DFG and other agencies along with additional environmental review, and will be conditioned to implement applicable plan requirements following plan adoption, anticipated in 2010.

MITIGATION MEASURES: No new mitigation measures are required for the adoption of the Housing Element.

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V. CULTURAL RESOURCES - Would the project:

a) Cause a substantial adverse change in the significance of an historical resource as defined in CEQA Guidelines §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,7
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,8
c) Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,8
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,8

FINDINGS:

- A) Adopting the updated Housing Element will not by itself cause a substantial adverse change in the significance of a historical resource. The Housing Element does not involve revisions to policies that would adversely impact cultural, historical, or archeological resources. Impacts on historical resources resulting from the anticipated growth and development of the City were addressed in the San Jose 2020 General Plan EIR and subsequent environmental documents amending the General Plan. Standard measures integrated into the General Plan in the form of goals, policies, and implementation measures. Furthermore, standard measures integrated into the General Plan in the form of goals, policies, and implementation measures will reduce the severity of potential impacts. No new or increased impact will result above what is already anticipated in the existing environmental documents as a result of adopting the Housing Element. Depending on the attributes of each individual development proposal, future development will be subject to additional historical review.
- B) Adopting the updated Housing Element will not by itself cause a substantial adverse change in the significance of an archaeological resource. The proposed Housing Element does not involve revisions to the development standards that would impact cultural and historic resources. Impacts on archaeological resources resulting from the anticipated growth and development of the City were addressed in the San Jose 2020 General Plan EIR and subsequent environmental documents amending the General Plan. Furthermore, existing protective measures and policies related to archaeological resources will be implemented at the time of future development. No new or increased impact will result above what is already anticipated in the existing environmental documents as a result of adopting the Housing Element. Depending on the attributes of each individual development proposal, future development will be subject to additional archaeological evaluation.
- C) Adopting the updated Housing Element will not by itself directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature. The proposed Housing Element does not involve revisions to the development standards that would impact cultural and historic resources. Impacts on paleontological resources resulting from the anticipated growth and development of the City were addressed in the San Jose 2020 General Plan EIR and subsequent environmental documents amending the General Plan. Existing protective measures and policies related to paleontological resources will be implemented at the time of future development. No new or increased impact will result above what is already anticipated in the existing environmental documents as a result of adopting the Housing Element. Depending on the attributes of each individual development proposal, future development will be subject to additional archaeological evaluation.
- D) Adopting the updated Housing Element will not by itself disturb any human remains. The proposed Housing Element does not involve revisions to the development standards that would impact archaeological resources. Impacts on human remains resulting from the anticipated growth and development of the City were addressed in the San Jose 2020 General Plan EIR and subsequent environmental documents amending the General Plan. Existing protective measures and policies related to archaeological resources will be implemented at the time of future development. No new or increased impact will result above what is already anticipated in the existing environmental documents as a result of adopting the Housing Element. Depending on the attributes of each individual development proposal, future development will be subject to additional archaeological evaluation.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>Previously Addressed Impact</i>	<i>Information Sources</i>
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MITIGATION MEASURES: No new mitigation measures are required for the adoption of the Housing Element.

VI. GEOLOGY AND SOILS - Would the project:

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 type="checkbox"/>	<input checked="" type="checkbox"/>	1,5,24
2) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,5,24
3) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,5,24
4) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,5,24
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,5,24
c) Be located on a geologic unit or soil that is unstable, or that would 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 type="checkbox"/>	<input checked="" type="checkbox"/>	1,5,24
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,5,24
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 type="checkbox"/>	<input checked="" type="checkbox"/>	1,5,24

FINDINGS:

- A) Adopting the updated Housing Element will not by itself expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, including liquefaction and landslides. Impacts to persons and property associated with seismic activity resulting from full build-out of the General Plan were addressed in the San Jose 2020 General Plan EIR and subsequent environmental documents amending the General Plan. Standard measures integrated into the General Plan in the form of goals, policies, and implementation measures applicable to future development projects will reduce the severity of potential impacts. Also, development located in geo-hazard zones are subject to site-specific geotechnical studies (geo-hazard clearance) and must comply with applicable building code safety regulations. Future development in liquefaction zones would be designed and constructed in conformance with the Uniform Building Code Guidelines for Seismic Zone 4 to avoid or minimize potential damage from seismic shaking on the site. Conformance with standard Uniform Building Code Guidelines would also minimize potential impacts from seismic shaking on the site. Depending on the attributes of each individual development proposal, future development will be subject to additional environmental review and geotechnical evaluation.
- B) Adopting the updated Housing Element will not by itself result in substantial soil erosion or the loss of topsoil. Impacts to soils resulting from the anticipated growth and development of the City were addressed in the San

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>Previously Addressed Impact</i>	<i>Information Sources</i>
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Jose 2020 General Plan EIR and subsequent environmental documents amending the General Plan. Standard measures integrated into the General Plan in the form of goals, policies, and implementation measures applicable to future development projects will reduce the severity of potential impacts. No new or increased impact will result above what is already anticipated in the existing environmental documents as a result of adopting the Housing Element. Furthermore, future development within the City will be subject to environmental review and implementation of standard grading and best management practices to minimize substantial soil erosion or the loss of topsoil during development.

