

Environmental Impact Report

Meridian Apartments Project



Prepared by



In Consultation with



January 2020

TABLE OF CONTENTS

Section 1.0	Introduction.....	2
Section 2.0	Project Information and Description.....	4
Section 3.0	Environmental Setting, Impacts, and Mitigation	11
Section 4.0	Growth-Inducing Impacts	37
Section 5.0	Significant and Irreversible Environmental Changes	38
Section 6.0	Significant and Unavoidable Impacts	39
Section 7.0	Alternatives.....	42
Section 8.0	References.....	52
Section 9.0	Lead Agency and Consultants.....	58

Figures

Figure 2.1-1:	Regional Map.....	5
Figure 2.1-2:	Vicinity Map	6
Figure 2.1-3:	Aerial Map and Surrounding Land Uses.....	7
Figure 2.1-4:	Ground Level – Site Plan	8
Figure 3.1-1:	View of existing development, looking southwest from Meridian Avenue	20
Figure 3.1-2:	View of existing development, looking southwest from Meridian Avenue	24
Figure 3.1-3:	View of existing development, looking west from 961 Meridian Avenue	29

Tables

Table 3.2-1:	Affordability Unit Mix.....	4
Table 3.0-1:	Geographic Considerations in Cumulative Analysis	12

Appendices

Appendix A:	Initial Study/Environmental Assessment
Appendix B:	Historic Evaluation
Appendix C:	Historic Resource Assessment Report
Appendix D:	Air Quality and Greenhouse Gas Assessment
Appendix E:	Soil Resource Report
Appendix F:	Phase I Environmental Site Assessment
Appendix G:	Noise and Vibration Assessment
Appendix H:	Transportation Analysis
Appendix I:	NOP and NOP Comment Letters

SUMMARY

The project site is currently constructed with two single-family residences and an accessory structure. The project proposes to demolish the existing buildings on-site and construct a six-story, 233-dwelling unit building with approximately 1,780 square feet of retail on an approximately 2.1-acre site that is currently developed with two single-family residences and an accessory structure.

All dwelling units on-site would be 100 percent affordable. The breakdown of affordability is shown in Table 1.1-1 below.

Percentage of Area Median Income (AMI)	Number of Units
30 Percent AMI	92
40 Percent AMI	20
50 Percent AMI	5
80 Percent AMI	114
Manager Units	2
Total Units	233

The project proposes one level of below-grade parking and one level of above-grade parking which would consist of 290 parking spaces. Additionally, the project proposes 63 bicycle parking spaces (26 short-term spaces and 37 long-term spaces). The proposed development would be constructed in compliance with the City’s Council Policy 6-32 and the City’s Green Building Ordinance.

The following is a summary of the significant impacts and mitigation measures addressed within this EIR. The project description and full discussion of impacts and mitigation measures can be found in *Section 2.0 Project Information and Description*, *Section 3.0 Environmental Setting, Impacts, & Mitigation*, and *Section 4.0 Cumulative Impacts*.

Impacts Identified in the EIR

Significant Impacts	Mitigation Measures
Cultural Resources	
Impact CUL-1: Demolition of the residence at 971 Meridian Avenue, a candidate City Landmark, would be a significant impact.	<p>MM CUL-1.1: <u>Documentation:</u> The residence at 971 Meridian Avenue shall be documented in accordance with the guidelines established for the Historic American Building Survey (HABS) and shall consist of the following components:</p> <ol style="list-style-type: none"> 1. Drawings – Prepare sketch floor plans. 2. Photographs – Digital photographic documentation of the interior, exterior, and setting of the buildings in compliance with the National Register Photo Policy Fact Sheet. Photos must have a

	<p>permanency rating of approximately 75 years.</p> <p>3. Written Data – HABS written documentation in short form.</p> <p>An architectural historian meeting the Secretary of the Interior’s Professional Qualification Standards shall oversee the preparation of the sketch plans, photographs and written data. The existing DPR forms shall fulfill the requirements for the written data report.</p> <p>The City of San José’s Historic Preservation Officer shall review the documentation, and then the applicant shall file the documentation with the San José Library’s California Room and the Northwest Information Center at Sonoma State University, the repository for the California Historical Resources Information System. All documentation shall be submitted on archival paper.</p> <p><u>Relocation by a Third Party:</u> The residence at 971 Meridian Avenue shall be advertised for relocation by a third party. The project applicant shall be required to advertise the availability of the structure for a period of no less than 30 days. The advertisements must include a newspaper of general circulation, a website, and notice on the project site. The project applicant must provide evidence (i.e., receipts, date and time stamped photographs, etc.) to the Director of Planning, Building and Code Enforcement or the Director’s designee that this condition has been met prior to the issuance of demolition permits.</p> <p>If a third party does agree to relocate the residence at 971 Meridian Avenue, the following measures must be followed:</p> <p>1. The City’s Director of Planning, Building and Code Enforcement or the Director’s designee, based on consultation with the City’s Historic Preservation Officer, must</p>
--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	<p>determine that the receiver site is suitable for the building.</p> <ol style="list-style-type: none"> 2. Prior to relocation, the project applicant or third party shall hire a historic preservation architect and a structural engineer to undertake an existing condition study. The purpose of the study shall be to establish the baseline condition of the building prior to relocation. The documentation shall take the form of written descriptions and visual illustrations, including those character-defining physical features of the resource that convey its historic significance and must be protected and preserved. The documentation shall be reviewed and approved by the City’s Historic Preservation Officer prior to the structure being moved. Documentation already completed shall be used to the extent possible to avoid repetition in work. 3. To protect the building during relocation, the third party shall engage a building mover who has experience moving similar historic structures. A structural engineer shall also be engaged to determine if the building needs to be reinforced/stabilized before the move. 4. Once moved, the building shall be repaired and restored, as needed, by the project applicant or third party in conformance with the <i>Secretary of the Interior’s Standards for the Treatment of Historic Properties</i>. In particular, the character-defining features shall be restored in a manner that preserves the integrity of the features for the long-term preservation of these features. <p>Upon completion of the repairs, a qualified architectural historian shall document and confirm that renovations of the structure were completed in</p>
--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	<p>conformance with the <i>Secretary of the Interior’s Standards for the Treatment of Historic Properties</i> and that all character-defining features were preserved. The project applicant shall submit a report to the City’s Historic Preservation Officer documenting the relocation.</p> <p><u>Salvage:</u> If no third party relocates the residence at 971 Meridian Avenue, the structure shall be made available for salvage to salvage companies facilitating the reuse of historic building materials. The time frame available for salvage shall be established by the Director of Planning, Building and Code Enforcement or the Director’s designee, together with the City’s Historic Preservation Officer.</p> <p>The project applicant must provide evidence to the Director of Planning, Building and Code Enforcement or the Director’s designee, that this condition has been met prior to the issuance of demolition permits.</p> <p>MM CUL-1.2: A qualified historian shall create a permanent interpretive program, exhibit, or display of the history of the property including, but not limited to, historic and current condition photographs, interpretive text, drawings, video, interactive media, or oral histories. The display shall be placed in a suitable publicly accessible location on the project site. The final design of the display shall be determined in coordination with the City’s Historic Preservation Officer.</p> <p>Significant Unavoidable Impact</p>
--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Impacts Identified in the Initial Study (See Appendix A)

Significant Impacts	Mitigation Measures
Air Quality	
Impact AIR-3: Construction activities associated with the proposed project would result in nearby sensitive	MM AIR-3.1: Prior to the issuance of any demolition, grading, or building permits (whichever occurs earliest), the project applicant shall submit a

<p>receptors being exposed to toxic air contaminant emissions in excess of BAAQMD thresholds.</p>	<p>construction operation plan to the Director of Planning, Building and Code Enforcement or the Director’s designee, demonstrating that the off-road equipment used for construction of the project would achieve a fleet-wide average of at least 75 percent reduction in diesel particulate matter (DPM) emissions.</p> <p>The plan to achieve the 75 percent reduction or greater would include the following, or an equivalent alternative that meets the required reduction:</p> <ul style="list-style-type: none"> • All diesel-powered off-road equipment (larger than 25 horsepower) operating on-site for more than two days continuously shall, at a minimum, meet U.S. Environmental Protection Agency (EPA) particulate matter emissions standards for Tier 3 engines or with CARB-certified Level 3 Diesel Particulate Filters or equivalent. Alternatively, equipment that meet U.S. EPA emissions for Tier 4 standards for particulate matter or the use of non-diesel or electric equipment would meet this requirement. <p>The plan shall include to the extent possible, the list of construction activities and the types of equipment that would be used for each activity, how long the activity is anticipated to occur, the distance of the activity from sensitive receptors, the actions that would be taken to ensure a 75 percent reduction is attained, and the actions that would be taken if it is determined that the 75 percent reduction is exceeded. The plan shall be prepared by a qualified air quality professional.</p> <p>The project applicant would be required to implement the plan during construction of the project.</p> <p>Less Than Significant Impact with Mitigation Incorporated</p>
---------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Biological Resources	
<p>Impact BIO-1: Implementation of the proposed project could result in the disturbance of active bird nests.</p>	<p>MM BIO-1.1: Avoidance Tree removal and construction shall be scheduled to avoid the nesting season. The nesting season for most birds, including most raptors in the San Francisco Bay area, extends from February 1st through August 31st, inclusive.</p>

Preconstruction Surveys

If tree removals and construction cannot be scheduled between September 1st and January 31st, a qualified ornithologist shall complete pre-construction surveys to identify active raptor or migratory bird nests that may be disturbed during construction activities. This survey shall be completed no more than 14 days prior to the initiation of demolition/construction activities, including tree removal and pruning, during the early part of the breeding season (February 1st through April 30th, inclusive) and no more than 30 days prior to the initiation of these activities during the late part of the breeding season (May 1st through August 31st, inclusive), unless a shorter pre-construction survey is determined to be appropriate based on the presence of a species with a shorter nesting period, such as Yellow Warblers. During this survey, the ornithologist will inspect all trees and other possible nesting habitats in and immediately adjacent to the construction areas for nests. If an active nest is found in an area that will be disturbed by construction, the ornithologist will designate a construction-free buffer zone (typically 250 feet) to be established around the nest, in consultation with California Department of Fish and Wildlife (CDFW). The buffer would ensure that raptor or migratory bird nests will not be disturbed during project construction.

Reporting

Prior to issuance of any grading or building permit, the project applicant shall submit to the Director of Planning, Building and Code Enforcement or the Director's designee, a plan prepared by a qualified biologist or ornithologist for conducting the preconstruction surveys to meet the requirements set out above.

Subsequent to the preconstruction survey, and prior to ground disturbance, the qualified biologist or ornithologist shall submit a written report indicating the results of the survey, a map of identified active nests, and any designated buffer zones or other protective measures to the Director of Planning, Building and Code Enforcement or the Director's designee.

	Less Than Significant Impact with Mitigation Incorporated
Hazards and Hazardous Materials	
<p>Impact HAZ-2: Construction activities associated with the proposed project could expose construction workers and/or nearby residents to residual agricultural contaminants and residual contamination from previous industrial operations.</p>	<p>MM HAZ-2.1: A Phase II Environmental Site Assessment (Phase II ESA) shall be performed to investigate potential soil contamination discussed in the Phase I ESA by Earth Systems Pacific.</p> <p>The Phase II ESA should evaluate potential soil impacts associated with prior agricultural uses, lead based paint in soil surrounding structures, stockpiles of soil previously left on the property, and the area south of the accessory structure where disposal of hydraulic fluid and motor oil in pits was reported to have occurred, and any other issues identified in the Phase I ESA. The Phase II ESA shall describe methods for soils testing (i.e., analytical methods, the approximate location, spacing, depth of boring, etc.) and characterization.</p> <p>If the Phase II ESA results indicate soil contamination above San Francisco Regional Water Quality Control Board Environmental Screening Levels (ESLs) for residential and/or construction worker safety, the project applicant must obtain regulatory oversight from Santa Clara County Department of Environment Health (SCCDEH). Any further investigation and remedial actions must be performed under regulatory oversight to mitigate soil contamination and make the site suitable for the proposed residential development.</p> <p>The Phase II ESA and evidence of regulatory oversight (if needed) in the form of an email or letter shall be provided to the Director of Planning, Building and Code Enforcement or the Director’s designee and the Environmental Compliance Officer in the City’s Environmental Services Department prior to issuance of demolition or grading permits.</p> <p>MM HAZ-2.2: A Site Management Plan (SMP) shall be prepared and any contaminated soils found in concentrations above established thresholds shall be removed and disposed of according to California Hazardous Waste Regulations or the contaminated portions of the site shall be capped beneath the</p>

proposed development under the regulatory oversight of the Santa Clara County Department of Environmental Health (SCCDEH) or State Department of Toxic Substances Control (DTSC). The contaminated soil removed from the site shall be hauled off-site and disposed of at a licensed hazardous materials disposal site.

Components of the SMP shall include, but shall not be limited to:

- A detailed discussion of the site background;
- Preparation of a Health and Safety Plan (HSP);
- Notification procedures if previously undiscovered significantly impacted soil or free fuel product is encountered during construction;
- On-site soil reuse guidelines based on the California Regional Water Quality Control Board (RWQCB), San Francisco Bay Region's reuse policy;
- Sampling and laboratory analyses of excess soil requiring disposal at an appropriate off-site waste disposal facility;
- Soil stockpiling protocols; and
- Protocols to manage groundwater that may be encountered during trenching and/or subsurface excavation activities.
- The SMP shall include a HSP specific to each contractor/subcontractor based on the known conditions at the project site.

