

Public Draft

# DOWNTOWN WEST MIXED-USE PLAN

Draft Environmental Impact Report

(File Nos.: GP19-009, PDC19-039, and PD19-029)  
SCH #2019080493

Prepared for  
City of San José

October 2020





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# ABBREVIATIONS AND ACRONYMS

## Downtown West Mixed-Use Plan Draft EIR

Abbreviation/Acronym	Definition
2017 Scoping Plan Update	2017 Climate Change Scoping Plan Update
°F	degrees Fahrenheit
µg/m <sup>3</sup>	micrograms per cubic meter
A&A	Archives & Architecture
A/C	Authority to Construct
AB	Assembly Bill
ABAG	Association of Bay Area Governments
ACC	Advanced Clean Cars Initiative
ACE	Altamont Corridor Express
ACM	asbestos-containing material
AEP	Association of Environmental Professionals
AERMOD	American Meteorological Society/EPA Regulatory Air Dispersion Model
AF	acre-feet
AFY	acre-feet per year
AGR	Agricultural Water Supply
AIA	airport influence area
ALUC	airport land use commission
ALUCP	airport land use compatibility plan
AMA	Arena Management Agreement
APN	assessor's parcel number
AQMP	air quality management plan
ARG	Architectural Resources Group
ASCE	American Society of Civil Engineers
ASHRAE	American Society of Heating, Refrigerating and Air-Conditioning Engineers
AST	aboveground storage tank
ATCM	airborne toxic control measure
BAAQMD	Bay Area Air Quality Management District
BACT	Best Available Control Technology
BART	Bay Area Rapid Transit
basin plan	regional water quality control plan
Basin Plan	<i>Water Quality Control Plan for the San Francisco Bay Basin</i>
BAU	business-as-usual
BenMAP-CE	Environmental Benefits Mapping and Analysis Program—Community Edition

<b>Abbreviation/Acronym</b>	<b>Definition</b>
bgs	below ground surface
BMP	best management practice
BRT	Bus Rapid Transit
BTEX	benzene, toluene, ethylbenzene, and xylene
Btu	British thermal unit
C&D	construction and demolition
ca.	circa
CAA	federal Clean Air Act
CAAQS	California ambient air quality standards
CAFE	Corporate Average Fuel Economy
CAISO	California Independent System Operator
CAL FIRE	California Department of Forestry and Fire Protection
Cal/EPA	California Environmental Protection Agency
Cal/OSHA	California Division of Occupational Safety and Health
CalARP	California Accidental Release Prevention
CalEEMod	California Emissions Estimator Model
CALGreen	California Green Building Standards
CalMod	Caltrain Modernization
CalRecycle	California Department of Resources Recycling and Recovery
Caltrain	Peninsula Corridor Joint Powers Board
Caltrans	California Department of Transportation
CAMx	Comprehensive Air Quality Model with extensions
CARB	California Air Resources Board
CARE	Community Air Risk Evaluation
CAS	Climate Adaptation Strategy
CBC	California Building Code
CC&Rs	Covenants, Conditions, and Restrictions
CCC	Central California Coast
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CDPH	California Department of Public Health
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CFC	chlorofluorocarbon compound
CFGC	California Fish and Game Code
CFR	Code of Federal Regulations
CGS	California Geological Survey
CHP	California Highway Patrol
CIC	Combined Industrial/Commercial Zoning District
CLUP	comprehensive land use plan