- C) Adopting the updated the Housing Element itself will not cause structures to be subject to landslide, lateral spreading, subsidence, liquefaction or collapse. Geologic impacts resulting from the anticipated growth and development of the City were addressed in the San Jose 2020 General Plan EIR and subsequent environmental documents amending the General Plan. Standard measures integrated into the General Plan in the form of goals, policies, and implementation measures applicable to future development projects will reduce the severity of potential impacts. No new or increased impact will result above what is already anticipated in the existing environmental documents as a result of adopting the Housing Element. Furthermore, future development within the City will be subject to environmental review and implementation of standard practices to minimize affects on ground stability.
- D) Adopting the updated the Housing Element itself will not cause development to occur on expansive soil creating substantial risks to life or property. Impacts resulting from the anticipated growth and development of the City were addressed in the San Jose 2020 General Plan EIR and subsequent environmental documents amending the General Plan. Standard measures integrated into the General Plan in the form of goals, policies, and implementation measures applicable to future development projects will reduce the severity of potential impacts. No new or increased impact will result above what is already anticipated in the existing environmental documents as a result of adopting the Housing Element. Furthermore, future development within the City will be subject to environmental review and soils analysis.
- E) Adopting the updated the Housing Element itself will not cause development to occur on 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. Sites identified for residential development in the Housing Element are located within the City’s Urban Growth Boundary/Urban Service Area in urbanized infill locations where adequate sewer facilities are available. Impacts resulting from the anticipated growth and development of the City were addressed in the San Jose 2020 General Plan EIR and subsequent environmental documents amending the General Plan. Standard measures integrated into the General Plan in the form of goals, policies, and implementation measures applicable to future development projects will reduce the severity of potential impacts. No new or increased impact will result above what is already anticipated in the existing environmental documents as a result of adopting the Housing Element. Furthermore, future development within the City will be subject to environmental review and analysis to determine the adequacy of existing infrastructure to serve a proposed project.

MITIGATION MEASURES: No new mitigation measures are required for the adoption of the Housing Element.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>Previously Addressed Impact</i>	<i>Information Sources</i>
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VII. HAZARDS AND HAZARDOUS MATERIALS - Would the project:

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
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
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
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, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,12
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, would 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
f) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1
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
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

FINDINGS:

- A) Adopting the updated the Housing Element itself will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Impacts resulting from the anticipated growth and development of the City were addressed in the San Jose 2020 General Plan EIR and subsequent environmental documents amending the General Plan. Standard measures integrated into the General Plan in the form of goals, policies, and implementation measures applicable to future development projects will reduce the severity of potential impacts. No new or increased impact will result above what is already anticipated in the existing environmental documents as a result of adopting the Housing Element. Furthermore, future development within the City will be subject to environmental review. All future development within the City will be subject to applicable Federal, State and local hazardous materials regulations.
- B) Adopting the updated the Housing Element itself will not create a significant hazard to the public or the environment through reasonably foreseeable conditions involving the release of hazardous materials into the environment. Impacts resulting from the anticipated growth and development of the City were addressed in the San Jose 2020 General Plan EIR and subsequent environmental documents amending the General Plan. Standard measures integrated into the General Plan in the form of goals, policies, and implementation measures applicable to future development projects will reduce the severity of potential impacts. No new or increased impact will result above what is already anticipated in the existing environmental documents as a result of adopting the Housing Element. Furthermore, future development within the City will be subject to environmental review, and development in areas potentially affected by a release of hazardous materials will

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require the completion of a hazardous materials release risk assessment. All future development within the City will be subject to applicable Federal, State and local hazardous materials regulations.

- C) Adopting the updated the Housing Element itself will not emit hazardous emissions or require the handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. Impacts relative to hazardous materials were addressed in the San Jose 2020 General Plan EIR and subsequent environmental documents amending the General Plan. Standard measures integrated into the General Plan in the form of goals, policies, and implementation measures applicable to future development projects will reduce the severity of potential impacts. No new or increased impact will result above what is already anticipated in the existing environmental documents as a result of adopting the Housing Element. Furthermore, future development within the City will be subject to environmental review, and development in areas potentially affected by a release of hazardous materials will require the completion of a hazardous materials release risk assessment. All future development within the City will be subject to applicable Federal, State and local hazardous materials regulations.
- D) Adopting the updated the Housing Element itself will not involve any physical development activity. Impacts resulting from the anticipated growth and development of the City were addressed in the San Jose 2020 General Plan. Standard measures integrated into the General Plan in the form of goals, policies, and implementation measures applicable to future development projects will reduce the severity of potential impacts. No new or increased impact will result above what is already anticipated in the existing environmental documents as a result of adopting the Housing Element. Furthermore, future development within the City will be subject to additional environmental review and development on sites identified on the list of hazardous materials sites pursuant to Government Code Section 65962.5 will be subject to applicable Federal, State and local hazardous materials regulations.
- E) Adopting the Housing Element itself will not result in a safety hazard for people residing or working within two miles of a public airport. The Santa Clara County Airport Land Use Commission oversees the Norman Y. Mineta San Jose International Airport and the Reid-Hillview Airport. The airport land use plans applicable to these airports have been adopted by reference as part of the San Jose 2020 General Plan. Impacts resulting from the anticipated growth and development of the City in relationship to airport safety and operations were addressed in the San Jose 2020 General Plan EIR and subsequent environmental documents amending the General Plan. No new or increased impact will result above what is already anticipated in the existing environmental documents as a result of adopting the Housing Element. Furthermore, future development within airport vicinities will be subject to additional environmental review and compliance with applicable airport land use regulations.
- F) Adopting the Housing Element itself will not result in a safety hazard for people residing or working within two miles of a private airstrip because there are no private airstrips within City limits.
- G) Adopting the updated Housing Element itself will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Impacts to emergency response or emergency evacuation plans resulting from full build-out of the General Plan were addressed in the San Jose 2020 General Plan EIR and subsequent environmental documents amending the General Plan. Standard measures integrated into the General Plan in the form of goals, policies, and implementation measures will reduce the severity of potential impacts. No new or increased impact will result above what is already anticipated in the existing environmental documents as a result of adopting the Housing Element. Depending on the attributes of each individual development proposal, future development will be subject to additional environmental review.
- H) Adopting the updated Housing Element itself will not 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. Sites identified for residential development in the Housing Element are located within the City’s Urban Growth Boundary/Urban Service Area in urbanized infill locations. Also, Issues relative to wildland fires associated with anticipated future growth and development in the City were

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also addressed in the San Jose 2020 General Plan EIR and subsequent environmental documents amending the General Plan. No new or increased impact will result above what is already anticipated in the existing environmental documents. Depending on the attributes of each individual development proposal, future development will be subject to additional environmental review.

