

**Planning Commission
for the
Vallco Specific Plan
Environmental Impact Report**

September 4, 2018

Purpose of an EIR

- Inform decision makers and the public about project impacts
- Identify measures to avoid or reduce impacts
- Identify alternatives to the project to avoid or reduce impacts

Draft EIR

- Initiated in Dec. 2017/Completed in May 2018
- Analyzed range of alternatives:
 - Proposed Project – GP Allocation
 - GP Buildout with Max. Residential – max. density
 - Retail/Residential
 - Occupied/Re-Tenanted mall

EIR Amendment

- Housing Rich Alternative - June 4 Council SS
 - Go “long on housing” including increased housing affordability
 - Incorporate community benefits:
 - City Hall
 - Performing Arts Center
 - Space for schools

Final EIR

- Revised Project refined
- Includes Responses to Comments
- Text Revisions to Draft EIR and EIR Amendment

Supplemental Text Revisions

- Refine Mitigation Measures
- Make corrections
- No substantial changes to the analysis

EIR Alternatives - Program

		Land Uses					
		Commercial (square footage)	Office (square footage)	Hotel (rooms)	Residential (dwelling units)	Civic Space (sf)	Green Roof (ac)
EIR	Revised Project	460,000	1,750,000	339	2,923	35,000	30
	Previous Project*	600,000	2,000,000	339	800	65,000	30
	Project Alternatives						
	GP Buildout with Max. Residential Alternative *	600,000	1,000,000	339	2,640	65,000	30
	Retail and Residential Alternative*	600,000	0	339	4,000	0	0
	Occupied/Re-Tenanted Mall Alternative*	1,207,774	0	148	0	0	0
	Housing Rich Alternative [†]	600,000	1,500,000	339	3,250	65,000	30
	Notes: * Project and project alternatives analyzed in the Draft EIR. [†] Project alternative analyzed in the EIR Amendment.						
Specific Plan	Tier 1	600,000	750,000	339	1,779	0	-
	Tier 2	460,000	1,500,000**	339	2,923	25,000	-
Notes: ** Additional 250,000 s.f. allowed as office amenity space that shall not generate additional traffic							

Revised Project

- 460,000 s.f. of commercial
- 1,750,000 s.f. of office
- 339 hotel rooms
- 2,923 residential units
- 35,000 s.f. civic space
- 30 acres green roof

Environmental Issues

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology & Soils
- Greenhouse Gas
- Hazardous Materials
- Hydrology
- Land Use
- Noise & Vibration
- Population & Housing
- Public Services
- Recreation
- Transportation
- Utilities & Service Systems

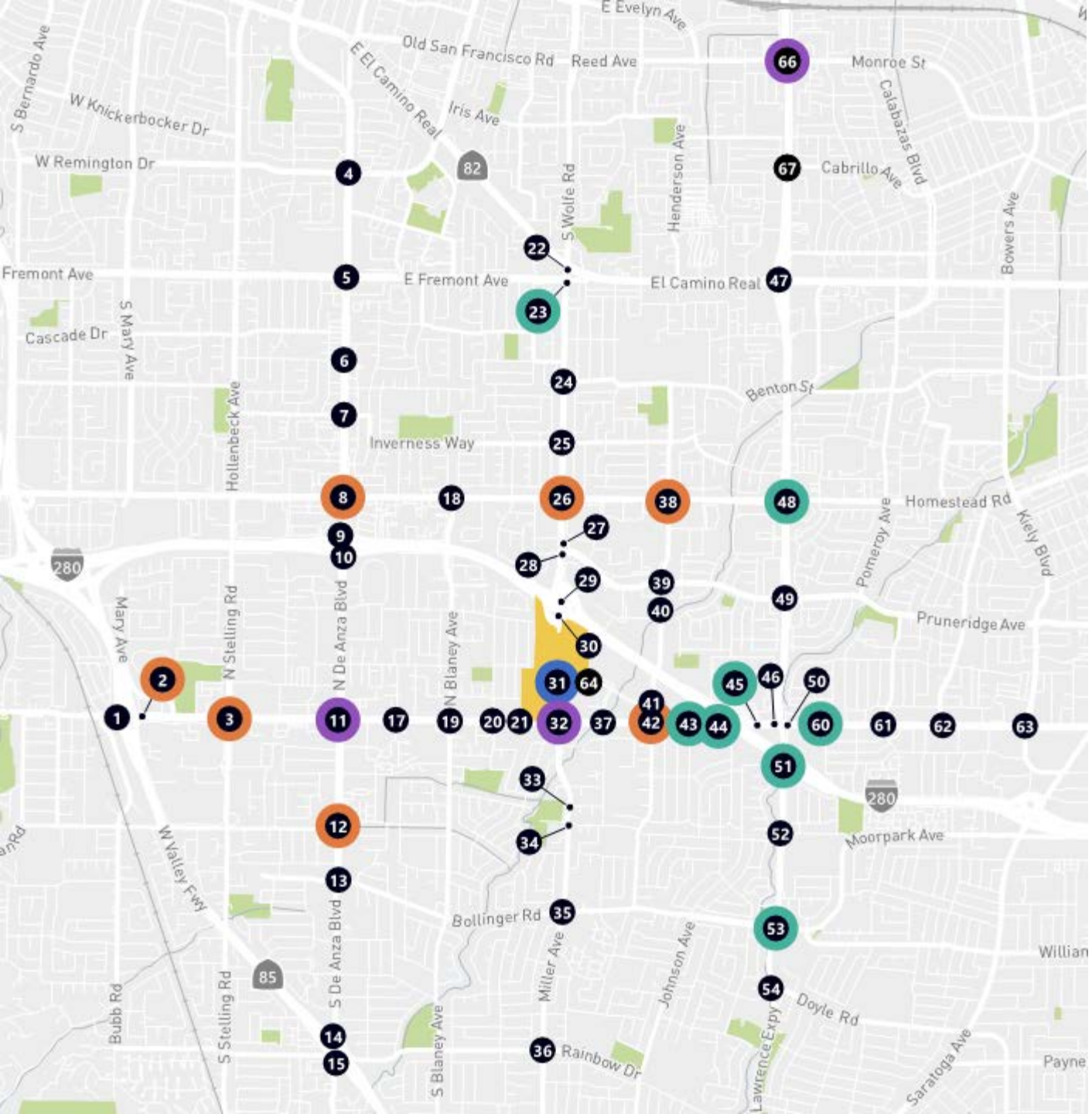
Revised Project Transportation Analysis Scenarios