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<b>Abbreviation/Acronym</b>	<b>Definition</b>
CMP	congestion management program
CN	Commercial Neighborhood Zoning District
CNDDDB	California Natural Diversity Database
CNEL	community noise equivalent level
CNPS	California Native Plant Society
CNRA	California Natural Resources Agency
CO	carbon monoxide
CO <sub>2</sub>	carbon dioxide
COLD	Cold Freshwater Habitat
COMM	Sport and Commercial Fishing
Construction General Permit	NPDES <i>General Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities</i>
COPD	chronic obstructive pulmonary disease
County	Santa Clara County
County EMS	Santa Clara County Emergency Medical Services Agency
COVID-19	novel coronavirus 2019 disease
CPTED	Crime Prevention through Environmental Design
CPUC	California Public Utilities Commission
C-R	concentration-response
CR	California Register of Historic Resources
CRPR	California Rare Plant Rank
CUPA	Certified Unified Program Agency
CWA	Clean Water Act
DADCS	Downtown Airspace Development Capacity Study
dB	decibel
dBA	A-weighted decibel
dbh	diameter at breast height
DDT	dichlorodiphenyltrichloroethane
DISC	Diridon Integrated Station Concept
DMV	California Department of Motor Vehicles
DNL	day-night average noise level
DOT	U.S. Department of Transportation
DPF	diesel particulate filter
DPH	Santa Clara County Department of Public Health
DPM	diesel particulate matter
DPS	distinct population segment
DSAP	Diridon Station Area Plan
DTSC	California Department of Toxic Substances Control
DTSC-SLs	DTSC-Modified Screening Levels
DWDSG	<i>Downtown West Design Standards and Guidelines</i>
EFH	essential fish habitat

<b>Abbreviation/Acronym</b>	<b>Definition</b>
EFHELs	engineered fish habitat enhancement log structures
EIR	environmental impact report
EIS	environmental impact statement
EMFAC	California Air Resources Board's Emission FACtor model
Emissions Plan	Construction Emissions Minimization Plan
EMS	emergency medical services
EOC	Emergency Operations Center
EPA	U.S. Environmental Protection Agency
ER	emergency room
ESD	Environmental Services Department
ESL	environmental screening level
EST	Estuarine Habitat
EV	electric vehicle
EVSE	electric vehicle supply equipment
FAA	Federal Aviation Administration
FAR	Federal Aviation Regulations
FAR	floor area ratio
FEMA	Federal Emergency Management Agency
FESA	federal Endangered Species Act
FICON	Federal Interagency Committee on Noise
FIRM	Flood Insurance Rate Map
FR	<i>Federal Register</i>
<i>Friant Ranch</i>	<i>Sierra Club v. County of Fresno, 6 Cal.5th 502</i>
FRSH	Freshwater Replenishment
FTA	Federal Transit Administration
General Plan	<i>Envision San José 2040 General Plan</i>
GHG	greenhouse gas
gpd	gallons per day
GPS	global positioning system
gsf	gross square feet
GSI	green stormwater infrastructure
GSP	groundwater sustainability plan
GWP	global warming potential
GWR	Groundwater Recharge
H <sub>2</sub> S	hydrogen sulfide
HAP	hazardous air pollutant
HCP/NCCP	habitat conservation plan/natural communities conservation plan
HDD	beta-hydroxydecanoyl-ACP dehydrase
HHRA	human health risk assessment
HI	Hazard Index
HI	Heavy Industrial Zoning District



<b>Abbreviation/Acronym</b>	<b>Definition</b>
HIA	health impacts assessment
HMMP	hazardous materials management plan
HOV	high-occupancy vehicle
HP permit	Historic Preservation Permit
HRA	health risk assessment
HRE	historic resource evaluation
HRI	Historic Resources Inventory
HSP	health and safety plan
HSR	high-speed rail
HVAC	heating, ventilation, and air conditioning
Hz	hertz
I-	Interstate
IARC	International Agency for Research on Cancer
in/sec	inches per second
IND	Industrial Water Service Supply
Infrastructure Analysis	<i>Diridon Station Area Infrastructure Analysis</i>
IP	Industrial Park Zoning District
IPCC	Intergovernmental Panel on Climate Change
ISA	integrated science assessment
IUCN	International Union for Conservation of Nature
kV	kilovolt
kW	kilowatt
kWh	kilowatt-hour
Law Foundation	Law Foundation of Silicon Valley
LBP	lead-based paint
LCFS	Low Carbon Fuel Standard
$L_{dn}$	average A-weighted noise level during a 24-hour day; also referred to as "DNL"
LDT	light-duty truck
LED	light-emitting diode
LEED	Leadership in Energy and Environmental Design
LEED ND	Leadership in Energy and Environmental Design for Neighborhood Development
$L_{eq}$	equivalent-continuous sound level
LI	Light Industrial Zoning District
$L_{max}$	maximum, instantaneous noise level experienced during a given period of time
$L_{min}$	minimum, instantaneous noise level experienced during a given period of time
LOS	level of service
LRT	light-rail transit
LT	long-term
LTA	local transportation analysis
LTS	less than significant
LTSM	less than significant after mitigation