MITIGATION MEASURES: No new mitigation measures are required for the adoption of the Housing Element.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>Previously Addressed Impact</i>	<i>Information Sources</i>
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VIII. HYDROLOGY AND WATER QUALITY - Would the project:

a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,15
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would 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 would drop to a level which would 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
c) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1
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 that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1
e) Create or contribute runoff water which would 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 type="checkbox"/>	<input checked="" type="checkbox"/>	1,17
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1
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"/>	1,9
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,9
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
j) Be subject to inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1

FINDINGS:

- A) Adoption of the Housing Element itself will not violate any water quality standards or waste discharge because it is a policy document that facilitates the production of housing and does not include any provisions that directly violate water quality or discharge standards. Water quality issues associated with the anticipated growth and development of the City were addressed in the San Jose 2020 General Plan EIR and subsequent environmental documents amending the General Plan. Standard measures integrated into the General Plan in the form of goals, policies, and implementation measures will reduce the severity of potential impacts. No new or increased impact will result above what is already anticipated in the existing environmental documents as a result of adopting the Housing Element. Depending on the attributes of each individual development proposal, future development will be subject to site-specific environmental studies and compliance with National Pollution Discharge Elimination System (NPDES) permit provisions for construction runoff and stormwater urban runoff.
- B) Adopting the updated Housing Element itself will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. Groundwater supply issues associated with the anticipated growth and development of the City were addressed in the San Jose 2020 General Plan EIR and subsequent environmental documents amending the General Plan. The General Plan EIR and environment documents concluded that

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adequate water supplies would be available to serve the full build-out of the General Plan. The Housing Element is not recommending any change in land use or increase in population beyond that identified in the San Jose 2020 General Plan. No new or increased impact will result above what is already anticipated in the existing environmental documents as a result of adopting the Housing Element. Depending on the attributes of each individual development proposal, future development will be subject to additional environmental review.

- C) Adopting the updated Housing Element itself will not substantially alter existing drainage patterns in a manner that would result in substantial erosion or siltation on or offsite. Erosion or siltation resulting from the anticipated growth and development of the City were addressed in the San Jose 2020 General Plan EIR and subsequent environmental documents amending the General Plan. Standard measures integrated into the General Plan in the form of goals, policies, and implementation measures will reduce the severity of potential impacts. No new or increased impact will result above what is already anticipated in the existing environmental documents as a result of adopting the Housing Element. Depending on the attributes of each individual development proposal, future development will be subject to additional environmental review and compliance with all applicable policies related to drainage patterns and substantial erosion or siltation on or offsite.

- D) Adopting the updated Housing Element itself will not substantially alter existing drainage patterns in a manner that would result in substantially alteration of drainage patterns or increase the rate or amount of surface runoff in a manner that would result in flooding. Impacts on drainage patterns and surface runoff from the anticipated growth and development of the City have been addressed in the San Jose 2020 General Plan EIR and subsequent environmental documents amending the General Plan. Standard measures integrated into the General Plan in the form of goals, policies, and implementation measures will reduce the severity of potential impacts. No new or increased impact will result above what is already anticipated in the existing environmental documents as a result of adopting the Housing Element. Depending on the attributes of each individual development proposal, future development will be subject to additional environmental review and compliance with all applicable policies related to drainage patterns and surface runoff.

- E) Adopting the updated Housing Element itself will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. Issues associated with runoff water resulting from the anticipated growth and development in the City were addressed in the San Jose 2020 General Plan EIR and subsequent environmental documents amending the General Plan. Standard measures integrated into the General Plan in the form of goals, policies, and implementation measures will reduce the severity of potential impacts. No new or increased impact will result above what is already anticipated in the existing environmental documents as a result of adopting the Housing Element. Depending on the attributes of each individual development proposal, future development will be subject to additional environmental review and compliance with applicable policies and regulations related to erosion and stormwater run-off.

- F) Adopting the updated Housing Element itself will not substantially degrade water quality. Impacts on water quality from the anticipated growth and development of the City were addressed in the San Jose 2020 General Plan EIR and subsequent environmental documents amending the General Plan. Standard measures integrated into the General Plan in the form of goals, policies, and implementation measures will reduce the severity of potential impacts. No new or increased impact will result above what is already anticipated in the existing environmental documents as a result of adopting the Housing Element. Depending on the attributes of each individual development proposal, future development will be subject to additional environmental review and compliance with all applicable policies related to water quality.

- G) The sites identified for potential residential development in the Housing Element could be located 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. However, impacts from potential flooding have been addressed in the San Jose

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2020 General Plan EIR and subsequent environmental documents amending the General Plan. Standard measures integrated into the General Plan in the form of goals, policies, and implementation measures will reduce potentially significant impacts to a less than significant level. No new or increased impact will result above what is already anticipated in the existing environmental documents as a result of adopting the Housing Element. Depending on the attributes of each individual development proposal, future development will be subject to additional environmental review and compliance with all applicable policies and regulations regarding flood protection.