The HSP shall include, but shall not be limited to, the following elements, as applicable:

- Provisions for personal protection and monitoring exposure to construction workers;
- Procedures to be undertaken in the event that contamination is identified above action levels or previously unknown contamination is discovered;
- Procedures for the safe storage, stockpiling, and disposal of contaminated soils;
- Provisions for the on-site management and/or treatment of contaminated groundwater during extraction or dewatering activities; and

	<ul style="list-style-type: none"> • Emergency procedures and responsible personnel. <p>The SMP, including the HSP, shall be provided to the Director of Planning, Building and Code Enforcement or the Director’s designee, and Environmental Services Department (ESD) staff prior to issuance of a demolition or grading permit.</p> <p>MM HAZ-2.3: To investigate the potential underground tank identified in the Phase I Environmental Site Assessment, a magnetometer survey shall be performed in the area of the standpipe at 961 Meridian Avenue. If a UST is discovered, the project applicant shall obtain all proper UST removal permits from the City of San José Fire Department and SCCDEH and remove the UST. If the UST has been determined to have leaked, a leaking UST investigation must be performed under the oversight of the SCCDEH, and any mitigation such as removal of contaminated soil and groundwater investigations must be performed.</p> <p>A report of the magnetometer survey, UST removal (if found), and evidence of regulatory oversight if the UST has been determined to have leaked, must be provided to the Director of Planning, Building and Code Enforcement or the Director’s designee prior to issuance of grading permits.</p> <p>Less Than Significant Impact with Mitigation Incorporated</p>
--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Noise	
--------------	--

<p>Impact NOI-1: Construction of the proposed project would expose nearby sensitive receptors to noise levels in excess of City standards for a period of 20 months.</p>	<p>MM NOI-1.1: Consistent with the Municipal Code and in accordance with the General Plan FEIR (as amended), particularly Policy EC-1.7, the proposed project shall be required to prepare a construction noise logistics plan which includes the following Best Management Practices and other site-specific measures during all phases of construction on the project site:</p> <ul style="list-style-type: none"> • Prior to obtaining a demolition or grading permit, prepare a detailed construction plan identifying the schedule for major noise-generating construction activities. The plan shall be prepared
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	<p>by a qualified acoustic consultant. The plan shall include, at a minimum:</p> <ul style="list-style-type: none"> ○ A list of all activities that would use heavy construction equipment and high vibratory equipment (jackhammers, hoe rams, etc.) ○ A list of the equipment used for each activity ○ The anticipated duration for each activity ○ The method used to ensure that equipment does not exceed the noise thresholds ○ A procedure for coordination with adjacent residential land uses so that construction activities can be scheduled to minimize noise disturbance. ○ Submit the plan to the Director of Planning, Building and Code Enforcement or the Director's designee prior to the issuance of any demolition or grading permit. <ul style="list-style-type: none"> ● Use new technology power construction equipment with state-of-the-art noise shielding and muffling devices. Equip all internal combustion engines used on-site with adequate exhaust mufflers that are in good condition to minimize noise. ● Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment. ● All unnecessary idling of internal combustion engines is prohibited. Minimize idling times either by shutting equipment off when not in use or reducing the maximum idling time to five minutes. ● Locate staging areas and stationary noise-generating equipment as far as possible from sensitive receptors. ● Notify all adjacent business, residences, and other noise-sensitive land uses of the construction schedule, in writing, and provide a written schedule of "noisy" construction activities to the adjacent land uses and nearby residences. ● Use "quiet" air compressors and other stationary noise sources where technology exists.
--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

- Construct temporary noise barriers, where feasible, to screen stationary construction equipment when located within 200 feet of adjoining sensitive land uses. The temporary noise barrier fences would provide a 5.0 dBA noise reduction if the noise barrier interrupts the line-of-sight between the noise source and receptor and if the barrier is constructed in a manner that eliminates any cracks or gaps.
- If noise-generating equipment must be located near receptors, use adequate muffling (with enclosures where feasible and appropriate) to reduce noise levels. Place any enclosure openings or venting to face away from sensitive receptors.
- House all generators, compressors, and pumps in acoustical enclosures.
- Locate cranes as far from adjoining noise-sensitive receptors as possible.
- During final grading, substitute graders for bulldozers, where feasible. Wheeled heavy equipment are quieter than track equipment and should be used where feasible.
- Substitute nail guns for manual hammering, where feasible.
- Substitute electrically-powered tools for noisier pneumatic tools, where feasible.
- Designate a "disturbance coordinator" who shall be responsible for responding to any complaints about construction noise. The disturbance coordinator shall determine the cause of the noise complaint (e.g., bad muffler, etc.) and require that reasonable measures be implemented to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include in it the notice sent to neighbors regarding the construction schedule.

Less Than Significant Impact with Mitigation Incorporated

<p>Impact NOI-2: Use of heavy equipment during construction of the proposed project would result in vibration levels at the nearby residences and school in excess of the City's 0.20 in/sec PPV threshold.</p>	<p>MM NOI-2.1: The project applicant shall prepare and implement a Construction Vibration Monitoring Plan (Plan) to document conditions at all adjacent properties prior to, during, and after vibration generating construction activities. The Plan shall be implemented under the direction of a licensed Professional Structural Engineer in the state of California and be in accordance with industry-accepted standard methods. The Plan shall include, but is not limited to, the following tasks:</p> <ul style="list-style-type: none"> • Identification of the sensitivity structures to groundborne vibration. Vibration limits (per General Plan Policy EC-2.3 of 0.08 in/sec PPV for historic buildings and 0.20 in/sec PPV for normal conventional construction) shall be applied to all vibration-sensitive structures. • Performance of photo, elevation, and crack surveys for the adjacent buildings. Surveys shall be performed prior to any construction activity and after project completion. The surveys shall include internal and external crack monitoring in structures, settlement, and distress, and shall document the condition of foundations, walls and other structural elements in the interior and exterior of said structures. • Conduct a post-survey on the structure where either monitoring has indicated high levels or complains of damage. • The results of all vibration monitoring shall be summarized and submitted in a report shortly (within a week when construction activities are completed) after substantial completion of each phase identified in the project schedule. The report shall include a description of measurement methods, equipment used, calibration certificates, and graphics as required to clearly identify vibration-monitoring locations. An explanation of all events that exceeded vibration limits will be included together with proper documentation supporting any such claims. • Designation of a person responsible for registering and investigating claims of excessive vibration. The contact information (i.e., name and phone number) of such person shall be clearly posted on the construction site.
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	<p>The Plan shall be submitted to the Director of Planning, Building and Code Enforcement or the Director’s designee for review and approval prior to the issuance of any demolition or grading permits.</p> <p>MM NOI-2.2: In addition to the measures listed in Mitigation Measure NOI-1.1, the project applicant shall include the following measures as part of the approved Plan. These measures shall be included on all plans submitted for grading permit approval:</p> <ul style="list-style-type: none">• The project contractor shall use smaller equipment to minimize vibration levels below the limit.• The project contractor shall avoid using vibratory rollers and tampers near sensitive areas.• The project contractor shall select demolition methods not involving impact tools.• The project contractor shall modify/design or identify alternative construction methods to reduce vibratory levels.• Avoid dropping heavy objects or materials. <p>Less Than Significant Impact with Mitigation Incorporated</p>
--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

SECTION 1.0 INTRODUCTION

1.1 PURPOSE OF THE ENVIRONMENTAL IMPACT REPORT

The City of San José, as the Lead Agency, has prepared this Draft Environmental Impact Report (EIR) for the Meridian Apartments Project in compliance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study prepared for this project, included as Appendix A of this EIR, concluded that implementation of the proposed project would result in a significant impact on a historic resource; therefore, an EIR was prepared which focuses the analysis on Cultural Resources.

As described in CEQA Guidelines Section 15121(a), an EIR is an informational document that assesses potential environmental impacts of a proposed project, as well as identifies mitigation measures and alternatives to the proposed project that could reduce or avoid adverse environmental impacts (CEQA Guidelines 15121(a)). As the CEQA Lead Agency for this project, the City of San José is required to consider the information in the EIR along with any other available information in deciding whether to approve the project. The basic requirements for an EIR include discussions of the environmental setting, significant environmental impacts including growth-inducing impacts, cumulative impacts, mitigation measures, and alternatives. It is not the intent of an EIR to recommend either approval or denial of a project.

1.2 EIR PROCESS

1.2.1 Notice of Preparation and Scoping

In accordance with Section 15082 of the CEQA Guidelines, the City prepared a Notice of Preparation (NOP) for this EIR. The NOP was circulated to local, State, and federal agencies on May 14, 2019. The standard 30-day comment period concluded on June 19, 2019. The NOP provided a general description of the proposed project and identified possible environmental impacts that could result from implementation of the project. The City also held a public scoping meeting on May 20, 2019 to discuss the project and solicit public input as to the scope and contents of this EIR. The meeting was held at San José City College. Appendix I of this EIR includes the NOP and comments received on the NOP.

1.2.2 Draft EIR Public Review and Comment Period

Publication of this Draft EIR will mark the beginning of a 45-day public review period. During this period, the Draft EIR will be available to the public and local, State, and federal agencies for review and comment. Notice of the availability and completion of this Draft EIR will be sent directly to every agency, person, and organization that commented on the NOP, as well as the Governor's Office of Planning and Research. Written comments concerning the environmental review contained in this Draft EIR during the 45-day public review period should be sent to:

Reema Mahamood, Planner III
Department of Planning, Building and Code Enforcement
200 East Santa Clara Street, 3rd Floor Tower, San José, CA 95113
Email: Reema.Mahamood@sanjoseca.gov

1.3 FINAL EIR/RESPONSES TO COMMENTS

Following the conclusion of the 45-day public review period, the City will prepare a Final EIR in conformance with CEQA Guidelines Section 15132. The Final EIR will consist of:

- Revisions to the Draft EIR text, as necessary;
- List of individuals and agencies commenting on the Draft EIR;
- Responses to comments received on the Draft EIR, in accordance with CEQA Guidelines (Section 15088);
- Copies of letters received on the Draft EIR.

Section 15091(a) of the CEQA Guidelines stipulates that no public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings. If the lead agency approves a project despite it resulting in significant adverse environmental impacts that cannot be mitigated to a less than significant level, the agency must state the reasons for its action in writing. This Statement of Overriding Considerations must be included in the record of project approval.

1.3.1 Notice of Determination

If the project is approved, the City of San José will file a Notice of Determination (NOD), which will be available for public inspection and posted within 24 hours of receipt at the County Clerk's Office and available for public inspection for 30 days. The filing of the NOD starts a 30-day statute of limitations on court challenges to the approval under CEQA (CEQA Guidelines Section 15094(g)).

SECTION 2.0 PROJECT INFORMATION AND DESCRIPTION

2.1 PROJECT LOCATION

The approximately 2.1-acre project site is comprised of three parcels (APNs 284-03-015, 284-03-016, and 284-03-049) located west of Meridian Avenue at 961-971 Meridian Avenue in the City of San José. The project site is constructed with two single-family residences and an accessory structure, totaling approximately 19,676 square feet. The single-family residences are currently vacant. Vehicular access to the project site is provided via four driveways along Meridian Avenue. Refer to Figures 2.1-1 to 2.1-3.

2.2 PROJECT DESCRIPTION

2.2.1 Background Information

As proposed, the project would demolish the existing structures on-site and construct a six-story, 233-unit residential building with approximately 1,780 square feet of retail (refer to Figure 2.1-4).

The project would be 100 percent affordable. The breakdown of affordability is shown in Table 2.2-1 below.

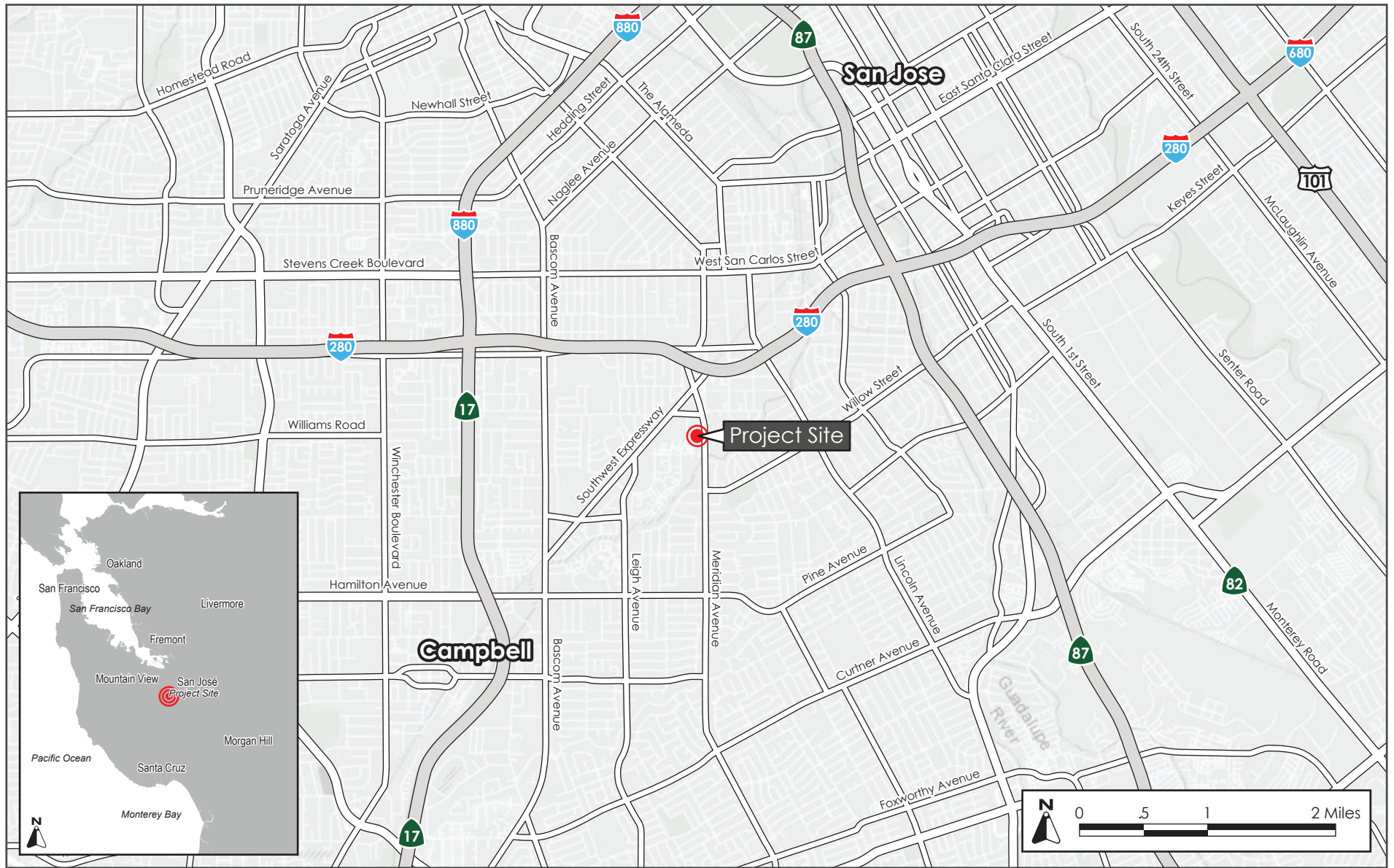
Percentage of Area Median Income (AMI)	Number of Units
30 Percent AMI	92
40 Percent AMI	20
50 Percent AMI	5
80 Percent AMI	114
Manager Units	2
Total Units	233

The proposed retail would be located along Meridian Avenue. In addition, residential amenities including a community room, gym, and computer room¹ are proposed on the ground floor. Two courtyards would be located on the second floor. The project would have a maximum building height of approximately 80 feet.

The project proposes one level of below-grade parking and one level of above-grade parking which would consist of 290 parking spaces. Of the 290 parking spaces, 273 would be for the dwelling units, eight would be for retail parking, and the remaining nine are for electrical vehicles (EV).