- Scenario 1: Existing Conditions
- Scenario 2: Existing with Project Conditions
- Scenario 3: Background Without Project Conditions
- Scenario 4: Background with Project Conditions
- Scenario 5: Cumulative Without Project Conditions
- Scenario 6: Cumulative with Project Conditions

Significant and Unavoidable (SU) Impacts

- **Total number of Intersection with SU Impact: 18**
(including not fully funded TIF programs and mitigations with responsibility of other jurisdictions)
- **Total number of Freeway Segments with SU Impact: 31**

Intersection Analysis



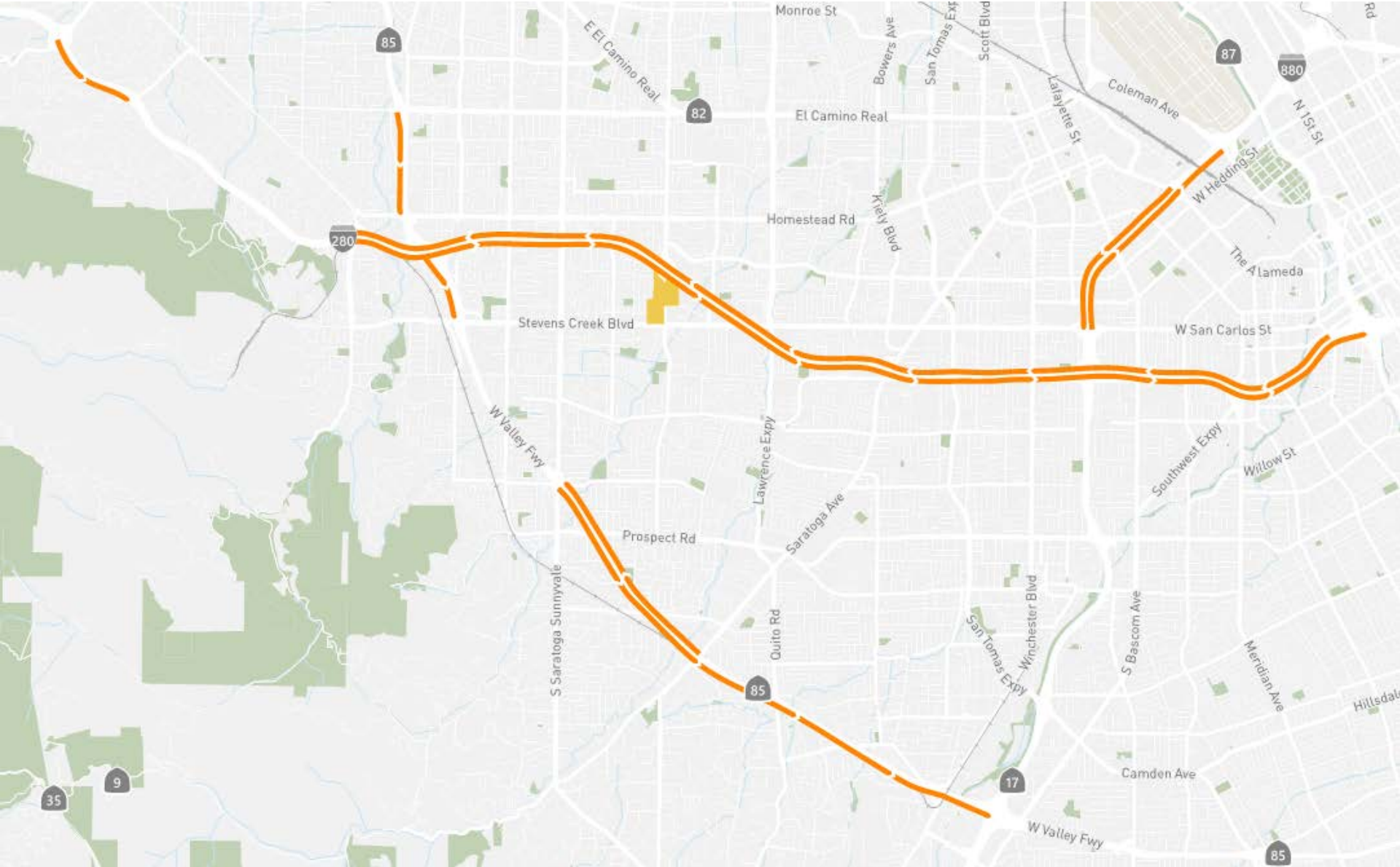
- Study Intersection
- Significant and Unavoidable with no feasible mitigation
- Significant and Unavoidable with TIF mitigation (not fully funded/timing unknown)
- Significant and Unavoidable with mitigation responsibility of other jurisdiction
- Impact mitigated to Less Than Significant