- H) The sites identified for potential residential development in the Housing Element could be located within a 100-year flood hazard area, but adoption of the Housing Element itself will not directly cause structures to be placed in which it would impede or redirect flood flows. Issues related to flooding from the anticipated full build-out of the General Plan were addressed in the San Jose 2020 General Plan EIR and subsequent environmental documents amending the General Plan. Standard measures integrated into the General Plan in the form of goals, policies, and implementation measures will reduce potentially significant impacts to a less than significant level. No new or increased impact will result above what is already anticipated in the existing environmental documents as a result of adopting the Housing Element. Depending on the attributes of each individual development proposal, future development will be subject to additional environmental review and compliance with all applicable policies and regulations regarding flood protection.

- I) Adoption of the Housing Element itself will not directly 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. Issues related to flooding from the anticipated full build-out of the General Plan were addressed in the San Jose 2020 General Plan EIR and subsequent environmental documents amending the General Plan. Standard measures integrated into the General Plan in the form of goals, policies, and implementation measures will reduce potentially significant impacts to a less than significant level. No new or increased impact will result above what is already anticipated in the existing environmental documents as a result of adopting the Housing Element. Depending on the attributes of each individual development proposal, future development will be subject to additional environmental review and compliance with all applicable policies and regulations regarding flood protection.

- J) The City is not subject to seiches or tsunamis.

MITIGATION MEASURES: No new mitigation measures are required for the adoption of the Housing Element.

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IX. LAND USE AND PLANNING - Would the project:

a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2
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
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

FINDINGS:

A) Projects that have the potential to physically divide an established community include new freeways and highways, major arterials streets, and railroad lines. The Housing Element encourages infill housing development within an existing residential neighborhoods and in existing urbanized areas close to jobs, transit and neighborhood services and would therefore not physically divide an established community. No new or increased impact will result above what is already anticipated in the existing environmental documents as a result of adopting the Housing Element. Depending on the attributes of each individual proposal, future development project will require additional design review and subsequent environmental analysis to ensure that new development is compatible with existing neighborhood character and will not adversely impact neighboring residential uses.

B) The updated Housing Element is consistent with the General Plan and Zoning Ordinance and other plans and regulations adopted for the purpose of regulating land use and avoiding or mitigating environmental effects. Impacts resulting from the anticipated growth and development of the City were addressed in the San Jose 2020 General Plan EIR and subsequent environmental documents amending the General Plan. Programs in the Housing Element that propose amendments to the Zoning Ordinance, such as creating a new zoning district and definitions for Transitional and Supportive housing are intended to comply with State Housing Element Law and to promote housing opportunities. No new or increased impact will result above what is already anticipated in the existing environmental documents as a result of adopting the Housing Element. Depending on the attributes of these future planning efforts, additional environmental review will be completed.

C) The City of San Jose participates in the Santa Clara Habitat Conservation Plan / Natural Communities Conservation Plan (HCP/NCCP). The Planning Agreement for the HCP/NCCP requires that the California Department of Fish and Game (DFG) and other agencies comment on Reportable Interim Projects and recommend mitigation measures or project alternatives that will help achieve the preliminary conservation objectives and not preclude important conservation planning options or connectivity between areas of high habitat value. The sites identified for potential residential development in the Housing Element could be located within the interim referral area. Depending on the attributes of each individual proposal, future development projects will be referred to DFG and other wildlife agencies, and will be conditioned to implement applicable Plan requirements following Plan adoption, anticipated in 2010.

MITIGATION MEASURES: No new mitigation measures are required for the adoption of the Housing Element.

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X. MINERAL RESOURCES - Would the project:

a) Result in the loss of availability of a known mineral resource that would 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"/>	1,2,23
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"/>	1,2,23

FINDINGS:

Extractive resources known to exist in and near the Santa Clara Valley include cement, sand, gravel, crushed rock, clay, and limestone. Santa Clara County has also supplied a significant portion of the nation's mercury over the past century. Pursuant to the mandate of the Surface Mining and Reclamation Act of 1975 (SMARA), the State Mining and Geology Board has designated the Communications Hill Area (Sector EE), bounded generally by the Southern Pacific Railroad, Curtner Avenue, State Route 87, and Hillsdale Avenue, as containing mineral deposits which are of regional significance as a source of construction aggregate materials.

Neither the State Geologist nor the State Mining and Geology Board has classified any other areas in San José as containing mineral deposits which are either of statewide significance or the significance of which requires further evaluation. Therefore, other than the Communications Hill area cited above, San José does not have mineral deposits subject to SMARA.

Consistent with the San Jose 2020 General Plan and the Communications Hill Specific Plan, the Housing Element identifies residential development on sites located on Communications Hill. However, the San Jose 2020 General Plan EIR and the subsequent Communications Hill Specific Plan EIR have adequately disclosed the impacts of anticipated residential development on Communications Hill. No new or increased impact will result above what is already anticipated in the San Jose 2020 General Plan EIR and the Communications Hill Specific Plan EIR. Depending on the attributes of each individual development proposal, future development will be subject to additional environmental review.