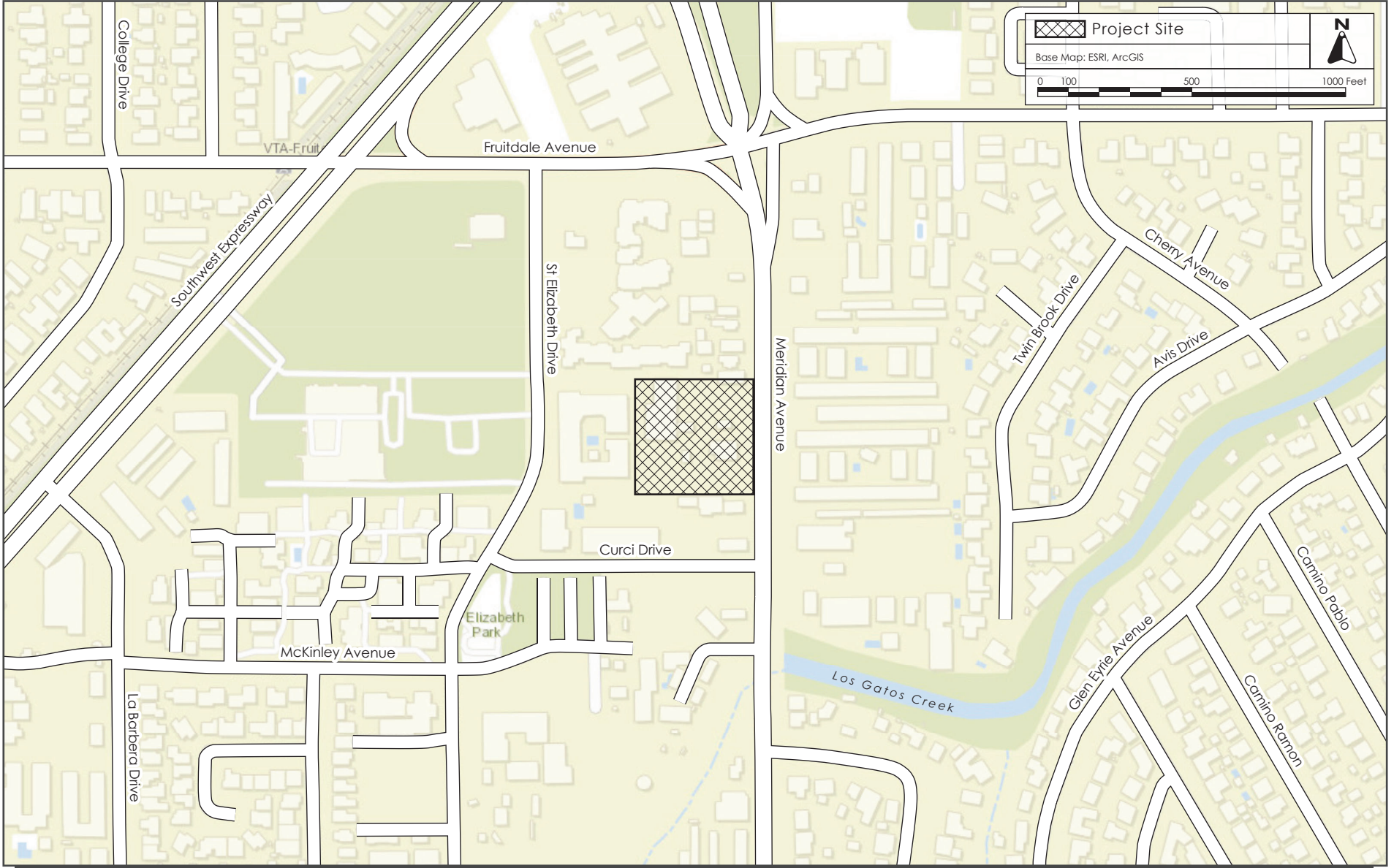
Additionally, the project proposes 63 bicycle parking spaces (26 short-term spaces and 37 long-term spaces). There are a total of four existing driveways off Meridian Avenue. The project would retain one driveway (on the northernmost portion of the site) and the remaining three would be removed. A new driveway is proposed on the southern portion of the site which would serve as the primary access. The driveway being retained would serve as a secondary truck access.

¹ The computer room would be comprised of desks and computers for children living on-site to have after school classes.



REGIONAL MAP

FIGURE 2.1-1



VICINITY MAP

FIGURE 2.1-2



AERIAL PHOTOGRAPH AND SURROUNDING LAND USES

FIGURE 2.1-3

2.2.2 Green Building Measures

The project would be required to be built in accordance with the California Building Code (CALGreen) requirements which includes design provisions intended to minimize wasteful energy consumption. The proposed development would be constructed in compliance with the City's Council Policy 6-32 and the City's Green Building Ordinance.

2.2.3 Envision San José 2040 General Plan and Zoning Designation

The proposed project is designated *NCC – Neighborhood/Community Commercial* under the General Plan and is zoned *R-M – Residence District (Multiple Unit/Lot)*. The *NCC* designation supports a very broad range of commercial activity, including commercial uses that serve the communities in neighboring areas. Development under this designation are allowed a maximum floor area ratio (FAR) of 3.5 (one to five stories). The project site is within the boundaries of the Southwest Expressway Urban Village Growth area; to date no Urban Village Plan has been adopted for this growth area.

The *R-M* zoning district is intended to reserve land for the construction, use, and occupancy of higher density residential development and higher density residential-commercial mixed-use development. Please refer to *Section 4.11, Land Use and Planning* of the Initial Study (Appendix A) for a complete discussion of the project's consistency with the General Plan and zoning designations.

2.2.4 Construction

Construction of the proposed project would begin in February 2021 for a period of approximately 20 months.

2.3 PROJECT OBJECTIVES

The objectives of the project proponent are to:

1. Provide a project that meets the strategies and goals of the Envision San José 2040 General Plan and Urban Village criteria of locating high density development on infill sites near transit corridors. This project would locate 233 affordable housing units with access to transit and would strengthen Willow Glen as a vibrant pedestrian friendly community.
2. Replace two houses and one barn with an affordable mixed-use project that is designed as a high density (approximately 111 dwelling units per acre), mid-rise, mixed-use project which provides the highest density and best use of the parcel.
3. Provide affordable housing near the light rail so that residents have convenient access to nearby employment.
4. Provide affordable housing close to light rail to encourage future residents to take public transit and be less dependent on cars, thereby reducing traffic congestion.
5. Provide on-site community benefits for the residents including a computer room, fitness center, and two outdoor courtyards.

6. Activate the Grand Boulevard Meridian Avenue with pedestrian friendly ground floor retail.
7. Provide bicycle parking for residents to help support the goals of the Envision San José 2040 General Plan in promoting San José as a great bicycling community.
8. Assist the City of San José to satisfy its capital regional housing needs allocation for below market rate housing units.

2.4 USES OF THE EIR

This EIR is intended to provide the City of San José, other public agencies, and the general public with the relevant environmental information needed in considering the proposed project. The City of San José anticipates that discretionary approvals by the City, including but not limited to the following, will be required to implement the project addressed in this EIR:

- Special Use Permit
- Grading Permit(s)

SECTION 3.0 ENVIRONMENTAL SETTING, IMPACTS, AND MITIGATION

This section presents the discussion of impacts related to the following environmental subjects in their respective subsections:

3.1 Cultural Resources

The discussion for Cultural Resources includes the following subsections:

Environmental Setting – This subsection 1) provides a brief overview of relevant plans, policies, and regulations that compose the regulatory framework for the project and 2) describes the existing, physical environmental conditions at the project site and in the surrounding area, as relevant.

Impact Discussion – This subsection includes the recommended checklist questions from Appendix G of the CEQA Guidelines to assess impacts.

- **Project Impacts** – This subsection discusses the project’s impact on the environmental subject as related to the checklist questions. For significant impacts, feasible mitigation measures are identified. “Mitigation measures” are measures that will minimize, avoid, or eliminate a significant impact (CEQA Guidelines Section 15370). Each impact is numbered to correspond to the checklist question being answered. For example, Impact CUL-1 answers the first checklist question in the Cultural Resources section. Mitigation measures are also numbered to correspond to the impact they address. For example, MM CUL-1.3 refers to the third mitigation measure for the first impact in the Cultural Resources section.
- **Cumulative Impacts** – This subsection discusses the project’s cumulative impact on the environmental subject. Cumulative impacts, as defined by CEQA, refer to two or more individual effects, which when combined, compound or increase other environmental impacts. Cumulative impacts may result from individually minor, but collectively significant effects taking place over a period of time. CEQA Guideline Section 15130 states that an EIR should discuss cumulative impacts “when the project’s incremental effect is cumulatively considerable.” The discussion does not need to be in as great detail as is necessary for project impacts, but is to be “guided by the standards of practicality and reasonableness.” The purpose of the cumulative analysis is to allow decision makers to better understand the impacts that might result from approval of past, present, and reasonably foreseeable future projects, in conjunction with the proposed project addressed in this EIR.

The CEQA Guidelines advise that a discussion of cumulative impacts should reflect both their severity and the likelihood of their occurrence (CEQA Guidelines Section 15130(b)). To accomplish these two objectives, the analysis should include either a list of past, present, and probable future projects or a summary of projections from an adopted general plan or similar document (CEQA Guidelines Section 15130(b)(1)). This EIR uses the list of projects approach.

The analysis must determine whether the project’s contribution to any cumulatively significant impact is cumulatively considerable, as defined by CEQA Guideline Section

15065(a)(3). The cumulative impacts discussion for each environmental issue accordingly addresses the following issues: 1) would the effects of all of past, present, and probable future (pending) development result in a significant cumulative impact on the resource in question; and, if that cumulative impact is likely to be significant, 2) would the contribution from the proposed project to that significant cumulative impact be cumulatively considerable?

For each resource area, cumulative impacts may occur over different geographic areas. For example, the project effects on air quality would combine with the effects of projects in the entire air basin, whereas noise impacts would primarily be localized to the surrounding area. The geographic area that could be affected by the proposed project varies depending upon the type of environmental issue being considered. Section 15130(b)(3) of the CEQA Guidelines states that lead agencies should define the geographic scope of the area affected by the cumulative effect. Table 3.0-1 provides a summary of the different geographic areas used to evaluate cumulative impacts.

Table 3.0-1: Geographic Considerations in Cumulative Analysis	
Resource Area	Geographic Area
Cultural Resources	Project site and adjacent parcels

3.1 CULTURAL RESOURCES

The following discussion is based upon a Historic Resource Assessment Supplemental Report prepared by the City of San José Historic Preservation Officer in July 2019, an Architectural History Evaluation prepared by *ECORP Consulting, Inc.* in November 2018, and a Literature Search prepared by *Holman & Associates* in July 2019. Copies of the historic reports are included as Appendices B and C of this document. A copy of the Literature Review is on file at the City of San José Department of Planning, Building and Code Enforcement.

3.1.1 Environmental Setting

3.1.1.1 *Regulatory Framework*

Federal

National Historic Preservation Act

Federal protection is legislated by the National Historic Preservation Act (NHPA) of 1966 and the Archaeological Resource Protection Act of 1979. These laws maintain processes for determination of the effects on historical properties eligible for listing in the National Register of Historic Places (NRHP). The NRHP is a comprehensive inventory of known historic resources throughout the United States. The NRHP is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological or cultural significance at the national, state or local level. A historic resource listed in, or formally determined to be eligible for listing in, the NRHP is, by definition, included in the California Register of Historic Resources (CRHR).²

National Register Bulletin Number 15, *How to Apply the National Register Criteria for Evaluation*, describes the Criteria for Evaluation as being composed of two factors. First, the property must be “associated with an important historic context.” The NRHP identifies four possible context types, of which at least one must be applicable at the national, state, or local level. As listed under Section 8, “Statement of Significance,” of the NRHP Registration Form, these are:

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important to prehistory or history.

Second, for a property to qualify under the NRHP’s Criteria for Evaluation, it must also retain “historic integrity of those features necessary to convey its significance.” While a property’s significance relates to its role within a specific historic context, its integrity refers to “a property’s physical features and how they relate to its significance.” To determine if a property retains the

² Refer to Public Resources Code Section 5024.1(d)(1)

physical characteristics corresponding to its historic context, the NRHP has identified seven aspects of integrity: 1) location, 2) design, 3) setting, 4) materials, 5) workmanship, 6) feeling, and 7) association.

State

California Register of Historical Resources

The CRHR is administered by the California Office of Historic Preservation and encourages protection of resources of architectural, historical, archeological, and cultural significance. The CRHR identifies historic resources for state and local planning purposes and affords protections under CEQA. Under Public Resources Code Section 5024.1(c), a resource may be eligible for listing in the CRHR if it meets any of the NRHP criteria.³

The guidelines for identifying historic resources during the project review process under CEQA are set forth in Public Resources Code Section 21084.1 and CEQA Guidelines Section 15064.5(a). These provisions of CEQA create three categories of historical resources: mandatory historical resources; presumptive historical resources; and resources that may be found historical at the discretion of the lead agency. These categories are described below.

- a) **Mandatory Historical Resources.** A resource the State Historical Resources Commission lists on the CRHR of Historical Resources, or the State Historical Resources Commission determines to be eligible for listing in the CRHR is defined by CEQA to be “an historical resource.” Resources are formally listed or determined eligible for listing by the State Historical Resources Commission in accordance with the procedures set forth in the provisions of state law relating to listing of historical resources.⁴ If a resource has been listed on the State Register, or formally determined to be eligible for listing by the State Historical Resources Commission under these procedures, it is conclusively presumed to be an “historical resource” under CEQA.
- b) **Presumptive Historical Resources.** A resource included in a local register of historic resources as defined by state law⁵ or identified as significant in an historical resource survey meeting the requirements of state law,⁶ shall be presumed to be historically or culturally significant. The lead agency must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
- c) **Discretionary Historical Resources.** A resource that is not determined to be a significant historical resource under the criteria described above, may, in the discretion of the lead agency, be found to be a significant historical resource for purposes of CEQA, provided its

³ CEQA Guidelines Section 15064.5(a)(3) and California Office of Historic Preservation Technical Assistance Series #6. March 14, 2006.

⁴ Set forth in Public Resources Code Section 5024.1 and 14 Cal. Code Regulations Section 4850, et. seq.

⁵ Set forth in Public Resources Code section 5020.1(k), a local register of historical resources is a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution.

⁶ Under section 5024.1(g), a resource can be identified as significant in an historical resources survey and found to be significant by the State Office of Historic Preservation (i.e., listed in the CRHR) if three criteria must be met: (1) the survey has or will be included in the State Historic Resources Inventory; (2) the survey and documentation were prepared in accordance with State Office of Historic Preservation procedures and requirements; and (3) State Office of Historic Preservation has determined the resource has a significance rating of Category 1 to 5 on Form 523.

determination is supported by substantial evidence in light of the whole record. The CEQA Guidelines further provide that generally, a lead agency should consider a resource historically significant if the resource is found to meet the criteria for listing on the CRHR, including the following:

- Criterion 1 (Events): The resource is associated with events or patterns of events that have made a significant contribution to the broad patterns of local or regional history and cultural heritage of California or the United States; or
- Criterion 2 (Persons): The resource is associated with the lives of persons important to local, California, or national history; or
- Criterion 3 (Architecture): The resource embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values, or
- Criterion 4 (Information Potential): The resource has the potential to yield information important to the prehistory or history of the local area, California or the nation.⁷

Historical resources eligible for listing in the CRHR must meet one of the criteria of significance described above *and* retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. A resource that has lost its historic character or appearance may still have sufficient integrity for the CRHR if it maintains the potential to yield significant scientific or historical information or specific data.

The concept of integrity is essential to identifying the important physical characteristics of historical resources and hence; in evaluating adverse changes to them. Integrity is defined as “the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance.” The process of determining integrity is similar for both the California and National Registers, and use the same seven variables or aspects to define integrity that are used to evaluate a resource’s eligibility for listing. These seven characteristics include 1) location, 2) design, 3) setting, 4) materials, 5) workmanship, 6) feeling, and 7) association.

Archaeological Resources and Human Remains

The California Native American Historical, Cultural, and Sacred Sites Act applies to both State and private lands. The Act requires that upon discovery of human remains, construction, or excavation activity must cease and the County Coroner be notified.

California Health and Safety Code Section 7050.5 regulates the procedure to be followed in the event of human remains discovery. Pursuant to Public Resources Code Section 5097.98, in the event of human remains discovery, no further disturbance is allowed until the County Coroner has made the necessary findings regarding the origin and disposition of the remains. If the remains are of a Native American, the coroner must notify the Native American Heritage Commission (NAHC). The NAHC then notifies those persons most likely to be related to the Native American remains. The Act stipulates the procedures that the descendants may follow for treating or disposing of the remains and associated grave goods.

⁷ CEQA Guidelines Section 15064.5(a)(3) and California Office of Historic Preservation Technical Assistance Series #6. March 14, 2006.