■ Project Site
■ Parks



Freeway Impacts

- Impacted Freeway
- Project Site
- Parks



Revised Project VMT Analysis

Vehicles Miles Traveled (VMT) Estimates

Project Alternative	Total VMT	Average Trip Length	VMT Per Service Population ¹
Revised Project	416,531	10.66	29.7
General Plan Buildout with Residential Allocation (Previous Project)	330,220	8.92	30.0
Housing Rich Alternative	401,316	9.71	28.5

Revised Project Significant Unavoidable Impacts

AIR QUALITY

- **Construction Air Quality Impacts**
- **Operational Air Quality Impacts**

Revised Project Significant Unavoidable Impacts

NOISE

- **Construction & Operational Noise Impacts**
- **Long-term Noise Level Increases**

Revised Project - Impacts Reduced to Less than Significant with Mitigation

- **Construction Air Quality - TACs**
- **Cultural Resources**
- **GHG Emissions**

Revised Project - Impacts Reduced to Less than Significant with Mitigation

- **Hazardous Materials**
- **Construction Vibration**
- **Utilities**

Questions?

Summary of Project and Project Alternative Impacts							
Impacts	Revised Project	Previous Project	General Plan Buildout with Maximum Residential Alternative	Retail and Residential Alternative	Occupied/ Re-Tenanted Mall Alternative	No Project Alternative	Housing Rich Alternative
Aesthetics							
Impact AES-1: The project (and project alternatives) would not result in significant aesthetic impacts.	LTS	LTS	LTS	LTS	LTS	NI	LTS
Impact AES-2: The project (and project alternatives) would not have a cumulatively considerable contribution to a significant cumulative aesthetic impacts.	LTS	LTS	LTS	LTS	LTS	NI	LTS
Agricultural Resources							
Impact AG-1: The project (and project alternatives) would not convert farmland, conflict with zoning for agricultural use, or conflict with a Williamson Act contract.	NI	NI	NI	NI	NI	NI	NI
Impact AG-2: The project (and project alternatives) would not conflict with existing zoning of forest land or timberland, or result in the loss or conversion of forest land.	NI	NI	NI	NI	NI	NI	NI

Summary of Project and Project Alternative Impacts							
Impacts	Revised Project	Previous Project	General Plan Buildout with Maximum Residential Alternative	Retail and Residential Alternative	Occupied/ Re-Tenanted Mall Alternative	No Project Alternative	Housing Rich Alternative
Air Quality							
Impact AQ-1: The project (and project alternatives) would not conflict with or obstruct implementation of the applicable air quality plan.	LTS	LTS	LTS	LTS	LTS	NI	LTS
Impact AQ-2: The construction of the project (and General Plan Buildout with Maximum Residential Alternative, Retail and Residential Alternative, and Housing Rich Alternative) would violate an air quality standard or contribute substantially to an existing or projected air quality violation.	SU/M	SU/M	SU/M	SU/M	LTS	NI	SU/M
Impact AQ-3: The operation of the project (and General Plan Buildout with Maximum Residential Alternative, Retail and Residential Alternative, and Housing Rich Alternative) would violate an air quality standard or contribute substantially to an existing or projected air quality violation.	SU/M	SU/M	SU/M	SU/M	LTS	NI	SU/M
Impact AQ-4: The proposed project (and General Plan Buildout with Maximum Residential Alternative, Retail and	SU/M	SU/M	SU/M	SU/M	LTS	NI	SU/M