MITIGATION MEASURES: No new mitigation measures are required for the adoption of the Housing Element.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>Previously Addressed Impact</i>	<i>Information Sources</i>
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XI. NOISE - Would the project result in:

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"/>	1,2,13,18
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
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
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
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, would 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
f) For a project within the vicinity of a private airstrip, would 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

FINDINGS:

- A) The San Jose 2020 General Plan states that the City's acceptable exterior noise level is 55 DNL long term, and 60 DNL short term. The acceptable interior noise level is 45 DNL. The plan recognizes that the noise levels may not be achieved in the Downtown, and in the vicinity of major roadways and the Mineta San Jose International Airport. Adopting the updated Housing Element itself will not expose people to, or generate, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. Noise impacts resulting from the anticipated growth and development of the City were addressed in the San Jose 2020 General Plan EIR and subsequent environmental documents amending the General Plan. Standard measures integrated into the General Plan in the form of goals, policies, and implementation measures will reduce the severity of potential impacts. No new or increased impact will result above what is already anticipated in the existing environmental documents as a result of adopting the Housing Element. Depending on the attributes of each individual development proposal, future development will be subject to additional environmental review.
- B) Adopting the updated Housing Element itself will not expose people to, or generate, excessive ground borne vibration or ground borne noise levels. Noise and vibration impacts resulting from the anticipated growth and development of the City were addressed in the San Jose 2020 General Plan EIR and subsequent environmental documents amending the General Plan. Standard measures integrated into the General Plan in the form of goals, policies, and implementation measures will reduce the severity of potential impacts. No new or increased impact will result above what is already anticipated in the existing environmental documents as a result of adopting the Housing Element. Depending on the attributes of each individual development proposal, future development will be subject to additional environmental review.
- C) Adopting the updated Housing Element itself will not result in a substantial permanent increase in ambient noise levels in the City. Noise and vibration impacts resulting from the anticipated growth and development of the City were addressed in the San Jose 2020 General Plan EIR and subsequent environmental documents amending the General Plan. Standard measures integrated into the General Plan in the form of goals, policies, and implementation measures will reduce the severity of potential impacts. No new or increased impact will result above what is already anticipated in the existing environmental documents as a result of adopting the Housing Element. Depending on the attributes of each individual proposal, future development projects will require additional environmental review.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>Previously Addressed Impact</i>	<i>Information Sources</i>
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- D) Adopting the updated Housing Element itself will not result in a substantial temporary or periodic increase in ambient noise levels in the City. Noise and vibration impacts resulting from the anticipated growth and development of the City were addressed in the San Jose 2020 General Plan EIR and subsequent environmental documents amending the General Plan. Standard measures integrated into the General Plan in the form of goals, policies, and implementation measures will reduce the severity of potential impacts. No new or increased impact will result above what is already anticipated in the existing environmental documents as a result of adopting the Housing Element. Depending on the attributes of each individual proposal, future development projects will require additional environmental review.
- E) Adopting the updated Housing Element itself will not result in exposing people residing or working within two miles of a public airport to excessive noise levels. The Santa Clara County Airport Land Use Commission oversees the Norman Mineta San Jose International Airport and the Reid-Hillview Airport. The airport land use plans applicable to these airports have been adopted by reference as part of the San Jose 2020 General Plan. Impacts resulting from the anticipated growth and development of the City in relationship to airport safety and operations were addressed in the San Jose 2020 General Plan EIR and subsequent environmental documents amending the General Plan. Standard measures integrated into the General Plan in the form of goals, policies, and implementation measures will reduce the severity of potential impacts. No new or increased impact will result above what is already anticipated in the existing environmental documents as a result of adopting the Housing Element. Furthermore, depending on the attributes of each individual proposal, future development within the City will be subject to additional environmental review and compliance with applicable airport land use regulations.
- F) Adopting the updated Housing Element itself will not result in exposing people residing or working within two miles of a private airstrip because there are no private airstrips within City limits.

MITIGATION MEASURES: No new mitigation measures are required for the adoption of the Housing Element.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>Previously Addressed Impact</i>	<i>Information Sources</i>
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XII. POPULATION AND HOUSING - Would the project:

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
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
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

FINDINGS:

- A) The updated Housing Element promotes the production of housing for all economic segments of the community and is consistent with adopted major strategies and goals and policies in the San Jose 2020 General Plan. The Housing Element assumes the redevelopment of existing sites for residential uses, and future development in accordance with General Plan land use policies could result in the displacement of existing housing units. However, existing residential units would be replaced with new residential units and therefore would not necessitate construction of replacement housing elsewhere. Adoption of the updated Housing Element itself will not result in any increases beyond the population estimates presented in the General Plan. Environmental impacts associated with the full build-out of the General Plan were previously analyzed in the San Jose 2020 General Plan EIR and subsequent environmental documents amending the General Plan. Furthermore, impacts associated with redevelopment of existing housing sites have been addressed in existing environmental documents. No new or increased impact will result above what is already anticipated in the existing environmental documents as a result of adopting the Housing Element. Depending on the attributes of each individual proposal, future development projects will require additional environmental review.

- B) The updated Housing Element promotes the production of housing for all economic segments of the community and is consistent with adopted major strategies and goals and policies in the San Jose 2020 General Plan. The Housing Element assumes the redevelopment of existing sites for residential uses, and future development in accordance with General Plan land use policies could result in the displacement of existing housing units. However, existing residential units would be replaced with new residential units and therefore would not displace substantial numbers of people nor necessitate construction of replacement housing elsewhere. Adoption of the updated Housing Element itself will not result in any increases beyond the population estimates presented in the General Plan. Environmental impacts associated with the full build-out of the General Plan were previously analyzed in the San Jose 2020 General Plan EIR and subsequent environmental documents amending the General Plan. Furthermore, impacts associated with redevelopment of existing housing sites have been addressed in the existing environmental documents. No new or increased impact will result above what is already anticipated in the existing environmental documents as a result of adopting the Housing Element. Depending on the attributes of each individual proposal, future development projects will require additional environmental review.