Section 15064.5 of the CEQA Guidelines specifies procedures to be used in the event of an unexpected discovery of Native American human remains on non-federal land. These procedures are outlined in Public Resources Code, Sections 5097 and 5097.98. These codes protect such remains from disturbance, vandalism, and inadvertent destruction, establish procedures to be implemented if Native American skeletal remains are discovered during construction of a project, and establish the NAHC as the authority to resolve disputes regarding disposition of such remains.

Local

Historic Preservation Ordinance

The City of San José Historic Preservation Ordinance (Chapter 13.48 of the Municipal Code) is designed to identify, protect, and encourage the preservation of significant resources and foster civic pride in the City’s cultural resources. The Historic Preservation Ordinance requires the City to establish a Historic Landmarks Commission, maintain a Historic Resources Inventory (HRI), preserve historic properties using a Landmark Designation process, require Historic Preservation Permits for alterations of properties designated as a Landmark or within a City historic district, and provide financial incentives through a Mills Act Historical Property Contract.

City Council’s Development Policy on the Preservation of Historic Landmarks

The City Council’s Development Policy on the Preservation of Historic Landmarks (as amended May 23, 2006) calls for preservation of candidate or designated landmark structures, sites, or districts wherever possible. The City also has various historic design guidelines that suggest various methods for the restoration or rehabilitation of older/historic structures and establish a general framework for the evaluation of applications involving historic preservation issues. The City offers a number of historic preservation incentives, including use of the State Historic Building Code, Mills Act/Historical Property Contracts, and various land use and zoning incentives.

Envision San José 2040 General Plan

Various policies in the City’s 2040 General Plan have been adopted for the purpose of reducing or avoiding impacts related to cultural resources, as listed below.

General Plan Policies - Cultural Resource	
Archaeology and Paleontology	
Policy CD-1.26	Apply the Historic Preservation Goals and Policies of this Plan to proposals that modify historic resources or include development near historic resources.
Policy ER-9.2	Recognizing that Native American human remains may be encountered at unexpected locations, impose a requirement on all development permits and tentative subdivision maps that upon their discovery during construction, development activity will cease until professional archaeological examination confirms whether the burial is human. If the remains are determined to be Native American, applicable state laws shall be enforced.
Policy ER-10.1	For proposed development sites that have been identified as archaeologically or paleontologically sensitive, require investigation during the planning process in

General Plan Policies - Cultural Resource	
	order to determine whether potentially significant archeological or paleontological information may be affected by the project and then require, if needed, that appropriate mitigation measures be incorporated into the project design.
Policy ER-10.2	Recognizing that Native American human remains may be encountered at unexpected locations, impose a requirement on all development permits and tentative subdivision maps that upon their discovery during construction, development activity will cease until professional archaeological examination confirms whether the burial is human. If the remains are determined to be Native American, applicable state laws shall be enforced.
Policy ER-10.3	Ensure that City, State, and Federal historic preservation laws, regulations, and codes are enforced, including laws related to archaeological and paleontological resources, to ensure the adequate protection of historic and pre-historic resources.
Policy LU-13.22	Require the submittal of historic reports and surveys prepared as part of the environmental review process. Materials shall be provided to the City in electronic form once they are considered complete and acceptable.

3.1.1.2 *Existing Conditions*

Subsurface Resources

Prehistoric Period

Native Americans occupied Santa Clara Valley and the greater Bay Area for more than 5,000 years. The exact time period of the Ohlone (originally referred to as Costanoan) migration into the Bay Area is debated by scholars. Dates of the migration range between 3000 B.C. and 500 A.D. Regardless of the actual time frame of their initial occupation of the Bay Area and, in particular, Santa Clara Valley, it is known that the Ohlone had a well-established population of approximately 7,000 to 11,000 people with a territory that ranged from the San Francisco Peninsula and the East Bay, south through the Santa Clara Valley and down to Monterey and San Juan Bautista.

The Ohlone people were hunter/gatherers focused on hunting, fishing, and collecting seasonal plant and animal resources, including tidal and marine resources from San Francisco Bay. The customary way of living, or lifeway, of the Costanoan/Ohlone people disappeared by about 1810 due to disruption by introduced diseases, a declining birth rate, and the impact of the California mission system established by the Spanish in the area beginning in 1777.

Mission Period

Spanish explorers began coming to Santa Clara Valley in 1769. From 1769 to 1776 several expeditions were made to the area during which time the explorers encountered the Native American tribes who had occupied the area since prehistoric times. Expeditions in the Bay Area and throughout California lead to the establishment of the California Missions and, in 1777, the Pueblo de San José de Guadalupe.

The pueblo was originally located near the old San José City Hall. Because the location was prone to flooding, the pueblo was relocated in the late 1780's or early 1790's south to what is now downtown San José. The current intersection of Santa Clara Street and Market Street in downtown San José was the center of the second pueblo. The second pueblo is located approximately 2.2 miles northeast of the project site.

Post-Mission Period to Mid-20th Century

In the mid-1800's, San José began to be redeveloped as America took over the territory from Mexico and new settlers began to arrive in California as a result of the gold rush and the expansion of business opportunities in the west.

The project site was occupied by orchards in 1939. By 1948, the residence at 971 Meridian Avenue was constructed along with a detached garage. The accessory structure (APN 284-03-049) was also constructed in 1948. By 1956, a single-family residence was developed at 961 Meridian Avenue and a small outbuilding is present southwest of the residence. The two structures at 971 Meridian Avenue were connected by a residential addition. By 1963, a detached garage was constructed southwest of the residence at 971 Meridian Avenue. The project site remained the same from 1963 to 1974. By 1982, no orchards remained on-site. From 1993 to 2016 the site has remained unchanged.

Literature Search

In July 2019, Holman & Associates completed a literature search to identify potential subsurface archaeological sites within 0.5-mile (2,640 feet) and all other cultural resources and archaeological resources for projects within an eighth of a mile (660 feet) of the project's area of potential effects (APE).⁸ No archaeological resources were recorded within or adjacent to the project APE.

Fourteen cultural resources were recorded within 0.5 mile; however, only one resource was documented as a Native American resource. No historic resources or properties are listed on the federal, State, or local inventories as being within or abutting the project footprint. One historic-era resource (P-43-3022), which consists of two houses and a garage constructed using adobe methods, is located within an eighth of a mile of the project's APE. Site P-43-3022 was constructed between 1945 to 1948.

The project site is located approximately 1.5 and 3 miles from Guadalupe River and Coyote Creek, respectively. According to the literature search, due to the project's distance to a major waterway, the project footprint has a moderate to high potential for Native American resources including buried deposits. A study of Dry Creek was prepared in 1981 which represented the Old Channel of Los Gatos Creek. The creek channel may have changed in 1862. In 1869, a bird's eye view of San José included Los Gatos Creek with only one channel shown south of Guadalupe River. By 1876, the project APE was part of a 39-acre parcel owned by E.H. Lenox who grew crops along his property's western edge and near the northeast corner by his house. The confluence of Los Gatos Creek and the Old Channel of Los Gatos merged to the south in approximately the same location as present day. In 1899, two houses were depicted within or north of the project APE and by 1942, one residence was located within the project footprint.

⁸ The project's APE measures 290 by 325 feet within its eastern boundary fronting Meridian Avenue. The vertical component would be for a mat slab for the below-grade parking at approximately 13 feet below surface.

Historic Structures

The project site was originally located within the Rancho Los Coches Mexican land grant, which was granted to Roberto Balemino in 1844. A patent for the land grant was issued to Antonio Maria Sunol in 1857 by the U.S. government. By the late 1800s the City of San José was limited to the downtown urban center, with the surrounding area containing farms and ranches. This trend continued with the expansion of the fruit industry in Santa Clara Valley. By the 1920's, most residential growth in San José remained within the original City limits. After World War II, residential development continued to expand, and the population increased from 95,000 in 1950 to over 500,000 by 1975. Within this time frame, the City of San José grew from 17 square miles to over 120 square miles. With this growth, and the construction of interstate highways, San José changed from an agricultural town to a large metropolitan area.

The project site is currently developed with two single-family houses and an accessory building. The project site was owned and occupied by the La Barbera family for most of the 20th century. Salvatore La Barbera was born in Italy in 1878 and came to New York in 1897. Salvatore and his son Peter were orchardists for the Meridian Avenue orchards that historically surrounded the project site. Records show that by 1957 Salvatore and his family were living on the project site and made a living from the orchards.

961 Meridian Avenue

The residence at 961 Meridian is a small, single-story house constructed in 1951. The house consists of a wood shake roof, a stucco exterior, and a porch, and contains some levels of the Ranch architectural style (refer to Figure 3.1-1). The cross-hipped roof is moderately pitched with wood shakes. The eaves have exposed rafters and an awning extends over the porch and is supported by wood beams. The front entrance is off-center and located beneath the porch cover and large picture windows and located on the eastern façade facing Meridian Avenue. The eastern façade also has low masonry planters surrounded by brick wainscoting with cladding. The wainscoting wraps the entire building. Large corner windows are located on two corners of the house. A two-car garage is connected to the house by a breezeway. Based on available records, Peter and Santina La Barbera occupied the house from the time it was built. Their son then inherited and still owns the house.

CRHR and NRHP Evaluation – ECORP Consulting, Inc.

CRHR Criterion 1 / NRHP Criterion A: The building is not directly associated with the agricultural development of the region and did not significantly contribute to the local residential development context of the area. The residence is not associated with any significant event in history and it is not associated with any major or significant event in the history of the region. It is also not associated with any significant local context or statewide or national trend in agricultural or residential development.

In addition, the building is not associated with any existing historic district. Therefore, the ranch house at 961 Meridian Avenue is not related to the broad patterns of history or individually significantly associated with the City of San José, the County, the State, or the nation and is not eligible for listing under CRHR Criterion 1 or NRHP Criterion A.



VIEW OF EXISTING DEVELOPMENT, LOOKING SOUTHWEST FROM MERIDIAN AVENUE

FIGURE 3.1-1

CRHR Criterion 2 / NRHP Criterion B: No known historically important individuals have any direct association with the residence. The La Barbera family, who owned and lived in the residence, are not historically important and are not associated with any important events in the history of San José. Therefore, the ranch house at 961 Meridian Avenue is not associated with the lives of persons important in the past and is not eligible under CRHR Criterion 2 or NRHP Criterion B.

CRHR Criterion 3 / NRHP Criterion C: The building contains elements of Ranch style architecture including the single-story design with rectangular footprint, large picture windows, recessed covered porch, raised concrete foundation, corner windows, brick wainscoting, and attached garage. The building does not, however, contain some of the important character-defining features that are distinctive of the Ranch style, such as sliding windows in the rear, varying wall cladding, and large backyard patio or entertainment areas. The features of this Ranch house are also minimal representations of the style type and some components, such as the exposed rafters with closed eaves, are not common among Ranch style residences. The building is not a good representation of the Ranch style of architecture when compared to other local examples throughout San José and Santa Clara County. The vernacular architectural influences, including the breezeway between the house and garage, are a product of the period of popularity of the styles. Lastly, the building was not built by a notable architect in Ranch style architecture. The house does not embody the distinctive characteristics of a type, period or method of construction, or represent the work of a master, or possess high artistic values, or possess any significant distinguishable components. Therefore, the building is not eligible under CRHR Criterion 3 or NRHP Criterion C.

CRHR Criterion 4 / NRHP Criterion D: The building does not have the potential to yield information important in prehistory or history. Archival research potential for the building has been exhausted, and what little information is available has been recovered. The house cannot provide additional historically important information, and there is no potential for the building to provide additional information that is not already represented in the archival record. As a result, the house is not eligible under CRHR Criterion 4 or NRHP Criterion D.

City of San José Historic Landmark Evaluation – ECORP Consulting, Inc.

City of San José Historic Landmark Designation Criteria: The following is an evaluation of the building against the City of San Jose’s Historic Landmark Designation Criteria, as outlined in the San Jose Municipal Code Section 13.48.100 H. As discussed below, the Ranch building does not meet any of the City of San José’s Historic Landmark Designation Criteria.

1. Its character, interest or value as part of the local, regional, State or national history, heritage or culture;
The Ranch building does not possess special character, interest, or value to the local, regional, state, or national history, trends in history, or cultural of the community and is not eligible under this criterion.
2. Its location as a site of a significant historic event;
The Ranch building is not located at the site of a significant historic event and is not eligible under this criterion.

3. Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history;

The Ranch house is identified with the La Barbera family, including individual members of that family, and other unidentified residents through time. The limited historical information about the La Barbera family in the archival record indicates that the family and its individual members did not significantly contribute to the local, regional, state, or national history or culture. Therefore, this building is not eligible under this criterion.

4. Its exemplification of the cultural, economic, social or historic heritage of the city of San José;

The Ranch house is associated with the residential development of the rural communities of San José and Santa Clara County, but it does not exemplify any cultural, economic, or social significance or heritage within the City. Therefore, this building is not eligible under this criterion.

5. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;

The Ranch house is associated with the La Barbera family. However, the architectural design of the building as a Ranch style does not represent or characterize any distinctive choices of a group of people or its occupants, so the building is not eligible under this criterion.

6. Its embodiment of distinguishing characteristics of an architectural type or specimen;

The building contains elements of the Ranch style of architecture including a rectangular footprint, large picture windows, recessed covered porch, raised concrete foundation, corner windows, brick wainscoting, and attached garage. The building, however, does not contain some of the important character-defining features that are distinctive characteristics of the Ranch style, such as sliding windows in the rear, varying wall cladding, and large backyard patio or entertainment areas. The features of this Ranch house are also minimal representations of the style type and some components, such as the exposed rafters with closed eaves, are not common among Ranch style residences. The building is not a good representation of the Ranch style of architecture as compared to other local examples throughout San José and Santa Clara County. The vernacular architectural influences, including the breezeway between the house and garage, are a product of the period of popularity of the styles. Therefore, this building is not eligible under this criterion.

7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the city of San Jose;

The building was not built by a notable architect in Ranch style architecture. Therefore, this building is not eligible under this criterion.

8. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique.

The building does not contain any significant unique or innovative architectural elements, craftsmanship, or design features. All structural design of the Ranch

building match the patterns of construction for the period. Therefore, this building is not eligible under this criterion.

The residence at 961 Meridian Avenue is not eligible for listing as a historic resource in the NRHP or CRHR, and is not eligible to be classified as a candidate City Landmark.

971 Meridian Avenue

The residence at 971 Meridian is a small, single-story house constructed in 1925. The house consists of double sash front doors, a red tile roof, front arched focal windows with balconettes, spiral columns, iron sconces, and decorative elements above the windows and doors (see Figure 3.1-2). These features are associated with the Spanish Eclectic or Spanish Revival architectural style. The residence has a low pitch side-gable roof and an elevated front entry on the eastern façade. Some windows appear original (wood framed with single pane glass), but some have been replaced with modern windows. The stucco siding appears to have been reapplied over the original stucco, as areas of the newer stucco are chipped off, exposing the original stucco underneath. Other design features include wide overhang eaves with fascia and covered rafters, a symmetrical façade, and modern American-Spanish style roof tiles.

Other design influences are seen on the residence. These include Italian Renaissance Revival (Palladian windows and divided-light casement doors), Mediterranean Revival (low pitched, squared and hipped roof and red roof tiles), and Prairie (front approach with pedestalled urns). The pattern of decorative doors and windows opening to various exterior spaces defined this style as a “ranch” house, an integral part of a farm. The City’s Historic Preservation Officer has determined that the setting was important to the architectural style and appears to have influenced the design of the house. The orchard setting was also used as the landscaped setting of the residence.