Summary of Project and Project Alternative Impacts							
Impacts	Revised Project	Previous Project	General Plan Buildout with Maximum Residential Alternative	Retail and Residential Alternative	Occupied/ Re-Tenanted Mall Alternative	No Project Alternative	Housing Rich Alternative
Residential Alternative, and Housing Rich Alternative) would result in a cumulatively considerable net increase of criteria pollutants (ROG, NOx, PM ₁₀ , and/or PM _{2.5}) for which the project region is non-attainment under an applicable federal or state ambient air quality standard.							
Impact AQ-5: The proposed project (and project alternatives) would not result in a cumulatively considerable net increase of criteria pollutants (CO) for which the project region is non-attainment under an applicable federal or state ambient air quality standard.	LTS	LTS	LTS	LTS	LTS	NI	LTS
Impact AQ-6: The proposed project (and General Plan Buildout with Maximum Residential Alternative, Retail and Residential Alternative, and Housing Rich Alternative) would expose sensitive receptors to substantial construction dust and diesel exhaust emissions concentrations.	SU/M	SU/M	SU/M	SU/M	LTS	NI	SU/M
Impact AQ-7: The proposed project (and General Plan Buildout with Maximum	LTS/M	LTS/M	LTS/M	LTS/M	LTS	NI	LTS/M

Summary of Project and Project Alternative Impacts							
Impacts	Revised Project	Previous Project	General Plan Buildout with Maximum Residential Alternative	Retail and Residential Alternative	Occupied/ Re-Tenanted Mall Alternative	No Project Alternative	Housing Rich Alternative
Residential Alternative, Retail and Residential Alternative, and Housing Rich Alternative) would expose sensitive receptors to substantial TAC pollutant concentrations.							
Impact AQ-8: The proposed project (and project alternatives) would not create objectionable odors affecting a substantial number of people.	LTS	LTS	LTS	LTS	LTS	NI	LTS
Impact AQ-9: Implementation of the proposed project (and General Plan Buildout with Maximum Residential Alternative, Retail and Residential Alternative, and Housing Rich Alternative) would cumulatively contribute to significant air quality impacts in the San Francisco Bay Area Air Basin.	SU/M	SU/M	SU/M	SU/M	LTS	NI	SU/M
Biological Resources							
Impact BIO-1: The project (and project alternatives) would not have a substantial adverse effect on species identified as a candidate, sensitive, or special status species.	LTS	LTS	LTS	LTS	LTS	NI	LTS

Summary of Project and Project Alternative Impacts							
Impacts	Revised Project	Previous Project	General Plan Buildout with Maximum Residential Alternative	Retail and Residential Alternative	Occupied/ Re-Tenanted Mall Alternative	No Project Alternative	Housing Rich Alternative
Impact BIO-2: The project (and project alternatives) would not have a substantial adverse effect on riparian habitat, wetland, or other sensitive natural community.	NI	NI	NI	NI	NI	NI	NI
Impact BIO-3: The project (and project alternatives) would not interfere substantially with the movement of fish or wildlife species or with established wildlife corridors, or impede the use of native wildlife nursery sites.	LTS	LTS	LTS	LTS	LTS	NI	LTS
Impact BIO-4: The project (and project alternatives) would not conflict with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	LTS	LTS	LTS	LTS	LTS	NI	LTS
Impact BIO-5: The project (and project alternatives) would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved habitat conservation plan.	NI	NI	NI	NI	NI	NI	LTS

Summary of Project and Project Alternative Impacts							
Impacts	Revised Project	Previous Project	General Plan Buildout with Maximum Residential Alternative	Retail and Residential Alternative	Occupied/ Re-Tenanted Mall Alternative	No Project Alternative	Housing Rich Alternative
Impact BIO-6: The project (and project alternatives) would not have a cumulatively considerable contribution to a significant cumulative biological resources impact.	LTS	LTS	LTS	LTS	LTS	NI	LTS
Cultural Resources							
Impact CR-1: The project (and project alternatives) would not cause a substantial change in the significance of a historic resource.	LTS	LTS	LTS	LTS	LTS	NI	LTS
Impact CR-2: The project (and General Plan Buildout with Maximum Residential Retail and Residential Alternative, and Housing Rich Alternative) would not significantly impact archaeological resources, human remains, or tribal cultural resources.	LTS/M	LTS/M	LTS/M	LTS/M	LTS	NI	LTS
Impact CR-3: The project (and project alternatives) would not destroy a unique paleontological resource or site or unique geological feature.	NI	NI	NI	NI	NI	NI	NI
Impact CR-4: The project (and project alternatives) would not result in a cumulatively considerable contribution to a	LTS/M	LTS/M	LTS/M	LTS/M	LTS	NI	LTS/M