- C) **MITIGATION MEASURES:** No new mitigation measures are required for the adoption of the Housing Element.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>Previously Addressed Impact</i>	<i>Information Sources</i>
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XIII. PUBLIC SERVICES

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:					
Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2
Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2
Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2

FINDINGS:

A) Adopting the updated Housing Element will not result in substantial adverse physical impacts associated with providing new or physically altered fire protection facilities. Residential development constructed pursuant to Housing Element policy will incrementally increase the need for fire protection services. However, the anticipated development in the Housing Element is part of the future growth and development anticipated in the General Plan. Impacts to public services and facilities were analyzed in the San Jose 2020 General Plan EIR and subsequent environmental documents amending the General Plan. Furthermore, depending on the attributes of individual development proposals, development impact fees, park fees and school impact fees will be assessed to compensate for the need for additional public services. For example, as required by California Government Code Section 53080, the project will be required to pay a school impact fee for residential development to offset the increased demands on school facilities caused by the project. Residential development in the City is also required to conform to the City’s *Parkland Dedication Ordinance (PDO)* (San Jose Municipal Code Chapter 19.38) and *Park Impact Ordinance (PIO)* (San Jose Municipal Code Chapter 14.25). No new or increased impact will result above what is already anticipated in the existing environmental documents as a result of adopting the Housing Element. Depending on the attributes of each individual development proposal, future development will be subject to additional environmental review.

MITIGATION MEASURES: No new mitigation measures are required for the adoption of the Housing Element

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>Previously Addressed Impact</i>	<i>Information Sources</i>
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XIV. RECREATION

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 would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2

FINDINGS:

Future residential development constructed pursuant to Housing Element policy may incrementally increase the use of existing neighborhood and regional parks or other recreational facilities and may require construction or expansion of recreational facilities. However, the anticipated development in the Housing Element is part of the future growth and development anticipated in the General Plan. Impacts to existing neighborhood and regional parks or other recreational facilities and the construction of new recreational facilities have been analyzed in the San Jose 2020 General Plan EIR and subsequent environmental documents amending the General Plan. Furthermore, the City has adopted the *Parkland Dedication Ordinance (PDO)* (San Jose Municipal Code Chapter 19.38) and *Park Impact Ordinance (PIO)* (San Jose Municipal Code Chapter 14.25) requiring residential developers to dedicate public parkland or pay in-lieu fees, or both, to offset the demand for neighborhood parkland created by individual housing developments. Each new residential project is required to conform to the PDO and PIO. The acreage of parkland required is based upon the Acreage Dedication Formula outlined in the Parkland Dedication Ordinance. No new or increased impact will result above what is already anticipated in the existing environmental documents as a result of adopting the Housing Element. Depending on the attributes of each individual development proposal, future development will be subject to additional environmental review.

MITIGATION MEASURES: No new mitigation measures are required for the adoption of the Housing Element.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>Previously Addressed Impact</i>	<i>Information Sources</i>
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XV. TRANSPORTATION / TRAFFIC - Would the project:

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio of roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,19
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,19
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"/>	1,19
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"/>	1,19
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,20
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,18
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,18

FINDINGS:

- A) Depending on the attributes of individual development, future residential development constructed pursuant to Housing Element policy may cause an increase traffic which is substantial in relation to the existing traffic load and capacity of the street system. However, the anticipated development in the Housing Element is part of the future growth and development anticipated in the General Plan. Impacts to existing traffic load and capacity of the street system were analyzed in the San Jose 2020 General Plan EIR and subsequent environmental documents amending the General Plan. General Plan methodology for the Transit Corridor Residential (20+ Dwelling Units per Acre (DU/AC)) and Residential Support for the Core (25+ DU/AC) currently assumes development at 45 DU/AC and 63.5 DU/AC, respectively. Therefore, increasing the minimum densities for these land use designations to 30 DU/AC will not result in new or increased environmental impacts not previously addressed in prior environmental analysis in that the analysis assumes a higher yield than the proposed minimum density. Depending on the attributes of each individual proposal, future development projects will require additional environmental review.
- B) Depending on the attributes of individual development, future residential development constructed pursuant to Housing Element policy may either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highway. However, the anticipated development in the Housing Element is part of the future growth and development anticipated in the General Plan. Impacts to transportation level of service standards have been analyzed in the San Jose 2020 General Plan EIR and subsequent environmental documents amending the General Plan. General Plan methodology for the Transit Corridor Residential (20+ Dwelling Units per Acre (DU/AC)) and Residential Support for the Core (25+ DU/AC) currently assumes development at 45 DU/AC and 63.5 DU/AC, respectively. Therefore, increasing the minimum densities for these land use designations to 30 DU/AC will not result in new or increased environmental impacts not previously addressed in prior environmental analysis in that the analysis assumes a higher yield than the proposed minimum density. Depending on the attributes of each individual proposal, future development projects will require additional environmental review.
- C) The updated Housing Element encourages higher density development in the City, which may result in the development of taller structures that have the potential to project into regulated airspace. Depending on the

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>Previously Addressed Impact</i>	<i>Information Sources</i>
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attributes of individual development, future residential development constructed pursuant to Housing Element policy may affect air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. However, the anticipated development in the Housing Element is part of the future growth and development anticipated in the General Plan. Impacts to air traffic patterns and increases in traffic levels have been analyzed in the San Jose 2020 General Plan EIR and subsequent environmental documents amending the General Plan. General Plan methodology for the Transit Corridor Residential (20+ Dwelling Units per Acre (DU/AC)) and Residential Support for the Core (25+ DU/AC) currently assumes development at 45 DU/AC and 63.5 DU/AC, respectively. Therefore, increasing the minimum densities for these land use designations to 30 DU/AC will not result in new or increased environmental impacts not previously addressed in prior environmental analysis in that the analysis assumes a higher yield than the proposed minimum density. Depending on the attributes of each individual proposal, future development projects will require additional environmental review, including the coordination with the Santa Clara County Airport Land Use Commission and Federal Aviation Administration.