A detached, two-car garage is located on the same parcel as the residence and has similar roof tiles. The garage has board and batten wood horizontal siding and a varied pitched hipped roof with a slight eave overhang and exposed rafters. Records indicate the garage was constructed circa 1948.

Based on available records, the house is currently owned by Stella La Barbera, the daughter of Salvatore and Maria La Barbera. The house appears to have been owned and occupied by the La Barbera family since its construction.

CRHR and NRHP Evaluation – ECORP Consulting, Inc.

CRHR Criterion 1 / NRHP Criterion A: The building is not directly associated with the agricultural development of the region and did not significantly contribute to the local residential development context of the area. The residence is not associated with any significant event in history and it is not associated with any major or significant event in the history of the region. It is also not associated with any significant local context or statewide or national trend in agricultural or residential development.

In addition, the building is not associated with any existing historic district. Therefore, the residence at 971 Meridian Avenue is not related to the broad patterns of history or individually significantly associated with the City of San Jose, the County, the state, or the nation and is not eligible for listing



VIEW OF EXISTING DEVELOPMENT, LOOKING SOUTHWEST FROM MERIDIAN AVENUE

FIGURE 3.1-2

under CRHR Criterion 1 or NRHP Criterion A.

CRHR Criterion 2 / NRHP Criterion B: No known historically important individuals have any direct association with the residence. The La Barbera family, who owned and lived in the residence, are not historically important and are not associated with any important events in the history of San José. Therefore, the residence at 971 Meridian Avenue is not associated with the lives of persons important in the past and is not eligible under CRHR Criterion 2 or NRHP Criterion B.

CRHR Criterion 3 / NRHP Criterion C: The building contains elements of the Spanish Eclectic or Spanish Revival style architecture including the double front doors, red tile cross-hipped roof, front arched focal windows with Balconettes, spiral columns, iron scones, and decorative artistic detail above the windows and doors. The building does not, however, contain some of the important character-defining features that are distinctive of the Spanish Revival style, such as an arcade entrance, adorned chimney top, irregular roofline or pattern, enclosed porch or patio, or decorative roof vents. In addition, some of the design elements are not Spanish Revival, but rather vernacular and detract from the architectural value of the style. These elements include the wide overhanging and enclosed eaves, irregular floorplan, symmetrical façade, and modern whitewash stucco covering the original pink stucco. Additionally, the original Spanish tile roof was replaced in the modern era with an American-Spanish tile form.

The City of San José has identified several Spanish Revival buildings within the City and County. These comparative examples are individually eligible for the NRHP or CRHR, as they contain all or most of the character-defining features of the period without modern or vernacular modifications. The house does not embody the type, period or method of construction of Spanish Eclectic or Spanish Revival style architecture, nor is it a good example of the style when compared to other structures throughout San José. The building does not represent the work of a master, possess high artistic values, or possess any significant distinguishable components. Therefore, the building is not eligible under CRHR Criterion 3 or NRHP Criterion C.

CRHR Criterion 4 / NRHP Criterion D: The building does not have the potential to yield information important in prehistory or history. Archival research potential for the building has been exhausted, and what little information is available has been recovered. The house cannot provide additional historically important information, and there is no potential for the building to provide additional information that is not already represented in the archival record. As a result, the house is not eligible under CRHR Criterion 4 or NRHP Criterion D.

City of San José Historic Landmark Evaluation – ECORP Consulting, Inc.

City of San José Historic Landmark Designation Criteria: The following is an evaluation of the building against the City of San José's Historic Landmark Designation Criteria, as outlined in the San José Municipal Code Section 13.48.100 H. As discussed below, the building does not meet any of the City of San José's Historic Landmark Designation Criteria.

1. Its character, interest or value as part of the local, regional, state or national history, heritage or culture;

The building does not possess special character, interest, or value to the local, regional, state, or national history, trends in history, or cultural of the community and is not eligible under this criterion.

2. Its location as a site of a significant historic event;

The building is not located at the site of a significant historic event and is not eligible under this criterion.

3. Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history;

The house is strongly identified with the La Barbera family, including individual members of that family. The limited historical information about the La Barbera family in the archival record indicates that the family and its individual members did not significantly contribute to the local, regional, state, or national history or culture. Therefore, this building is not eligible under this criterion.

4. Its exemplification of the cultural, economic, social or historic heritage of the city of San José;

The house is associated with the agricultural development of the rural community of San José and Santa Clara County, but does not exemplify any cultural, economic, or social significance or heritage within the City. Therefore, this building is not eligible under this criterion.

5. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;

The house is strongly associated with the La Barbera family, an Italian immigrant family. However, the architectural design of the building is a mix of Spanish Revival and vernacular choices that do not represent any Italian heritage or distinctive choices of a group of people or its occupants, so the building is not eligible under this criterion.

6. Its embodiment of distinguishing characteristics of an architectural type or specimen;

The building contains elements of the Spanish Eclectic or Spanish Revival style of architecture including architecture including the double front doors, red tile cross-hipped roof, front arched focal windows with balconettes, spiral columns, iron scones, and decorative artistic detail above the windows and doors. The building does not, however, contain some of the important character-defining features that are distinctive of the Spanish Revival style, such as an arcade entrance, adorned chimney top, irregular roofline or pattern, enclosed porch or patio, or decorative roof vents. In addition, some of the design elements are not Spanish Revival, but rather vernacular and detract from the architectural value of the style. These elements include the wide overhanging and enclosed eaves, irregular floorplan, symmetrical façade, and modern whitewash stucco covering the original pink stucco. Additionally, the original Spanish tile roof was replaced in the modern era with an American-Spanish tile form. Therefore, this building is not eligible under this criterion.

7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the city of San José;

The building was not built by a notable architect or master builder whose individual work has influenced the development of the City of San José. Therefore, this building is not eligible under this criterion.

8. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique.

The building does not contain any significant unique or innovative architectural elements, craftsmanship, or design features. The artistic details on the building are common among this and other similar styles. No unique construction techniques appear to have been employed in the design of the building and there are no apparent innovative characteristics or planned features. Therefore, this building is not eligible under this criterion.

Based on the analysis by ECORP Consulting, Inc., the residence at 971 Meridian Avenue is not eligible for listing as a historic resource in the NRHP or CRHR, and is not eligible to be classified as a candidate City Landmark. The City of San José Historic Preservation Officer concurs with the findings of the historic assessment for the 971 Meridian Avenue residence with regard to eligibility for the NRHP and CRHR. The City concluded that the residence is eligible as a candidate City Landmark as discussed below.

City of San José Historic Landmark Evaluation – City of San José Historic Preservation Officer

Based on the information in the November 2018 report, site visits and additional research, the property can be found to meet the eligibility criteria for City Landmark status as defined in Section 13.48.110.H of the San José Municipal Code having significance against both the “Horticulture Expansion” context as documented in the 1992 Citywide Historic Context Statement and the “Spanish Colonial Revival” context in San José which can be found in the document *Your Old House*, Design Guidelines for Residential Properties in San José. The home “embodies” the Spanish Colonial Revival style design unique to San José. It has both Mediterranean Revival and Prairie style influences characteristic of the eclectic Spanish Colonial Revival style in San José. The house is a rare example having all of its original features. Although the large orchard lands surrounding the home has been converted to urban uses, a small remnant of that land is found to the south of the residence. The circular front driveway, setbacks, and landscaping frame the house and mark its association with the Meridian Road fruit orchard.

Although integrity is not included in the Municipal Code for local historic resources, based on practice and designations locally, a property must retain sufficient integrity to convey its historic significance from the period of importance. The subject property was found to retain sufficient integrity for local eligibility.

Based on the analysis by the City of San José Historic Preservation Officer, the residence at 971 Meridian Avenue is not eligible for listing as a historic resource in the NRHP or CRHR, but is eligible to be classified as a candidate City Landmark.

Warehouse

A large warehouse constructed circa 1948 is located west of the two residences (refer to Figure 3.1-3). The warehouse has a rectangular footprint with a western addition for fruit dryers. The dryers and the warehouse have the same roof line, which is covered with corrugated sheet metal. The warehouse has large metal sliding doors and roll-up doors, upgraded windows, horizontal wood siding, a concrete floor with metal tracks from fruit processing, concrete cold storage areas, and a side-gable roof with a broken-roof variant at the western elevation. The warehouse and lot are currently used for storage.

The building was used by the La Barbera family to dry and harvest fruit. No other historical information was found in the archival record for the warehouse building.

CRHR and NRHP Evaluation – ECORP Consulting, Inc.

CRHR Criterion 1 / NRHP Criterion A: The warehouse is not importantly associated with the development of San José or any other significant agricultural operation in the region. The warehouse is not significant within the context of shipping and receiving or large equipment storage at the local, state, or national level. No archival information identified its use as important to history. Shipping and receiving farm and agricultural goods and supplies, likely its original purpose, is part of the general pattern of agricultural development in the area. Therefore, the warehouse is not associated with the broad patterns of history or individually significantly associated with the City of San Jose, the County, the state, or the nation and is not eligible for listing under CRHR Criterion 1 or NRHP Criterion A.

CRHR Criterion 2 / NRHP Criterion B: No known historically important individuals have any direct association with the warehouse. Individual owners have used the warehouse for commercial or agricultural purposes, but none are historically important and are not associated with any important events in the history of San José. Therefore, the warehouse is not associated with the lives of persons important in the past and is not eligible under CRHR Criterion 2 or NRHP Criterion B.

CRHR Criterion 3 / NRHP Criterion C: The warehouse does not exhibit any particular influences of any architectural style. It is a large industrial building composed of wood panel siding and areas of concrete cinder block, with a corrugated metal roof designed to house products, supplies, large equipment, and act as a functional shipping and receiving center for agricultural operations. Each of the features of the warehouse expresses that purpose and intent in a modest way with no unique artistic or structural components. The warehouse does not embody the distinctive characteristics of a type, period, or method of construction nor does it appear to be the work of a master. The architect or builder was not identified during archival research. The method of constructing the warehouse follows standard building methods with particular emphasis on function and affordability of resources and thus the large corrugated metal building does not have any unique characteristics specific to a type or period of design or method construction. Therefore, the building is not eligible under CRHR Criterion 3 or NRHP Criterion C.

CRHR Criterion 4 / NRHP Criterion D: The warehouse does not have the potential to yield information important in prehistory or history. Archival research potential for the building has been exhausted, and what little information is available has been recovered. The warehouse cannot provide



VIEW OF EXISTING DEVELOPMENT ON-SITE, LOOKING WEST FROM 961 MERIDIAN AVENUE

FIGURE 3.1-3

additional historically important information, and there is no potential for the building to provide additional information that is not already represented in the archival record. As a result, the house is not eligible under CRHR Criterion 4 or NRHP Criterion D.

City of San José Historic Landmark Evaluation – ECORP Consulting, Inc.

City of San Jose Historic Landmark Designation Criteria: The following is an evaluation of the building against the City of San Jose’s Historic Landmark Designation Criteria, as outlined in the San Jose Municipal Code Section 13.48.100 H. As discussed below, the warehouse does not meet any of the City of San Jose’s Historic Landmark Designation Criteria.

1. Its character, interest or value as part of the local, regional, state or national history, heritage or culture;
The warehouse does not possess special character, interest, or value to the local, regional, state, or national history, trends in history, or cultural of the community and is not eligible under this criterion.
2. Its location as a site of a significant historic event;
The warehouse is not located at the site of a significant historic event and is not eligible under this criterion.
3. Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history;
The warehouse is weakly identified with the La Barbera family. The limited historical information about the La Barbera family in the archival record indicates that the family and its individual members did not significantly contribute to the local, regional, state, or national history or culture. Therefore, this building is not eligible under this criterion.
4. Its exemplification of the cultural, economic, social or historic heritage of the city of San Jose;
The warehouse is associated with agricultural development of the rural communities of San Jose and Santa Clara County, but it does not exemplify any cultural, economic, or social significance or heritage within the City. Therefore, this building is not eligible under this criterion.
5. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;
The warehouse is most strongly associated with agricultural workers and the farming community of San José and Santa Clara County, but does not architectural distinctiveness that represents agricultural development for any significant era in history, so the building is not eligible under this criterion.
6. Its embodiment of distinguishing characteristics of an architectural type or specimen;
The warehouse building does not contain distinguishing characteristics of an architectural type. It is a vernacular structure built for functionality for a practical purpose. Therefore, this building is not eligible under this criterion.

7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the city of San Jose;

The warehouse was not built by a master architect in any style of architecture. Therefore, this building is not eligible under this criterion.

8. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique;

The warehouse contains large open spaces, a fruit drying unit, and rolling doors that are all common design features for buildings of this type. This building does not contain any unique or innovative components. Therefore, this building is not eligible under this criterion.

The warehouse is not eligible for listing as a historic resource in the NRHP or CRHR, and is not eligible to be classified as a candidate City Landmark.

3.1.2 Impact Discussion

For the purpose of determining the significance of the project's impact on cultural resources, would the project:

- 1) Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines Section 15064.5?
- 2) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?
- 3) Disturb any human remains, including those interred outside of dedicated cemeteries?

3.1.2.1 *Project Impacts*

Would the project cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines Section 15064.5?

Under CEQA, a structure need not be listed on a national, State, or local register to qualify as a significant resource. A structure is considered a significant resource under CEQA if it is found to be *eligible* for inclusion on a national, State, or local register. Furthermore, as outlined in the criteria of significance above, a prized architectural style or appealing aesthetic is not the sole determining factor in the historical significance of a structure, as structures can also be significant for association with important persons or events. Public opinions on what is visually appealing or architecturally important change over time, so a structure's aesthetic may not be appreciated by modern standards. That does not, however, preclude it from being eligible for listing as a historic resource.

The three buildings on the project site are not eligible for listing on the CRHR or NRHP. In addition, the residence at 961 Meridian Avenue and the warehouse are not eligible as candidate City Landmarks.

There is a difference of expert opinion regarding the local significance of the residence at 971 Meridian Avenue. The historic consultant found the building to be ineligible as a local resource. The City's Historic Preservation Officer, however, has determined that the building is eligible as a

candidate City Landmark based on all available information. As a result, demolition of the residence at 971 Meridian Avenue would result in a significant impact.

Impact CUL-1: Demolition of the residence at 971 Meridian Avenue, a candidate City Landmark, would be a significant impact.

Mitigation Measures

The following mitigation is proposed to reduce the impact to the historic structure on the project site:

MM CUL-1.1: Documentation: The residence at 971 Meridian Avenue shall be documented in accordance with the guidelines established for the Historic American Building Survey (HABS) and shall consist of the following components:

1. Drawings – Prepare sketch floor plans.
2. Photographs – Digital photographic documentation of the interior, exterior, and setting of the buildings in compliance with the National Register Photo Policy Fact Sheet. Photos must have a permanency rating of approximately 75 years.
3. Written Data – HABS written documentation in short form.

An architectural historian meeting the Secretary of the Interior’s Professional Qualification Standards shall oversee the preparation of the sketch plans, photographs and written data. The existing DPR forms shall fulfill the requirements for the written data report.

The City of San José’s Historic Preservation Officer shall review the documentation, and then the applicant shall file the documentation with the San José Library’s California Room and the Northwest Information Center at Sonoma State University, the repository for the California Historical Resources Information System. All documentation shall be submitted on archival paper.