Summary of Project and Project Alternative Impacts							
Impacts	Revised Project	Previous Project	General Plan Buildout with Maximum Residential Alternative	Retail and Residential Alternative	Occupied/ Re-Tenanted Mall Alternative	No Project Alternative	Housing Rich Alternative
significant cumulative cultural resources impact.							
Energy							
Impact EN-1: The project (and project alternatives) would not result in a significant environmental impact due to the wasteful, inefficient or unnecessary consumption of energy during construction or operation.	LTS	LTS	LTS	LTS	LTS	NI	LTS
Impact EN-2: The project (and project alternatives) would not conflict with or obstruct a state or local plans for renewable energy or energy efficiency.	LTS	LTS	LTS	LTS	LTS	NI	LTS
Impact EN-3: The project (and project alternatives) would not have a considerable contribution to a significant cumulative energy impact.	LTS	LTS	LTS	LTS	LTS	NI	LTS
Geology and Soils							
Impact GEO-1: The project (and project alternatives) would not expose people or structures to substantial adverse effects from rupture of a known fault, strong	LTS	LTS	LTS	LTS	LTS	NI	LTS

Summary of Project and Project Alternative Impacts							
Impacts	Revised Project	Previous Project	General Plan Buildout with Maximum Residential Alternative	Retail and Residential Alternative	Occupied/ Re-Tenanted Mall Alternative	No Project Alternative	Housing Rich Alternative
seismic ground shaking, seismic-related ground failure (including liquefaction), and/or landslides.							
Impact GEO-2: The project (and project alternatives) would not result in substantial soil erosion or loss of topsoil or create substantial risks to life or property due to expansive soil.	LTS	LTS	LTS	LTS	LTS	NI	LTS
Impact GEO-3: The project (and project alternatives) would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading or subsidence.	LTS	LTS	LTS	LTS	LTS	NI	LTS
Impact GEO-4: The project (and project alternatives) would not be located on soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water.	NI	NI	NI	NI	NI	NI	NI
Impact GEO-5: The project (and project alternatives) would not have a cumulatively	LTS	LTS	LTS	LTS	LTS	NI	LTS

Summary of Project and Project Alternative Impacts							
Impacts	Revised Project	Previous Project	General Plan Buildout with Maximum Residential Alternative	Retail and Residential Alternative	Occupied/ Re-Tenanted Mall Alternative	No Project Alternative	Housing Rich Alternative
considerable contribution to a significant cumulative geology and soil impact.							
Greenhouse Gas							
Impact GHG-1: The project (and General Plan Buildout with Maximum Residential Alternative and Housing Rich Alternative) would not generate cumulatively considerable GHG emissions that would result in a significant cumulative impact to the environment.	LTS/M	LTS/M	LTS/M	LTS	SU	NI	LTS/M
Impact GHG-2: The project (and General Plan Buildout with Maximum Residential Alternative, Retail and Residential Alternative, and Housing Rich Alternative) would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions.	LTS	LTS	LTS	LTS	NI	NI	LTS
Hazards and Hazardous Materials							
Impact HAZ-1: The project (and General Plan Buildout with Maximum Residential, Retail and Residential Alternative, and Housing Rich Alternative) would not create a significant hazard to the public or the	LTS/M	LTS/M	LTS/M	LTS/M	LTS	NI	LTS/M

Summary of Project and Project Alternative Impacts							
Impacts	Revised Project	Previous Project	General Plan Buildout with Maximum Residential Alternative	Retail and Residential Alternative	Occupied/ Re-Tenanted Mall Alternative	No Project Alternative	Housing Rich Alternative
environment through routine transport, use, disposal, or foreseeable upset of hazardous materials; or emit hazardous emissions or hazardous materials within one-quarter mile of an existing or proposed school.							
Impact HAZ-2: The project (and project alternatives) is located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5; however, the project (and project alternatives) would not create a significant hazard to the public or the environment as a result.	LTS	LTS	LTS	LTS	LTS	NI	LTS
Impact HAZ-3: The project (and project alternatives) is not located within an airport land use plan or within two miles of a public airport or public use airport.	NI	NI	NI	NI	NI	NI	NI
Impact HAZ-4: The project (and project alternatives) would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	LTS	LTS	LTS	LTS	LTS	NI	LTS

Summary of Project and Project Alternative Impacts							
Impacts	Revised Project	Previous Project	General Plan Buildout with Maximum Residential Alternative	Retail and Residential Alternative	Occupied/ Re-Tenanted Mall Alternative	No Project Alternative	Housing Rich Alternative
Impact HAZ-5: The project (and project alternatives) would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires.	NI	NI	NI	NI	NI	NI	NI
Impact HAZ-6: The project (and General Plan Buildout with Maximum Residential Alternative, Retail and Residential Alternative, and Housing Rich Alternative) would not have a cumulatively considerable contribution to a significant cumulative hazardous materials impact.	LTS/M	LTS/M	LTS/M	LTS/M	LTS/M	NI	LTS/M
Hydrology and Water Quality							
Impact HYD-1: The project (and project alternatives) would not violate water quality standards or waste discharge requirements, or otherwise substantially degrade water quality.	LTS	LTS	LTS	LTS	LTS	NI	LTS
Impact HYD-2: The project (and project alternatives) would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge.	LTS	LTS	LTS	LTS	LTS	NI	LTS
Impact HYD-3: The project (and project alternatives) would not substantially alter	LTS	LTS	LTS	LTS	LTS	NI	LTS