- D) The Housing Element is a policy document and does not involve any construction or physical design. Therefore, adopting the housing element will not result in hazards due to design features or incompatible uses. Depending on the attributes of individual development, future residential development constructed pursuant to Housing Element policy may substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible land uses (e.g., farm equipment). Depending on the attributes of each individual proposal, future development projects will require additional environmental review.
- E) The Housing Element is a policy document and does not involve any construction or physical design. Therefore, adopting the Housing Element will not result in inadequate emergency access. Depending on the attributes of individual development, future residential development constructed pursuant to Housing Element policy may impact emergency access response. However, impacts to emergency access resulting from the anticipated growth and future development of the City was addressed in the San Jose 2020 General Plan EIR and subsequent environmental documents amending the General Plan. Depending on the attributes of each individual proposal, future development projects will require additional environmental review.
- F) The Housing Element is a policy document and does not involve any construction or physical design. Therefore, adopting the Housing Element will not result in inadequate parking capacity. Depending on the attributes of individual development, future residential development constructed pursuant to Housing Element policy may impact parking capacity. However, impacts to parking capacity resulting from the anticipated growth and future development of the City were addressed in the San Jose 2020 General Plan EIR and subsequent environmental documents amending the General Plan. Standard measures integrated into the General Plan in the form of goals, policies, and implementation measures will reduce the severity of potential impacts. No new or increased impact will result above what is already anticipated in the existing environmental documents as a result of adopting the Housing Element. Depending on the attributes of each individual development proposal, future development will be subject to additional environmental review.
- G) The Housing Element is consistent with the San Jose 2020 General Plan and its policies to encourage use of public transit and alternative modes of transportation. Therefore, adopting the Housing Element will not conflict with adopted policies, plans, or programs supporting alternative transportation. Furthermore, depending on the attributes of individual development, future residential development constructed pursuant to Housing Element policy could be required to implement Transportation Demand Management programs to incorporate bicycle facilities, transit passes, or other measures that support alternative transportation. Depending on the attributes of each individual proposal, future development projects will also require additional environmental review.

MITIGATION MEASURES: No new mitigation measures are required for the adoption of the Housing Element.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>Previously Addressed Impact</i>	<i>Information Sources</i>
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XVI. UTILITIES AND SERVICE SYSTEMS - Would the project:

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"/>	1,15
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"/>	1,2,21
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"/>	1,17
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"/>	1,22
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"/>	1,21
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"/>	1,21
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"/>	1,21

FINDINGS:

- A) Adopting the updated Housing Element will not by itself cause or exceed wastewater treatment requirements of the Regional Water Quality Control Board. Impacts on wastewater treatment facilities from the full build-out of the General Plan were previously analyzed in the San Jose 2020 General Plan EIR and subsequent environmental documents amending the General Plan. Standard measures integrated into the General Plan in the form of goals, policies, and implementation measures will reduce the severity of potential impacts. No new or increased impact will result above what is already anticipated in the existing environmental documents as a result of adopting the Housing Element. Depending on the attributes of each individual development proposal, future development will be subject to additional environmental review.
- B) The Housing Element is a policy document and does not involve any construction or physical design. Therefore, adopting the Housing Element will not result in the construction of new water or wastewater treatment facilities or expansion of existing facilities. Furthermore, impacts to new water or wastewater treatment facilities from the anticipated growth and future development of the City was previously addressed in the San Jose 2020 General Plan EIR and subsequent environmental documents amending the General Plan. Standard measures integrated into the General Plan in the form of goals, policies, and implementation measures will reduce the severity of potential impacts. No new or increased impact will result above what is already anticipated in the existing environmental documents as a result of adopting the Housing Element. Depending on the attributes of each individual development proposal, future development will be subject to additional environmental review.
- C) Adopting the updated Housing Element will not by itself require the construction or expansion of new stormwater drainage facilities. Issues related to stormwater runoff from the anticipated growth and future development of the City were previously addressed in the San Jose 2020 General Plan EIR and subsequent environmental documents amending the General Plan. Standard measures integrated into the General Plan in the form of goals, policies, and implementation measures will reduce the severity of potential impacts. No new or increased impact will result above what is already anticipated in the existing environmental documents as a result of adopting the Housing Element. Depending on the attributes of each individual development proposal, future development will be subject to additional environmental review.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>Previously Addressed Impact</i>	<i>Information Sources</i>
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- D) Adopting the updated Housing Element will not by itself require additional water supplies. Water supply needs for the anticipated growth and future development of the City was previously addressed in the San Jose 2020 General Plan EIR and subsequent environmental documents amending the General Plan. Standard measures integrated into the General Plan in the form of goals, policies, and implementation measures will reduce the severity of potential impacts. No new or increased impact will result above what is already anticipated in the existing environmental documents as a result of adopting the Housing Element. Depending on the attributes of each individual development proposal, future development will be subject to additional environmental review.
- E) Adopting the updated Housing Element will not by itself require additional wastewater treatment capacity. Impacts on wastewater treatment capacity from the full build-out of the General Plan were previously analyzed in the San Jose 2020 General Plan EIR and subsequent environmental documents amending the General Plan. Standard measures integrated into the General Plan in the form of goals, policies, and implementation measures will reduce the severity of potential impacts. No new or increased impact will result above what is already anticipated in the existing environmental documents as a result of adopting the Housing Element. For the list of projects on the Adequate Sites Inventory, the existing environmental documents demonstrate adequate Water Pollution Control Plant (WPCP) capacity to serve the planned housing units.
- F) Adopting the updated Housing Element will not by itself impact solid waste disposal or landfill capacity. Impacts on solid waste disposal and landfill capacity from the full build-out of the General Plan were previously analyzed in the San Jose 2020 General Plan EIR and subsequent environmental documents amending the General Plan. Standard measures integrated into the General Plan in the form of goals, policies, and implementation measures will reduce the severity of potential impacts. No new or increased impact will result above what is already anticipated in the existing environmental documents as a result of adopting the Housing Element. For the list of project on the Adequate Sites Inventory, the existing environmental documents demonstrate adequate landfill capacity to serve the planned housing units.
- G) Adopting the updated Housing Element is not subject to federal, state, and local statutes and regulations related to solid waste. Issues related to solid waste from the anticipated growth and future development of the City were previously addressed in the San Jose 2020 General Plan EIR and subsequent environmental documents amending the General Plan. Standard measures integrated into the General Plan in the form of goals, policies, and implementation measures will reduce the severity of potential impacts. No new or increased impact will result above what is already anticipated in the existing environmental documents as a result of adopting the Housing Element. Depending on the attributes of each individual development proposal, future development will be subject to additional environmental review.