Relocation by a Third Party: The residence at 971 Meridian Avenue shall be advertised for relocation by a third party. The project applicant shall be required to advertise the availability of the structure for a period of no less than 30 days. The advertisements must include a newspaper of general circulation, a website, and notice on the project site. The project applicant must provide evidence (i.e., receipts, date and time stamped photographs, etc.) to the Director of Planning, Building and Code Enforcement or the Director’s designee that this condition has been met prior to the issuance of demolition permits.

If a third party does agree to relocate the residence at 971 Meridian Avenue, the following measures must be followed:

1. The City's Director of Planning, Building and Code Enforcement or the Director's designee, based on consultation with the City's Historic Preservation Officer, must determine that the receiver site is suitable for the building.
2. Prior to relocation, the project applicant or third party shall hire a historic preservation architect and a structural engineer to undertake an existing condition study. The purpose of the study shall be to establish the baseline condition of the building prior to relocation. The documentation shall take the form of written descriptions and visual illustrations, including those character-defining physical features of the resource that convey its historic significance and must be protected and preserved. The documentation shall be reviewed and approved by the City's Historic Preservation Officer prior to the structure being moved. Documentation already completed shall be used to the extent possible to avoid repetition in work.
3. To protect the building during relocation, the third party shall engage a building mover who has experience moving similar historic structures. A structural engineer shall also be engaged to determine if the building needs to be reinforced/stabilized before the move.
4. Once moved, the building shall be repaired and restored, as needed, by the project applicant or third party in conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. In particular, the character-defining features shall be restored in a manner that preserves the integrity of the features for the long-term preservation of these features.

Upon completion of the repairs, a qualified architectural historian shall document and confirm that renovations of the structure were completed in conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and that all character-defining features were preserved. The project applicant shall submit a report to the City's Historic Preservation Officer documenting the relocation.

Salvage: If no third party relocates the residence at 971 Meridian Avenue , the structure shall be made available for salvage to salvage companies facilitating the reuse of historic building materials. The time frame available for salvage shall be established by the Director of Planning, Building and Code Enforcement or the Director's designee, together with the City's Historic Preservation Officer.

The project applicant must provide evidence to the Director of Planning, Building and Code Enforcement or the Director's designee, that this condition has been met prior to the issuance of demolition permits.

MM CUL-1.2: A qualified historian shall create a permanent interpretive program, exhibit, or display of the history of the property including, but not limited to, historic and current condition photographs, interpretive text, drawings, video, interactive media, or oral histories. The display shall be placed in a suitable publicly accessible location on the project site. The final design of the display shall be determined in coordination with the City’s Historic Preservation Officer.

Even with implementation of the identified mitigation measures, demolition or salvage of this single-family residence would remain a significant unavoidable impact because the residence would be permanently lost. Relocation of this single-family residence, while preserving the structure in a different location, would result in a loss of connection to its current location. Specifically, the structure would no longer be recognized as a residence associated with a fruit orchard which is significant due to the City’s post-war development which has resulted in the loss of much of the agricultural lands in San José. **(Significant Unavoidable Impact)**

Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?

Prehistoric and Historic Resources

The General Plan FEIR (as amended) concluded that with implementation of existing regulations and adopted General Plan policies, new development within San José would have a less than significant impact on subsurface prehistoric resources.

Policy ER-10.1 states that for proposed development sites that have been identified as archaeologically or paleontologically sensitive, the City will require investigation during the planning process in order to determine whether potentially significant archaeological or paleontological information may be affected by the project and then require, if needed, that appropriate mitigation measures be incorporated into the project design.

While the project site is located within an area of moderate to high potential for Native American resources and historic resources, development on and adjacent to the project site over the last 50+ years has failed to generate reports of any archaeological finds and no recorded archaeological deposits are located on or adjacent to the project site. The site is, however, located near Los Gatos Creek and within a generally sensitive area for archaeological resources. Demolition of existing structures and pavement and excavation of the site could damage as yet unrecorded subsurface resources.

Standard Permit Condition

Consistent with the City’s General Plan policies ER-10.1 and ER-10.3, the following standard permit condition is included in the project to reduce or avoid impacts to subsurface cultural resources.

- **Subsurface Cultural Resources.** If prehistoric or historic resources are encountered during excavation and/or grading of the site, all activity within a 50-foot radius of the find shall be

stopped, the Director of Planning, Building and Code Enforcement or the Director's designee and the City's Historic Preservation Officer shall be notified, and a qualified archaeologist shall examine the find. The archaeologist shall 1) evaluate the find(s) to determine if they meet the definition of a historical or archaeological resource; and (2) make appropriate recommendations regarding the disposition of such finds prior to issuance of building permits. Recommendations could include collection, recordation, and analysis of any significant cultural materials. A report of findings documenting any data recovery shall be submitted to Director of Planning, Building and Code Enforcement or the Director's designee and the City's Historic Preservation Officer and the Northwest Information Center (if applicable). Project personnel shall not collect or move any cultural materials.

With implementation of the above Standard Permit Condition, redevelopment of the project site would have a less than significant impact on subsurface cultural resources. **(Less Than Significant Impact)**

Would the project disturb any human remains, including those interred outside of dedicated cemeteries?

As discussed under Impact CUL-2, the project site has a moderate to high potential for subsurface resources. Because the project is within an archaeologically sensitive area for prehistoric occupation near historic waterways, it is possible that Native American human remains could be located in the area. Excavation of the site could uncover as yet unrecorded burials.

Standard Permit Condition

Consistent with the City's General Plan policy ER-10.2, the following standard permit condition is included in the project to reduce or avoid impacts to subsurface cultural resources.

- **Human Remains.** If any human remains are found during any field investigations, grading, or other construction activities, all provisions of California Health and Safety Code Sections 7054 and 7050.5 and Public Resources Code Sections 5097.9 through 5097.99, as amended per Assembly Bill 2641, shall be followed. If human remains are discovered during construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The project applicant shall immediately notify the Director of Planning, Building and Code Enforcement (PBCE) or the Director's designee and the qualified archaeologist, who shall then notify the Santa Clara County Coroner. The Coroner will make a determination as to whether the remains are Native American. If the remains are believed to be Native American, the Coroner will contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC will then designate a Most Likely Descendant (MLD). The MLD will inspect the remains and make a recommendation on the treatment of the remains and associated artifacts. If one of the following conditions occurs, the landowner or his authorized representative shall work with the Coroner to reinter the Native American human remains and associated grave goods with appropriate dignity in a location not subject to further subsurface disturbance:

- The NAHC is unable to identify a MLD or the MLD failed to make a recommendation within 48 hours after being given access to the site.
- The MLD identified fails to make a recommendation; or
- The landowner or his authorized representative rejects the recommendation of the MLD, and mediation by the NAHC fails to provide measures acceptable to the landowner.

With implementation of the above Standard Permit Condition, redevelopment of the project site would have a less than significant impact on subsurface cultural resources. **(Less Than Significant Impact)**

3.1.2.2 *Cumulative Impacts*

Would the project result in a cumulatively considerable contribution to a significant cultural resources impact?

The potential impacts to subsurface cultural resources would occur as a result of construction of the proposed project. If artifacts are uncovered, the resource(s) would be documented, removed, and curated in accordance with City standards and state laws. As such, the recovery of subsurface resources on-site would not be cumulatively considerable.

The City of San José has concluded that the residence at 971 Meridian Avenue is eligible as a candidate City Landmark. While there are other prime examples of Spanish Revival/Spanish Eclectic architecture in the City, the residence at 971 Meridian is associated with the agricultural operations of the early to mid-20th century. In addition, the building has additional architectural styles such as Italian Renaissance Revival, Mediterranean Revival, and Prairie, the combination of which the City has deemed unique to the area. For these reasons, demolition of the residence at 971 Meridian Avenue would constitute a cumulatively considerable impact to the finite historic residences associated with agricultural production in San José. **(Significant Unavoidable Cumulative Impact)**

SECTION 4.0 GROWTH-INDUCING IMPACTS

For the purposes of this project, a growth inducing impact is considered significant if the project would:

- Cumulatively exceed official regional or local population projections;
- Directly induce substantial growth or concentration of population. The determination of significance shall consider the following factors: the degree to which the project would cause growth (i.e., new housing or employment generators) or accelerate development in an undeveloped area that exceeds planned levels in local land use plans; or
- Indirectly induce substantial growth or concentration of population (i.e., introduction of an unplanned infrastructure project or expansion of a critical public facility (road or sewer line) necessitated by new development, either of which could result in the potential for new development not accounted for in local Envision San José 2040 General Plans).

Would the project foster or stimulate significant economic or population growth in the surrounding environment?

The project proposes to increase residential/commercial development on three currently low-density parcels, which are considered infill sites, in the City of San José. Development of the proposed project would not require upgrades to the existing sanitary sewer and/or storm drain lines that directly serve the project site. In addition, the project does not require expansion of the existing infrastructure that would facilitate growth in the project area or other areas of the City.

The proposed project would place new residences and employees adjacent to existing commercial/retail and housing development. The proposed project would be compatible with the neighboring land uses and would not pressure adjacent properties to redevelop with new or different land uses, in a manner inconsistent with the General Plan.

Therefore, the project would not have a significant growth inducing impact. **(Less Than Significant Impact)**

SECTION 5.0 SIGNIFICANT AND IRREVERSIBLE ENVIRONMENTAL CHANGES

CEQA and the CEQA Guidelines require that an EIR address “significant irreversible environmental changes which would be involved in the proposed project, should it be implemented.” [§15126(c)]

Future development on-site would involve the use of non-renewable resources both during construction phases and future operations/use of the site. Construction would include the use of building materials, including materials such as petroleum-based products and metals that cannot reasonably be re-created. Construction also involves significant consumption of energy, usually petroleum-based fuels that deplete supplies of non-renewable resources. Upon completion of new construction on-site, occupants would use non-renewable fuels to heat and light the buildings. The proposed project would also result in the increased consumption of water and the loss of pervious surfaces.

The City of San José encourages the use of building materials that include recycled materials and makes information available on those building materials to developers. The new buildings would be built to current codes, which require insulation and design to minimize wasteful energy consumption. The proposed development would be constructed in compliance with the City’s Council Policy 6-32 and the City’s Green Building Ordinance. In addition, the project would be constructed consistent with City Council Policy 6-29 and the Regional Water Quality Control Board Municipal Regional Stormwater National Pollution Discharge Elimination System Permit to avoid impacts to waterways from any increase in impervious surfaces. Lastly, the site provides an increase in housing that is in close proximity to transportation networks than housing farther away. The proposed project would, therefore, facilitate a more efficient use of resources over the lifetime of the project.

SECTION 6.0 SIGNIFICANT AND UNAVOIDABLE IMPACTS

A significant unavoidable impact is an impact that cannot be mitigated to a less than significant level if the project is implemented as it is proposed. The following significant unavoidable impacts have been identified as a result of the project:

Cultural Resources: The project would cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines Section 15064.5.

MM CUL-1.1: Documentation: The residence at 971 Meridian Avenue shall be documented in accordance with the guidelines established for the Historic American Building Survey (HABS) and shall consist of the following components:

1. Drawings – Prepare sketch floor plans.
2. Photographs – Digital photographic documentation of the interior, exterior, and setting of the buildings in compliance with the National Register Photo Policy Fact Sheet. Photos must have a permanency rating of approximately 75 years.
3. Written Data – HABS written documentation in short form.

An architectural historian meeting the Secretary of the Interior’s Professional Qualification Standards shall oversee the preparation of the sketch plans, photographs and written data. The existing DPR forms shall fulfill the requirements for the written data report.

The City of San José’s Historic Preservation Officer shall review the documentation, and then the applicant shall file the documentation with the San José Library’s California Room and the Northwest Information Center at Sonoma State University, the repository for the California Historical Resources Information System. All documentation shall be submitted on archival paper.

Relocation by a Third Party: The residence at 971 Meridian Avenue shall be advertised for relocation by a third party. The project applicant shall be required to advertise the availability of the structure for a period of no less than 30 days. The advertisements must include a newspaper of general circulation, a website, and notice on the project site. The project applicant must provide evidence (i.e., receipts, date and time stamped photographs, etc.) to the Director of Planning, Building and Code Enforcement or the Director’s designee that this condition has been met prior to the issuance of demolition permits.

If a third party does agree to relocate the residence at 971 Meridian Avenue, the following measures must be followed:

1. The City's Director of Planning, Building and Code Enforcement or the Director's designee, based on consultation with the City's Historic Preservation Officer, must determine that the receiver site is suitable for the building.
2. Prior to relocation, the project applicant or third party shall hire a historic preservation architect and a structural engineer to undertake an existing condition study. The purpose of the study shall be to establish the baseline condition of the building prior to relocation. The documentation shall take the form of written descriptions and visual illustrations, including those character-defining physical features of the resource that convey its historic significance and must be protected and preserved. The documentation shall be reviewed and approved by the City's Historic Preservation Officer prior to the structure being moved. Documentation already completed shall be used to the extent possible to avoid repetition in work.
3. To protect the building during relocation, the third party shall engage a building mover who has experience moving similar historic structures. A structural engineer shall also be engaged to determine if the building needs to be reinforced/stabilized before the move.
4. Once moved, the building shall be repaired and restored, as needed, by the project applicant or third party in conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. In particular, the character-defining features shall be restored in a manner that preserves the integrity of the features for the long-term preservation of these features.

Upon completion of the repairs, a qualified architectural historian shall document and confirm that renovations of the structure were completed in conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and that all character-defining features were preserved. The project applicant shall submit a report to the City's Historic Preservation Officer documenting the relocation.

Salvage: If no third party relocates the residence at 971 Meridian Avenue, the structure shall be made available for salvage to salvage companies facilitating the reuse of historic building materials. The time frame available for salvage shall be established by the Director of Planning, Building and Code Enforcement or the Director's designee, together with the City's Historic Preservation Officer.

The project applicant must provide evidence to the Director of Planning, Building and Code Enforcement or the Director's designee, that this condition has been met prior to the issuance of demolition permits.

MM CUL-1.2: A qualified historian shall create a permanent interpretive program, exhibit, or display of the history of the property including, but not limited to, historic and current condition photographs, interpretive text, drawings, video, interactive media, or oral histories. The display shall be placed in a suitable publicly accessible location on the project site. The final design of the display shall be determined in coordination with the City's Historic Preservation Officer.

Even with implementation of the mitigation measures listed above, the impact would remain significant and unavoidable because the residence would be permanently lost. Relocation of this single-family residence, while preserving the structure in a different location, would result in a loss of connection to its current location. Specifically, the structure would no longer be recognized as a residence associated with a fruit orchard which is significant due to the City's post-war development which has resulted in the loss of much of the agricultural lands in San José.

All other significant impacts of the proposed project would be reduced to a less than significant level with the implementation of mitigation measures identified in this EIR.

SECTION 7.0 ALTERNATIVES

7.1 Overview

CEQA requires that an EIR identify and evaluate alternatives to a project as it is proposed. Two key provisions from the CEQA Guidelines pertaining to the discussion of alternatives are included below:

Section 15126.6(a). Consideration and Discussion of Alternatives to the Proposed Project. An EIR shall describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives. An EIR need not consider every conceivable alternative to a project. Rather it must consider a reasonable range of potentially feasible alternatives that will foster informed decision making and public participation. An EIR is not required to consider alternatives which are infeasible. The lead agency is responsible for selecting a range of project alternatives for examination and must publicly disclose its reasoning for selecting those alternatives. There is no ironclad rule governing the nature or scope of the alternatives to be discussed other than the rule of reason.

Section 15126.6(b). Purpose. Because an EIR must identify ways to mitigate or avoid the significant effects that a project may have on the environment (Public Resources Code Section 21002.1), the discussion of alternatives shall focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of the project objectives, or be more costly.