Summary of Project and Project Alternative Impacts							
Impacts	Revised Project	Previous Project	General Plan Buildout with Maximum Residential Alternative	Retail and Residential Alternative	Occupied/ Re-Tenanted Mall Alternative	No Project Alternative	Housing Rich Alternative
the existing drainage pattern of the site or area which would result in substantial erosion, siltation, or flooding; violate water quality standards or waste discharge requirements; or degrade water quality.							
Impact HYD-4: The project (and project alternatives) would not place housing within a 100-year flood hazard area; impede or redirect flood flows; expose people or structures to significant risk involving flooding; or be inundated by seiche, tsunami, or mudflow.	LTS	LTS	LTS	LTS	LTS	NI	LTS
Impact HYD-5: The project (and project alternatives) would not have a cumulatively considerable contribution to a significant cumulative hydrology and water quality impact.	LTS	LTS	LTS	LTS	LTS	NI	LTS
Land Use							
Impact LU-1: The project (and project alternatives) would not physically divide an established community.	LTS	LTS	LTS	LTS	LTS	NI	LTS
Impact LU-2: The project (and General Plan Buildout with Maximum Residential	LTS	LTS	LTS	LTS	LTS	NI	LTS

Summary of Project and Project Alternative Impacts							
Impacts	Revised Project	Previous Project	General Plan Buildout with Maximum Residential Alternative	Retail and Residential Alternative	Occupied/ Re-Tenanted Mall Alternative	No Project Alternative	Housing Rich Alternative
Alternative, Retail and Residential Alternative, and Housing Rich Alternative) would not conflict with applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect.							
Impact LU-3: The project (and project alternatives) would not conflict with applicable habitat conservation plan or natural community conservation plan.	NI	NI	NI	NI	NI	NI	NI
Impact LU-4: The project (and project alternatives) would not have a cumulatively considerable contribution to a significant cumulative land use impact.	LTS	LTS	LTS	LTS	LTS	NI	LTS
Mineral Resources							
Impact MIN-1: The project (and project alternatives) would not result in the loss of availability of a known mineral resource or locally-important mineral resource recovery site.	NI	NI	NI	NI	NI	NI	NI
Impact MIN-2: The project (and project alternatives) would not contribute to a	NI	NI	NI	NI	NI	NI	NI

Summary of Project and Project Alternative Impacts							
Impacts	Revised Project	Previous Project	General Plan Buildout with Maximum Residential Alternative	Retail and Residential Alternative	Occupied/ Re-Tenanted Mall Alternative	No Project Alternative	Housing Rich Alternative
significant cumulative mineral resources impact.							
Noise and Vibration							
Impact NOI-1: The project (and General Plan Buildout with Maximum Residential, Retail and Residential Alternative, and Housing Rich Alternative) would not expose persons to or generation of noise levels in excess of standards established in the General Plan Municipal Code, or applicable standard of other agencies.	SU/M	SU/M	SU/M	SU/M	LTS	NI	SU/M
Impact NOI-2: The project (and General Plan Buildout with Maximum Residential, Retail and Residential Alternative, and Housing Rich Alternative) would not expose persons to or generation of excessive groundborne vibration.	LTS/M	LTS/M	LTS/M	LTS/M	LTS	NI	LTS/M
Impact NOI-3: The project (and General Plan Buildout with Maximum Residential, Retail and Residential Alternative, and Housing Rich Alternative) would result in a substantial permanent increase in ambient	SU/M	SU/M	SU/M	SU/M	SU	NI	SU/M

Summary of Project and Project Alternative Impacts							
Impacts	Revised Project	Previous Project	General Plan Buildout with Maximum Residential Alternative	Retail and Residential Alternative	Occupied/ Re-Tenanted Mall Alternative	No Project Alternative	Housing Rich Alternative
noise levels in the project vicinity above levels existing without the project.							
Impact NOI-4: The project (and General Plan Buildout with Maximum Residential, Retail and Residential Alternative, and Housing Rich Alternative) would result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.	SU/M	SU/M	SU/M	SU/M	LTS	NI	SU/M
Impact NOI-5: The project site is not located within an airport land use plan, within two miles of a public airport or public use airport, or in the vicinity of a private airstrip.	NI	NI	NI	NI	NI	NI	NI
Impact NOI-6: The project (and General Plan Buildout with Maximum Residential Alternative, Retail and Residential Alternative, and Housing Rich Alternative) would result in a cumulatively considerable permanent noise level increase at existing residential land uses.	SU/M	SU/M	SU/M	SU/M	SU	NI	SU/M