<b>Abbreviation/Acronym</b>	<b>Definition</b>
LUC	land use covenant
MBR	membrane bioreactor
MBTA	Migratory Bird Treaty Act
MCL	maximum contaminant level
MEIR	maximally exposed individual receptor
MEK	butanone (also known as methyl ethyl ketone)
MERV	Minimum Efficiency Reporting Value
MIGR	Migratory
MLD	most likely descendant
MMBtu	million British thermal units
MMT	million metric tons
MMTCO <sub>2</sub> e	million metric tons of carbon dioxide equivalent
MOU	memorandum of understanding
mpg	miles per gallon
mph	miles per hour
MPO	Metropolitan Planning Organization
MRB	membrane bioreactor
MRDS	Mineral Resources Data System
MRF	material recovery facilities
MRP	Municipal Regional Permit
MS4	municipal separate storm sewer system
MSA	Metropolitan Statistical Area
MT	metric ton
MTBE	methyl tertiary butyl ether
MTC	Metropolitan Transportation Commission
MTCO <sub>2</sub> e	metric tons of carbon dioxide equivalent
MTCO <sub>2</sub> e/year/SP	metric tons of carbon dioxide equivalent per year per service population
MUN	Municipal and Domestic Water Supply
M <sub>w</sub>	Moment Magnitude
MW	megawatt
MWh	megawatt-hour
N/A	not applicable
NAAQS	national ambient air quality standards
NAHC	Native American Heritage Commission
ND	negative declaration
NECPA	National Energy Conservation Policy Act
NESHAP	National Emission Standards for Hazardous Air Pollutant
NFHL	National Flood Hazard Layer
NFIP	National Flood Insurance Program
NFPA	National Fire Protection Association
NHTSA	National Highway Traffic Safety Administration

<b>Abbreviation/Acronym</b>	<b>Definition</b>
NI	no impact
NMFS	National Marine Fisheries Service
NO	nitric oxide
NO <sub>2</sub>	nitrogen dioxide
NOA	notice of availability
NOP	notice of preparation
NO <sub>x</sub>	oxides of nitrogen
NPDES	National Pollutant Discharge Elimination System
NR	National Register of Historic Places
NWIC	Northwest Information Center
OEHHA	California Office of Environmental Health Hazard Assessment
OFFROAD	CARB off-road vehicle model
OPR	California Governor's Office of Planning and Research
OSH	Orchard Supply Hardware
OSHA	Occupational Safety and Health Administration
P/O	permit to operate
PAH	polynuclear aromatic hydrocarbon
PBCE	Planning, Building, and Code Enforcement
PCB	polychlorinated biphenyl
PD	Planned Development Zoning District
PDA	Priority Development Area
PDO	San José's Parkland Dedication Ordinance
PFAs	per- and polyfluoroalkyl substances
PG&E	Pacific Gas and Electric Company
PIO	San José's Parkland Impact Ordinance
PM <sub>10</sub>	particulate matter 10 microns or less in diameter
PM <sub>2.5</sub>	particulate matter 2.5 microns or less in diameter
Porter-Cologne Act	Porter-Cologne Water Quality Control Act
ppb	parts per billion
ppm	parts per million
PPV	peak particle velocity
PQP	Public/Quasi-Public Zoning District
PRC	Public Resources Code
PRMMP	Paleontological Resources Monitoring and Mitigation Plan
PRNS	San José Parks, Recreation, and Neighborhood Services Department
PROC	Industrial Process Water Supply
PV	photovoltaic
PVC	polyvinyl chloride
RARE	Preservation of Rare and Endangered Species
RCRA	Resource Conservation and Recovery Act
REC-1	Water Contact Recreation