Other elements of the Guidelines discuss that alternatives should include enough information to allow a meaningful evaluation and comparison with the proposed project. The CEQA Guidelines state that if an alternative would cause one or more additional impacts, compared to the proposed project, the discussion should identify the additional impact, but in less detail than the significant effects of the proposed project.

The three critical factors to consider in selecting and evaluating alternatives are: (1) the significant impacts from the proposed project that could be reduced or avoided by an alternative, (2) consistency with the project's objectives, and (3) the feasibility of the alternatives available. Each of these factors is discussed below.

7.2 SIGNIFICANT IMPACTS FROM THE PROJECT

The CEQA Guidelines advise that the alternatives analysis in an EIR should be limited to alternatives that would avoid or substantially lessen any of the significant effects of the project, and would achieve most of the project objectives. Impacts that would be significant include:

- Impact AIR-3: The project would not expose sensitive receptors to substantial pollutant concentrations. (Less Than Significant with Mitigation Measure AIR-3.1, see Appendix A)

- Impact BIO-1: The project would not 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 CDFW or USFWS. (Less Than Significant with Mitigation Measure BIO-1.1, see Appendix A)
- Impact CUL-1: The project would cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines Section 15064.5. (Significant Unavoidable Impact)
- Impact HAZ-2: The project would not 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. (Less Than Significant with Mitigation Measures HAZ-2.1, HAZ-2.2, HAZ-2.3, HAZ-2.4, and HAZ-2.5, see Appendix A)
- Impact NOI-1: The project would not result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. (Less Than Significant with Mitigation Measure NOI-1.1 and 1.2, see Appendix A)
- Impact NOI-2: The project would not result in generation of excessive groundborne vibration or groundborne noise levels. (Less Than Significant with Mitigation Measures NOI-2.1 and NOI-2.2, see Appendix A)

Pursuant to CEQA Guidelines Section 15124, the EIR must include a statement of the objectives sought by the proposed project.

7.3 PROJECT OBJECTIVES

While CEQA does not require that alternatives be capable of meeting all of the project objectives, their ability to meet most of the objectives is considered relevant to their consideration. The stated objectives of the proposed project are to:

1. Provide a project that meets the strategies and goals of the Envision San José 2040 General Plan and Urban Village criteria of locating high density development on infill sites near transit corridors. This project would locate 233 affordable housing units with access to transit and would strengthen Willow Glen as a vibrant pedestrian friendly community.
2. Replace two houses and one barn with an affordable mixed-use project that is designed as a high density (approximately 111 dwelling units per acre), mid-rise, mixed-use project which provides a high residential density and best use of the parcel.
3. Provide affordable housing near the light rail so that residents have convenient access to nearby employment.
4. Provide affordable housing close to light rail to encourage future residents to take public transit and be less dependent on cars, thereby reducing traffic congestion.
5. Provide on-site community benefits for the residents including a computer room, fitness center, and two outdoor courtyards.

6. Activate the Grand Boulevard Meridian Avenue with pedestrian friendly ground floor retail.
7. Provide bicycle parking for residents to help support the goals of the Envision San José 2040 General Plan in promoting San José as a great bicycling community.
8. Assist the City of San José to satisfy its capital regional housing needs allocation for below market rate housing units.

7.4 ALTERNATIVES

There is no rule requiring an EIR to explore off-site project alternatives in every case. As stated in the Guidelines: "An EIR shall describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives." (Guidelines, § 15126.6, subd. (a), italics added.) As this implies, "an agency may evaluate on-site alternatives, off-site alternatives, or both." (*Mira Mar, supra*, 119 Cal.App.4th at p. 491.) The Guidelines thus do not require analysis of off-site alternatives in every case. Nor does any statutory provision in CEQA "expressly require a discussion of alternative project locations." (119 Cal.App.4th at p. 491 citing §§ 21001, subd. (g), 21002.1, subd. (a), 21061.)

7.4.1 Project Alternatives

7.4.1.1 *No Project – No Development Alternative*

The CEQA Guidelines [§15126(d)4] require that an EIR specifically discuss a "No Project" alternative, which shall address both "the existing conditions, as well as what would be reasonably expected to occur in the foreseeable future if the project is not approved, based on current plans and consistent with available infrastructure and community services." The No Project – No Development Alternative would retain the existing land uses on-site as is. If allowed to remain as is, and no changes are made, the two residences would continue to be unoccupied and neglected contributing to blight in the neighborhood. Given the value of housing in the City, it is reasonable to assume that the residence at 961 Meridian Avenue would be renovated to be made habitable compared to its current condition, and the two residences would be either sold or rented out. If the project site were to remain in either of these states, the impacts of the project would not occur. The impacts of renovation would not result in significant impacts to the environment because any construction activity would be limited to the interior of the building, and exterior work would be limited to painting, replacement of windows and doors, and landscaping. However, these conditions would not meet any of the project objectives. Specifically, this alternative would not allow for the construction of 233 affordable housing units near transit and would not contribute to the vision of the City's General Plan.

7.4.1.2 *No Project – Neighborhood/Community Commercial Development Alternative*

The project site is currently designated *NCC – Neighborhood/Community Commercial* under the General Plan and is zoned *R-M – Residence District (Multiple Unit/Lot)*. The *NCC* designation supports a very broad range of commercial activity, including commercial uses that serve the communities in neighboring areas. Development under this designation are allowed a maximum floor area ratio (FAR) of 3.5 (one to five stories).

The *R-M* zoning district is intended to reserve land for the construction, use, and occupancy of higher density residential development and higher density residential-commercial mixed-use development.

The project site is currently developed with two single-family residences and an accessory structure. The proposed project is currently not consistent with the General Plan. Therefore, it is reasonable to assume that if the proposed project were not approved, an alternative development would be proposed in the future which would conform to the *NCC* land use designation and pending Urban Village Plan, resulting in an increase in building massing and height over existing conditions.

Given the site's *NCC* land use designation, its location within the Southwest Expressway Urban Village growth area, and the objectives of the City's General Plan, any alternative project proposed on this site would likely be a commercial/retail project comparable in scale to currently proposed building, with commercial uses replacing the residential component of the project. Assuming that any proposal would try to maximize development on-site (within the parameters of the Urban Village growth area), such an alternative would likely result in a building between 91,476 and 320,166 square feet (1.0 to 3.5 FAR) of commercial/retail space.

Given the maximum allowable development, it is reasonable to assume that construction air quality and noise impacts would be comparable to the proposed project because the length of construction and amount of grading would likely be similar. Other identified impacts to biological resources, cultural resources, and hazardous materials would remain the same as the proposed project because this alternative assumes full demolition of existing structures, removal of all landscaping trees on-site, and grading of the site. No traffic impacts are anticipated because of the low VMT of the project area and because providing additional neighborhood serving commercial/retail within the Urban Village plan area in support of existing and future housing would allow for shorter traffic trip lengths because residents would not have to travel outside the plan area. This alternative would only meet project objective 6. None of the other objectives, related to having affordable housing on-site, would be met.

7.4.1.3 *Preservation Alternatives*

Per the Historic Resource Assessment Supplemental Report (see Appendix C), the single-family residence located at 971 Meridian Avenue would meet the definition of a historic resource under CEQA and would be eligible for listing as a candidate City Landmark. Demolition of this single-family residence would result in a significant unavoidable impact.

Reuse of Single-Family Residence No. 1

Under this alternative, the single-family residence at 971 Meridian would be relocated on-site and converted into residential communal space such as a recreation room or fitness facility. To maximize use of the site, maintain the retail component of the project, and ensure adequate access to the parking garage, the residence would be relocated to the rear of the new structure, near the northwestern corner of the site. The house would need to be reoriented so that the main entrance would face north (into the fire lane). The front steps would need to be removed. The proposed fire lane would not change, so setbacks to adjacent land uses would remain the same.

Retention of the house would require the relocation or removal of the planned storage room, northern exit stair, and a minimum of 11 parking spaces on the ground floor. In addition, this alternative would result in a maximum of 203 dwelling units, a reduction of 30 units (six per floor) compared to the proposed project.

Reuse of the building would avoid the significant unavoidable impact to the historic resource, though the residence would lose context with the roadway and the existing landscaping. Under this alternative, demolition of the 961 Meridian Avenue residence and the accessory structure and construction activities could generate vibration levels exceeding 0.08 in/sec PPV for historic structures. As a result, this alternative would create a new significant impact to the 971 Meridian Avenue residence. The following mitigation would reduce the vibration impact to a less than significant level:

MM ALT 1: Pre-Condition Survey: The project applicant shall prepare preconstruction documentation of the residence at 971 Meridian Avenue. Prior to construction, a qualified Historic Architect shall undertake an existing visual conditions study of the residence. The purpose of the study would be to establish the baseline conditions of the house prior to construction. The documentation shall take the form of detailed written descriptions and visual illustrations and/or photos, including those physical characteristics of the resource that conveys its historic significance. The documentation shall be to the City's Director of Planning, Building and Code Enforcement or the Director's designee and the City of San José's Historic Preservation Officer (HPO) for review and approval prior to the issuance of any demolition or grading permits.

MM ALT 2: Prior to issuance of any demolition or grading permits, the project applicant shall prepare and implement a Historical Resources Protection Plan (HRRP) that provides measures and procedures to protect the residence at 971 Meridian Avenue from direct or indirect impacts during construction activities (i.e., due to damage from operation of construction equipment, staging, and material storage). The HRRP shall be prepared by a qualified Historic Architect who meets the Secretary of Interior's Professional Qualifications Standards and shall be submitted to the City's Director of Planning, Building and Code Enforcement or the Director's designee, and the City's HPO for review and approval.

The project applicant shall ensure the contractor follows the HRRP throughout construction. At a minimum, the plan shall include, but is not limited to, the following:

- Guidelines for operation of construction equipment adjacent to historical resources;
- Guidelines for storage of construction materials away from historic resources;

- Requirements for monitoring and documenting compliance with the plan; and
- Education and training of construction workers about the significance of the historical resources around which they would be working.
- Development of a vibration monitoring and construction contingency plan to identify where monitoring would be conducted, set up a vibration monitoring schedule, define structure-specific vibration limits, and address the need to conduct photo, elevation, and crack surveys to document before and after construction phases as detailed by Mitigation Measures NOI-1.1 through NOI-1.3. Construction contingencies would be identified for when vibration levels approach the limits.

MM ALT 3:

The project applicant shall assign a “Monitor”, who is either a qualified Historic Architect or structural engineer, to monitor the historic residence for the duration of construction. During the demolition and construction phases, the monitor shall make periodic site visits to monitor the condition of the historic residence, including monitoring of any instruments such as crack gauges, if necessary. The monitoring period shall be a minimum of one site visit every month for the duration of the construction period. The City’s Director of Planning, Building and Code Enforcement or the Director’s designee and the City’s HPO may request any additional number of site visits at their discretion.

If, in the opinion of the Monitor, substantial adverse impacts related to construction activities are found during construction, the Monitor shall inform the project applicant (or the applicant’s designated representative responsible for construction activities), the City’s Director of Planning, Building and Code Enforcement or the Director’s designee and the City’s HPO of the potential impacts. The project applicant shall implement the Monitoring Team’s recommendations for corrective measures, including halting construction in situations where construction activities would imminently endanger historic resources.

The project applicant shall ensure that, in the event of damage to the historic residence during construction, repair work is performed (with appropriate permits, as necessary) in compliance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties and shall restore the character-defining features in a manner that does not affect the integrity of the structure.

The Monitor shall prepare a report documenting all site visits. The reporting period shall be a minimum of once every three months. The Monitor shall submit the site visit reports to the Director of Planning, Building and Code Enforcement or the Director’s designee and the City’s HPO no later than one week after each reporting period.

The Monitoring Report shall include, but is not limited to, the following:

- Summary of the demolition and construction progress;
- Identification of substantial adverse impacts related to construction activities;
- Problems and potential impacts to the historical resources and adjacent buildings during construction activities;
- Recommendations to avoid any potential impacts;
- Actions taken by the project applicant in response to the problem;
- Progress and the level of success in meeting the applicable Secretary of the Interior's Standards for the Treatment of Historic Properties for the project as noted above for the character-defining features, and in preserving the character-defining features of nearby historic properties; and
- Inclusion of photographs to explain and illustrate progress.

In addition, the Monitor shall submit a final document associated with monitoring and repairs after completion of the construction activities to the City's Director of Planning, Building and Code Enforcement or the Director's designee and the City's HPO prior to the issuance of any Certificate of Occupancy (temporary or final).

The impact conclusions for all other resource areas would remain the same as the proposed project. This alternative would meet project objectives 1 to 8.

Reuse of Single-Family Residence No. 2

Under this alternative, the single-family residence at 971 Meridian Avenue would be converted into additional retail space. To make the retail space viable, the house would need to be relocated along the roadway frontage at the southeast corner of the proposed building. This would require relocating some or all of the ground floor residential amenity space elsewhere in the building, which would result in the loss of parking or dwelling units. Additional residential parking spaces would also be lost to provide additional retail parking spaces. The project proposes eight parking spaces for 1,780 gross square feet of retail. The residence is over 3,000 square feet, so would require up to 16 additional parking spaces (assuming the same parking ratio). The additional parking could not be accommodated for the retail with the current parking configuration because of the proposed tandem spaces and security gates. This alternative would have a maximum of 203 dwelling units, a reduction of 30 units (six per floor) compared to the proposed project.

Reuse of the building would avoid the significant unavoidable impact to the historic resource, though the residence would lose context with the existing landscaping and would be relocated nearer to the roadway with no landscape buffer.

Demolition of the 961 Meridian Avenue residence and the accessory structure and construction activities could generate vibration levels exceeding 0.08 in/sec PPV for historic structures, as discussed under *Reuse of Single-Family Residence No. 1*. As a result, this alternative would create a

new significant impact to the 971 Meridian Avenue residence and would require implementation of the mitigation listed above to reduce the impact to less than significant. The impact conclusions for all other resource areas would remain the same as the proposed project. This alternative would meet project objectives 1 to 8.

7.4.2

Comparison of Environmental Impacts for Alternatives to the Project

Significant Impacts of the Project	Proposed Project	No Project Alternatives		Preservation Alternatives	
		No Development	Neighborhood/ Community Commercial Development	Reuse of Single Family Residence No. 1	Reuse of Single Family Residence No. 2
Impact AIR-3: Construction activities associated with the proposed project would result in nearby sensitive receptors being exposed to toxic air contaminant emissions in excess of BAAQMD thresholds.	LTSM	NI	LTSM	LTSM	LTSM
Impact BIO-1: Implementation of the proposed project could result in the disturbance of active bird nests.	LTSM	NI	LTSM	LTSM	LTSM
Impact CUL-1: Demolition of the residence at 971 Meridian Avenue, a candidate City Landmark, would be a significant impact.	SU	NI	SU	LTSM	LTSM
Impact HAZ-2: Construction activities associated with the proposed project could expose construction workers and/or nearby residents to residual agricultural contaminants and residual contamination from previous industrial operations.	LTSM	NI	LTSM	LTSM	LTSM
Impact NOI-1: Construction of the proposed project would expose nearby sensitive receptors to noise levels in excess of City standards for a period of 20 months.	LTSM	NI	LTSM	LTSM	LTSM
Impact NOI-2: Use of heavy equipment during construction of the proposed project would result in vibration levels at the nearby residences and school in excess of the City’s 0.20 in/sec PPV threshold.	LTSM	NI	LTSM	LTSM	LTSM
Meets Project Objectives?	No	No	Only Objective 6	Objective 1-8	Objective 1-8
NI – No Impact LTS – Less Than Significant Impact LTSM – Less Than Significant Impact with Mitigation SU – Significant Unavoidable					

7.4.3 Environmentally Superior Alternative

The CEQA Guidelines state that an EIR shall identify an environmentally superior alternative. If the environmentally superior alternative is the “No Project” alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives (Section 15126.6(e)(2)).