Summary of Project and Project Alternative Impacts							
Impacts	Revised Project	Previous Project	General Plan Buildout with Maximum Residential Alternative	Retail and Residential Alternative	Occupied/ Re-Tenanted Mall Alternative	No Project Alternative	Housing Rich Alternative
Population and Housing							
Impact POP-1: The project (and project alternatives) would not induce substantial population growth in the area.	LTS	LTS	LTS	LTS	LTS	NI	LTS
Impact POP-2: The project (and project alternatives) would not displace substantial numbers of existing housing or residents, necessitating the construction of replacement housing elsewhere.	NI	NI	NI	NI	NI	NI	NI
Impact POP-3: The project (and project alternatives) would not have a cumulatively considerable contribution to a significant cumulative population and housing impact.	LTS	LTS	LTS	LTS	LTS	NI	LTS

Summary of Project and Project Alternative Impacts							
Impacts	Revised Project	Previous Project	General Plan Buildout with Maximum Residential Alternative	Retail and Residential Alternative	Occupied/ Re-Tenanted Mall Alternative	No Project Alternative	Housing Rich Alternative
Public Services							
Impact PS-1: The project (and project alternatives) would not require new or physically altered fire protection facilities (the construction of which could cause significant environmental impacts) in order to maintain acceptable service ratios, response times, or other performance objectives.	LTS	LTS	LTS	LTS	LTS	NI	LTS
Impact PS-2: The project (and project alternatives) would not require new or physically altered police protection facilities (the construction of which could cause significant environmental impacts) in order to maintain acceptable service ratios, response times, or other performance objectives.	LTS	LTS	LTS	LTS	LTS	NI	LTS
Impact PS-3: The project (and General Plan Buildout with Maximum Residential, Retail and Residential Alternative, and Housing Rich Alternative) would not require new or physically altered school facilities (the construction of which could	LTS	LTS	LTS	LTS	NI	NI	LTS

Summary of Project and Project Alternative Impacts							
Impacts	Revised Project	Previous Project	General Plan Buildout with Maximum Residential Alternative	Retail and Residential Alternative	Occupied/ Re-Tenanted Mall Alternative	No Project Alternative	Housing Rich Alternative
cause significant environmental impacts) in order to maintain acceptable service ratios, response times, or other performance objectives.							
Impact PS-4: The project (and project alternatives) would not require new or physically altered library facilities (the construction of which could cause significant environmental impacts) in order to maintain acceptable service ratios, response times, or other performance objectives.	LTS	LTS	LTS	LTS	LTS	NI	LTS
Impact PS-5: The project (and General Plan Buildout with Maximum Residential, Retail and Residential Alternative, and Housing Rich Alternative) would not require new or physically altered park facilities (the construction of which could cause significant environmental impacts) in order to maintain acceptable service ratios, response times, or other performance objectives.	LTS	LTS	LTS	LTS	NI	NI	LTS

Summary of Project and Project Alternative Impacts							
Impacts	Revised Project	Previous Project	General Plan Buildout with Maximum Residential Alternative	Retail and Residential Alternative	Occupied/ Re-Tenanted Mall Alternative	No Project Alternative	Housing Rich Alternative
Impact PS-6: The project (and project alternatives) would not result in significant cumulative impacts to public services.	LTS	LTS	LTS	LTS	LTS	NI	LTS
Recreation							
Impact REC-1: The project (and project alternatives) would not result in substantial physical deterioration of recreational facilities.	LTS	LTS	LTS	LTS	LTS	NI	LTS
Impact REC-2: The proposed open space under the project (and General Plan Buildout with Maximum Residential Alternative, Retail and Residential Alternative, and Housing Rich Alternative) would not result in an adverse physical effect on the environment.	LTS	LTS	LTS	LTS	NI	NI	LTS
Impact REC-3: The project and project alternatives would not result in significant cumulative recreation impacts.	LTS	LTS	LTS	LTS	NI	NI	LTS
Transportation							
Impact TRN-1: Under existing with project conditions, the project (and General Plan Buildout with Maximum Residential, Retail	SU/M	SU/M	SU/M	SU/M	SU	NI	SU/M

Summary of Project and Project Alternative Impacts							
Impacts	Revised Project	Previous Project	General Plan Buildout with Maximum Residential Alternative	Retail and Residential Alternative	Occupied/ Re-Tenanted Mall Alternative	No Project Alternative	Housing Rich Alternative
and Residential Alternative, and Housing Rich Alternative) would conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system; and conflict with an applicable congestion management program, including standards established for designated roads or highways.							
Impact TRN-2: Under background with project conditions, the project (and project alternatives) would conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system; and conflict with an applicable congestion management program, including standards established for designated roads or highways.	SU/M	SU/M	SU/M	SU/M	SU	NI	SU/M
Impact TRN-3: Project and project alternative construction-related traffic would not conflict with an applicable plan, ordinance, or policy establishing measures	LTS	LTS	LTS	LTS	LTS	NI	LTS