<b>Abbreviation/Acronym</b>	<b>Definition</b>
REC-2	Noncontact Water Recreation
REL	Reference Exposure Level
RMS	root mean square
ROG	reactive organic gas
ROW	right-of-way
RPS	Renewable Portfolio Standard
RTP	regional transportation plan
RTTCP	recommended temporary traffic control plan
RWF	regional wastewater facility
S	significant
SAAG	Diridon Station Area Advisory Group
SAFE	Safer Affordable Fuel-Efficient
SB	Senate Bill
SCA	standard condition of approval
SCBWMI	Santa Clara Basin Watershed Management Initiative
SCCDEH	Santa Clara County Department of Environmental Health
SCIA	sewer capacity impact analysis
Scoping Plan	Climate Change Scoping Plan
SCR	selective catalytic reduction
SCRAM	Support Center for Regulatory Atmospheric Modeling
SCS	Sustainable Communities Strategies
SCVURPPP	Santa Clara Valley Urban Runoff Pollution Prevention Program
SENL	single-event noise level
sf	square feet
SFBAAB	San Francisco Bay Area Air Basin
SGMA	Sustainable Groundwater Management Act
SIL	Significant Impact Level
SJCE	San José Clean Energy
SJFD	San José Fire Department
SJPD	San José Police Department
SJPL	San José Public Library
SJUSD	San José Unified School District
SJW	San Jose Waterworks
SLCP	short-lived climate pollutant
SMP	site management plan
SO <sub>2</sub>	sulfur dioxide
SOV	single occupancy vehicle
SPRR	Southern Pacific Railroad
SPWN	Fish Spawning
SR	State Route
SSO	sanitary sewer overflow

<b>Abbreviation/Acronym</b>	<b>Definition</b>
STEM	science, technology, engineering, and mathematics
SU	significant and unavoidable adverse impact, no feasible mitigation
SUM	significant and unavoidable adverse impact, after mitigation
SVP	Society of Vertebrate Paleontology
SWPPP	storm water pollution prevention plan
TA	transportation analysis
TAC	toxic air contaminant
TCE	trichloroethene
TDM	transportation demand management
TERPS	Terminal Instrument Procedures
TMDL	total maximum daily load
TNC	transportation network company
TOB	top-of-bank
TOD	transit-oriented district
TOG	total organic gas
TPA	Transit Priority Area
TPH	total petroleum hydrocarbon
TRU	transportation refrigeration unit
UCERF3	Third Uniform California Earthquake Rupture Forecast
UCMP	University of California Museum of Paleontology
UPRR	Union Pacific Railroad
USACE	U.S. Army Corps of Engineers
USC	U.S. Code
USDOT	U.S. Department of Transportation
USFWS	U.S. Fish and Wildlife Service
USGBC	U.S. Green Building Council
USGS	U.S. Geological Survey
USPS	U.S. Postal Service
UST	underground storage tank
UWMP	urban water management plan
V/C	volume-to-capacity
VdB	vibration decibels
VDECS	Verified Diesel Emissions Control Strategies
VFA	volatile fatty acid
VMT	vehicle miles traveled
VOC	volatile organic compound
VTA	Santa Clara Valley Transportation Authority
VTP	Valley Transportation Plan
W	watt
WBWG	Western Bat Working Group
WDR	waste discharge requirement

<b>Abbreviation/Acronym</b>	<b>Definition</b>
WGCEP	Working Group on California Earthquake Probabilities
WILD	Wildlife Habitat
WRF	water reuse facility
WSA	water supply assessment
WWTP	wastewater treatment plant
XSIC	Xerces Society for Invertebrate Conservation
ZEV	zero-emission vehicle
ZWED	Zero Waste Energy Development Company

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