MITIGATION MEASURES: No new mitigation measures are required for the adoption of the Housing Element.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>Previously Addressed Impact</i>	<i>Information Sources</i>
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XVII. MANDATORY FINDINGS OF SIGNIFICANCE

a) Does the project have the potential to (1) degrade the quality of the environment, (2) substantially reduce the habitat of a fish or wildlife species, (3) cause a fish or wildlife population to drop below self-sustaining levels, (4) threaten to eliminate a plant or animal community, (5) reduce the number or restrict the range of a rare or endangered plant or animal, or (6) eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,10
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"/>	1,16
c) 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 type="checkbox"/>	<input checked="" type="checkbox"/>	1

FINDINGS:

- A) Adopting the updated Housing Element will not by itself 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. All aforementioned environmental impacts that could result from the anticipated growth and development of the City were addressed in the San Jose 2020 General Plan EIR and subsequent environmental documents amending the General Plan. Standard measures integrated into the General Plan in the form of goals, policies, and implementation measures may reduce potentially significant impacts to a less than significant level. No new or increased impact will result above what is already anticipated in the existing environmental documents as a result of adopting the Housing Element. Furthermore, depending on the attributes of each individual proposal, future development projects will require additional environmental review.
- B) Adopting the updated Housing Element will not by itself result in impacts that are individually limited, but cumulatively considerable as the Housing Element is a policy document. All cumulative environmental impacts that could result from the full build-out of the City were addressed in the San Jose 2020 General Plan EIR and subsequent environmental documents amending the General Plan. Standard measures integrated into the General Plan in the form of goals, policies, and implementation measures may reduce potentially significant impacts to a less than significant level. No new or increased impact will result above what is already anticipated in the existing environmental documents as a result of adopting the Housing Element. Furthermore, depending on the attributes of each individual proposal, future development projects will require additional environmental review.
- C) Adopting the updated Housing Element will not by itself result in significant cumulative impacts or significantly contribute to cumulative impacts not previously addressed in the San Jose 2020 General Plan EIR and subsequent environmental documents amending the General Plan. All cumulative environmental impacts that could result from the full build-out of the City were addressed in the existing environmental documents. Standard measures integrated into the General Plan in the form of goals, policies, and implementation measures may reduce potentially significant impacts to a less than significant level. No new or increased impact will result above what is already anticipated in the existing environmental

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>Previously Addressed Impact</i>	<i>Information Sources</i>
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documents as a result of adopting the Housing Element. Furthermore, depending on the attributes of each individual proposal, future development projects will require additional environmental review.

MITIGATION MEASURES: No new mitigation measures are required for the adoption of the Housing Element.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>Previously Addressed Impact</i>	<i>Information Sources</i>
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CHECKLIST REFERENCES

1. List of Existing CEQA Documents for the 2007-2014 Housing Element Update
2. San Jose 2020 General Plan
3. USDA, Soil Conservation Service, Soil Survey of SC County, August 1968
4. USDA, Soil Conservation Service, Important Farmlands of SC County map, June 1979
5. State of California's Geo-Hazard maps / Alquist Priolo Fault maps
6. Riparian Corridor Policy Study 1994
7. San Jose Historic Resources Inventory
8. City of San Jose Archeological Sensitivity Maps
9. FEMA Flood Insurance Rate Map, Santa Clara County, 1986
10. California Department of Fish & Game, California Natural Diversity Database, 2001
11. City of San Jose Heritage Tree Survey Report
12. California Environmental Protection Agency Hazardous Waste and Substances Sites List, 1998
13. City of San Jose Noise Exposure Map for the 2020 General Plan
14. BAAQMD CEQA Guidelines, Bay Area Air Quality Management District. April 1996, revised 1999.
15. San Francisco Bay Regional Water Quality Control Board 1995 Basin Plan
16. Final Environmental Impact Report, City of San Jose, SJ 2020 General Plan
17. Santa Clara Valley Water District
18. City of San Jose Title 20 Zoning Ordinance
19. San Jose Department of Public Works
20. San Jose Fire Department
21. San Jose Environmental Services Department
22. San Jose Water Company, Great Oaks Water Company
23. California Division of Mines and Geology
24. Cooper Clark, San Jose Geotechnical Information Maps, July 1974