The No Project – No Development Alternative would avoid all project impacts, including the significant and unavoidable impact to a potential historic resource of significance to the City of San José. However, as explained above, when the No Project Alternative is the environmentally superior alternative, the EIR shall identify another environmentally superior alternative.

The environmentally superior alternative would be the Preservation Alternative Reuse of Single-Family Residence No. 2 which would meet all project objectives and avoid the significant unavoidable impact to the historic resource. Although the Reuse of Single-Family Residence No. 1 alternative would also meet all project objectives and avoid the significant unavoidable impact, the Reuse of Single-Family Residence No. 2 Alternative would provide additional local-serving retail along with high-density affordable housing on an infill parcel conveniently located near transit which aligns with the City’s Envision San José 2040 General Plan and Urban Village goals.

SECTION 8.0 REFERENCES

The analysis in this EIR is based on the professional judgement and expertise of the environmental specialists preparing this document, based upon review of the site, surrounding conditions, site plans, and the following references:

1. Association of Bay Area Governments, Metropolitan Transportation Commission. Project Mapper. Accessed September 19, 2019. <http://projectmapper.planbayarea.org/>.
2. Association of Bay Area Governments. “Tsunami Maps and Information”. Accessed July 11, 2019. <http://resilience.abag.ca.gov/tsunamis/>.
3. Association of Bay Area Governments. *Final Regional Housing Needs Allocation – Santa Clara County*. Adopted July 18, 2013.
4. Association of Environmental Professionals, 2016. *Beyond 2020 and Newhall: A Field Guide to New CEQA Greenhouse Gas Thresholds and Climate Action Plan Targets for California*. October 2016.
5. BAAQMD. *Final 2017 Clean Air Plan*. April 19, 2017. <http://www.baaqmd.gov/plans-and-climate/air-quality-plans/current-plans>.
6. Bay Area Air Quality Management District. “Annual Bay Area Air Quality Summaries”. Accessed July 2, 2019. <http://www.baaqmd.gov/about-air-quality/air-quality-summaries>.
7. Bay Area Air Quality Management District. *California Environmental Quality Act Air Quality Guidelines*. May 2017.
8. Cal Fire. “FRAP”. Accessed January 29, 2019. <http://frap.fire.ca.gov/>
9. Cal Fire. “Very High Fire Hazard Severity Zones in LRA”. Accessed September 30, 2019. https://osfm.fire.ca.gov/media/6764/fhszl_map43.pdf.
10. CalEEMod. “Table 9.1: Water Use Rates.” Accessed September 19, 2019. <http://www.aqmd.gov/docs/default-source/caleemod/caleemod-appendixd.pdf>.
11. CalEEMod. “User’s Guide for CalEEMod Version 2016.3.2 (Appendix D).” Accessed September 16, 2019. <http://www.aqmd.gov/caleemod/user's-guide>.
12. CalEPA. “Cortese List Data Resources”. Accessed July 11, 2019. <https://calepa.ca.gov/sitecleanup/corteselist>.
13. California Building Standards Commission. “Welcome to the California Building Standards Commission”. Accessed February 4, 2019. <http://www.bsc.ca.gov/>.

14. California Coastal Commission. “Coastal Zone Boundary Map.” Accessed September 18, 2019. <https://www.coastal.ca.gov/maps/czb/>.
15. California Department of Conservation. “Farmland Mapping and Monitoring Program”. Accessed January 29, 2019. <http://www.conservation.ca.gov/dlrp/fmmp/Pages/Index.aspx>.
16. California Department of Conservation. “Santa Clara County Important Farmland 2016 Map”. Accessed September 11, 2019. <ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2016/sc116.pdf>.
17. California Department of Conservation. “Williamson Act”. Accessed January 29, 2019. <http://www.conservation.ca.gov/dlrp/lca>.
18. California Department of Housing and Community Development. “Regional Housing Needs Allocation and Housing Elements” Accessed September 19, 2019. <http://hcd.ca.gov/community-development/housing-element/index.shtml>.
19. California Department of Tax and Fee Administration. Net Taxable Gasoline Gallons. Accessed February 4, 2019. http://www.cdtfa.ca.gov/taxes-and-fees/MVF_10_Year_Report.pdf.
20. California Department of Transportation. ”Scenic Highways”. Accessed January 29, 2019. <http://www.dot.ca.gov/design/lap/livability/scenic-highways/index.html>
21. California Division of Mines and Geology. “Guidelines for Evaluating Seismic Hazards in California.” CDMG Special Publication 117. 1997.
22. California Energy Commission. “California Energy Demand Updated Forecast, 2018-2028.” Accessed September 16, 2019. <https://efiling.energy.ca.gov/getdocument.aspx?tn=220615>.
23. California Supreme Court published opinion in *California Building Industry Association v. Bay Area Air Quality Management District*, 62 Cal. 4th 369 (No. S 213478), filed December 17, 2015.
24. CalRecycle. “Estimated Solid Waste Generation Rates.” Accessed July 15, 2019. <https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates>.
25. Caltrans. *Transportation and Construction-Induced Vibration Guidance Manual*. September 2013.
26. CARB. “Overview: Diesel Exhaust and Health”. Accessed September 30, 2019. <https://www.arb.ca.gov/research/diesel/diesel-health.htm>.
27. CEC. “2017 Natural Gas Market Trends and Outlook”. Accessed February 4, 2019. <https://efiling.energy.ca.gov/getdocument.aspx?tn=222400>.

28. CEC. “Natural Gas Consumption by County”. Accessed February 4, 2019. <http://ecdms.energy.ca.gov/gasbycounty.aspx>.
29. CEC. Energy Consumption Data Management System. “Electricity Consumption by County”. Accessed February 4, 2019. <http://ecdms.energy.ca.gov/elecbycounty.aspx>.
30. Center for the Continuing Study of the California Economy. “Projections of Jobs, Populations, and Households for the City of San José.” August 2008. Accessed September 19, 2019. <https://www.sanjoseca.gov/DocumentCenter/View/3326>.
31. City of San José Fire Department. “Fire Station Response Metrics”. January 14, 2019. Accessed September 30, 2019. <http://www.sanjoseca.gov/DocumentCenter/View/36886>.
32. City of San José. “Private Sector Green Building.” Accessed July 2, 2019. Available at: <http://www.sanjoseca.gov/index.aspx?NID=3284>.
33. City of San José. *City of San José 2014-2023 Housing Element*. January 27, 2015.
34. City of San José. *Envision San José 2040 General Plan Final Environmental Impact Report*. 2010.
35. City of San José. *Fast Facts*. December 20, 2018.
36. City of San José. *Greenprint 2009 Update for Parks, Recreation Facilities and Trails*. 2009.
37. City of San José. *Historic Resource Assessment Supplemental Report*. July 11, 2019.
38. City of San José. *Municipal Code*. January 2017.
39. City of San José. San José-Santa Clara Regional Wastewater Facility. Accessed July 15, 2019. <http://www.sanjoseca.gov/?nid=1663>.
40. County of Santa Clara Department of Planning and Development. “Williamson Act and Open Space Easement”. Accessed: January 29, 2019. <https://www.sccgov.org/sites/dpd/Programs/WA/Pages/WA.aspx>.
41. County of Santa Clara. “Santa Clara County Geologic Hazard Zones.” Map 27. Accessed July 2, 2019. https://www.sccgov.org/sites/dpd/DocsForms/Documents/GEO_GeohazardATLAS.pdf.
42. Earth Systems Pacific. *Report of Phase I Environmental Site Assessment*. August 21, 2018.
43. ECORP Consulting, Inc. *Architectural History Evaluation*. November 2018.
44. Federal Emergency Management Agency. “FEMA Flood Map Service Center: Search By Address”. Accessed July 11, 2019. <https://msc.fema.gov/portal/search>.

45. Federal Register. “Environmental Protection Agency 40 CFR Parts 86, 87, 89 et al. Mandatory Reporting of Greenhouse Gases; Final Rule.” Accessed November 20, 2019. <https://www.govinfo.gov/content/pkg/FR-2009-10-30/pdf/E9-23315.pdf>.
46. Hexagon Transportation Consultants, Inc. *961-971 Meridian Avenue Residential Development Transportation Analysis*. January 30, 2020.
47. Holman & Associates. *Literature Search for 961 and 971 Meridian Avenue*. July 12, 2019.
48. Illingworth & Rodkin, Inc. *961-971 Meridian Avenue Air Quality & Greenhouse Gas Assessment*. September 13, 2019.
49. Illingworth & Rodkin, Inc. *961-971 Meridian Avenue Noise and Vibration Assessment*. November 20, 2019.
50. North, Daniel. General Manager, Republic Services. Personal communications. November 14, 2019.
51. Office of Planning and Research. “Changes to CEQA for Transit Oriented Development – FAQ”. October 14, 2014. Accessed January 29, 2019. <http://www.opr.ca.gov/ceqa/updates/sb-743/transit-oriented.html>.
52. Public Law 110–140—December 19, 2007. Energy Independence & Security Act of 2007. Accessed February 4, 2019. <http://www.gpo.gov/fdsys/pkg/PLAW-110publ140/pdf/PLAW-110publ140.pdf>.
53. Running Moose Environmental Consulting. *HUD Explosive and Fire Hazards Review*. July 16, 2019.
54. Santa Clara County Airport Land Use Commission. *Norman Y. Mineta San José International Airport Comprehensive Land Use Plan*. November 2016.
55. Santa Clara County. *Final Santa Clara Valley Habitat Plan*. August 2012.
56. Santa Clara County. *Five-Year CIWMP/RAIWMP Review Report*. June 2016.
57. Santa Clara Valley Habitat Agency. “GIS Data & Key Maps”. Accessed January 30, 2019. <https://scv-habitatagency.org/193/GIS-Data-Key-Maps>.
58. Santa Clara Valley Urban Runoff Pollution Prevention Program. “Classification of Subwatersheds and Catchment Areas for Determining Applicability of HMP Requirements”. Accessed July 11, 2019. http://www.scvurpppw2k.com/HMP_app_maps/San_Jose_HMP_Map.pdf.
59. Santa Clara Valley Water District. “Local Dams and Reservoirs.” Accessed July 11, 2019. <https://www.valleywater.org/your-water/local-dams-and-reservoirs>.

60. SchoolWorks, Inc. Campbell Union High School District Demographic Study 2017/18. February 2018.
61. Soil Survey Staff. *Custom Soil Resource Report*. July 2, 2019.
62. South Bay Water Recycling. *Recycled Water Pipeline System Map*. Accessed July 15, 2019. <https://www.sanjoseca.gov/DocumentCenter/View/4692>.
63. State of California, Department of Finance. "E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011-2019." Accessed September 19, 2019. <http://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-5/>.
64. State of California. September 2018. *2018 State Hazards Mitigation Plan*. Accessed February 4, 2019. https://www.caloes.ca.gov/HazardMitigationSite/Documents/002-2018%20SHMP_FINAL_ENTIRE%20PLAN.pdf.
65. State Water Resources Control Board. "Impaired Water Bodies". Accessed July 11, 2019. https://www.waterboards.ca.gov/water_issues/programs/tmdl/2012state_ir_reports/category4_a_report.shtml
66. The White House. *Obama Administration Finalizes Historic 54.5 mpg Fuel Efficiency Standards*. August 28, 2012. Accessed February 4, 2019. <https://obamawhitehouse.archives.gov/the-press-office/2012/08/28/obama-administration-finalizes-historic-545-mpg-fuel-efficiency-standard>.
67. U.S. Census Bureau. Income in the Past 12 Months (In 2017 Inflation-Adjusted Dollars), Census Tract 5022.01, Santa Clara County, California. Accessed September 19, 2019, <https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=bkmk>.
68. U.S. Census Bureau. Poverty Status in the Past 12 Months, Census Tract 5022.01, Santa Clara County, California. Accessed September 19, 2019. https://factfinder.census.gov/rest/dnldController/deliver?_ts=586953453439.
69. U.S. Department of Energy. Energy Independence & Security Act of 2007. Accessed February 4, 2019. <http://www.afdc.energy.gov/laws/eisa>.
70. U.S. Department of the Interior. M-37050. The Migratory Bird Treaty Act Does Not Prohibit Incidental Take. Accessed January 30, 2019. <https://www.doi.gov/sites/doi.gov/files/uploads/m-37050.pdf>.
71. U.S. EIA. "Natural Gas." Accessed September 18, 2019. https://www.eia.gov/dnav/ng/ng_sum_lsum_dcu_SCA_a.htm.
72. U.S. Energy Information Administration (EIA). *State Profile and Energy Estimates, 2016*. Accessed February 4, 2019. <https://www.eia.gov/state/?sid=CA#tabs-2>.

73. U.S. Environmental Protection Agency. *Environmental Justice Screening and Mapping Tool*. Accessed February 22, 2018. Available at: <https://www.epa.gov/ejscreen>.
74. U.S. Environmental Protection Agency. “The 2018 EPA Automotive Trends Report: Greenhouse Gas Emissions, Fuel Economy, and Technology since 1975.” March 2019.
75. U.S. Environmental Protection Agency. *Sole Source Aquifers for Drinking Water*. Accessed September 18, 2019. <https://www.epa.gov/dwssa>.
76. U.S. EPA, 2000. Regulatory Announcement, Heavy-Duty Engine and Vehicle Standards and Highway Diesel Fuel Sulfur Control Requirements. EPA420-F-00-057. December 2000
77. U.S. Geological Survey. “UCERF3: A New Earthquake Forecast for California’s Complex Fault System.” Accessed July 2, 2019. <https://pubs.usgs.gov/fs/2015/3009/pdf/fs2015-3009.pdf>.
78. U.S. Fish and Wildlife Service. *National Wetlands Inventory*. Accessed September 18, 2019. <https://www.fws.gov/wetlands/Data/Mapper.html>.
79. U.S. Forest Service. *National Wild and Scenic River System - California*. Accessed September 18, 2019. <https://www.rivers.gov/california.php>.
80. Yang, Nelly. Campbell Union School District. June 6, 2018.
81. Walter B. Windus, PE. Aviation Consultant. *Comprehensive Land Use Plan: Norman Y. Mineta San José International Airport*. May 2011. Accessed February 4, 2019. https://www.sccgov.org/sites/dpd/DocsForms/Documents/ALUC_SJC_CLUP.pdf.
82. Water usage rates were calculated using CalEEMod Appendix D (General Light Industry). CalEEMod. “Table 9.1: Water Use Rates.” Accessed April 26, 2019. <http://www.aqmd.gov/docs/default-source/caleemod/caleemod-appendixd.pdf>.

SECTION 9.0 LEAD AGENCY AND CONSULTANTS

9.1 LEAD AGENCY

City of San José

Department of Planning, Building and Code Enforcement

Rosalynn Hughey, *Director*

Cassandra van der Zweep, *Supervising Planner*

Reema Mahamood, *Planner III*

9.2 CONSULTANTS

David J. Powers & Associates, Inc.

Environmental Consultants and Planners

Shannon George, *Principal Project Manager*

Fiona Phung, *Project Manager*

Zach Dill, *Graphic Artist*