Summary of Project and Project Alternative Impacts							
Impacts	Revised Project	Previous Project	General Plan Buildout with Maximum Residential Alternative	Retail and Residential Alternative	Occupied/ Re-Tenanted Mall Alternative	No Project Alternative	Housing Rich Alternative
of effectiveness for the performance of the circulation system.							
Impact TRN-4: The project (and project alternatives) would not result in a change in air traffic patterns that results in substantial safety risks.	NI	NI	NI	NI	NI	NI	NI
Impact TRN-5: The project (and project alternatives) would not substantially increase hazards due to a design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); and would not result in inadequate emergency access.	LTS	LTS	LTS	LTS	NI	NI	LTS
Impact TRN-6: The Housing Rich Alternative would conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities or otherwise decrease the performance of safety of such facilities.	LTS	LTS	LTS	LTS	LTS	NI	SU/M
Impact TRN-7: The project (and General Plan Buildout with Maximum Residential Alternative, Retail and Residential Alternative, and Housing Rich Alternative)	SU/M	SU/M	SU/M	SU/M	SU	NI	SU/M

Summary of Project and Project Alternative Impacts							
Impacts	Revised Project	Previous Project	General Plan Buildout with Maximum Residential Alternative	Retail and Residential Alternative	Occupied/ Re-Tenanted Mall Alternative	No Project Alternative	Housing Rich Alternative
would result in a cumulatively considerable contribution to a significant cumulative transportation impact.							
Utilities and Service System							
Impact UTL-1: The project (and project alternatives) would not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.	LTS	LTS	LTS	LTS	LTS	NI	LTS
Impact UTL-2: The project (and General Plan Buildout with Maximum Residential, Retail and Residential Alternative, and Housing Rich Alternative) would require improvements to the existing sewer system, however, the construction of the improvements would not cause significant environmental effects.	LTS/M	LTS/M	LTS/M	LTS/M	LTS	NI	LTS/M
Impact UTL-3: The wastewater treatment provider (RWF) would have adequate capacity to serve the project (and project alternatives) demand in addition to the provider's existing commitments.	LTS	LTS	LTS	LTS	LTS	NI	LTS
Impact UTL-4: The project (and project alternatives) would not require the	LTS	LTS	LTS	LTS	LTS	NI	LTS

Summary of Project and Project Alternative Impacts							
Impacts	Revised Project	Previous Project	General Plan Buildout with Maximum Residential Alternative	Retail and Residential Alternative	Occupied/ Re-Tenanted Mall Alternative	No Project Alternative	Housing Rich Alternative
construction of new storm water drainage facilities or expansion of existing facilities.							
Impact UTL-5: The project (and project alternatives) would have sufficient water supply available to serve the project from existing entitlements and resources.	LTS	LTS	LTS	LTS	LTS	NI	LTS
Impact UTL-6: The project (and project alternatives) would be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal and would comply with applicable statutes and regulations related to solid waste.	LTS	LTS	LTS	LTS	LTS	NI	LTS
Impact UTL-7: The project (and project alternatives) would not result in significant cumulative impacts to utilities and service systems.	LTS	LTS	LTS	LTS	LTS	NI	LTS
Growth Inducing Impacts							
Impact GRO-1: The project (and project alternatives) would not foster or stimulate significant economic or population growth in the surrounding environment.	LTS	LTS	LTS	LTS	LTS	NI	LTS

Summary of Project and Project Alternative Impacts							
Impacts	Revised Project	Previous Project	General Plan Buildout with Maximum Residential Alternative	Retail and Residential Alternative	Occupied/ Re-Tenanted Mall Alternative	No Project Alternative	Housing Rich Alternative
Meets Project Objectives?	Yes	Yes	Yes	Yes	Partially	No	Yes
Notes: SU= significant and unavoidable impact; SU/M = significant and unavoidable impact with mitigation incorporated; LTS/M = less than significant impact with mitigation incorporated; LTS = less than significant impact; NI = no impact Bold text indicate being environmentally superior to the proposed project.							

EIR Alternatives - Program

Revised Project, Previous Project, and Project Alternatives Development Summary						
	Land Uses					
	Commercial (square footage)	Office (square footage)	Hotel (rooms)	Residential (dwelling units)	Civic Space (square feet)	Green Roof (acres)
Revised Project	460,000	1,750,000	339	2,923	35,000	30
Previous Project*	600,000	2,000,000	339	800	65,000	30
Project Alternatives						
General Plan Buildout with Maximum Residential Alternative*	600,000	1,000,000	339	2,640	65,000	30
Retail and Residential Alternative*	600,000	0	339	4,000	0	0
Occupied/Re-Tenanted Mall Alternative*	1,207,774	0	148	0	0	0
Housing Rich Alternative [†]	600,000	1,500,000	339	3,250	65,000	30
Notes: * Project and project alternatives analyzed in the Draft EIR. [†] Project alternative analyzed in the EIR Amendment.						