

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Milpitas Stratford School Development Project

Lead Agency: City of Milpitas

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Project Location: 125 N. Milpitas Blvd., Milpitas, CA 95035
City

Santa Clara
County

Project Description (Proposed actions, location, and/or consequences).

The Project is the repurposing of an existing, vacant single floor commercial building into the Stratford School campus. The scope of work includes demolishing and redesigning the interiors of the existing building of approximately 44,088 square feet. The school will include a multi-purpose hall; administrative block comprised of offices, a conference room, work room, and breakroom for teachers; 20 classrooms (12 preschool, 4 kindergarten, 4 elementary); external play areas; parking; and other site improvements.

Discretionary entitlements, reviews, and approvals required for implementation of the Project would include:

- Conditional Use Permit
- Minor Site Development Permit
- Certification of an Initial Study / Mitigated Negative Declaration, pursuant to CEQA

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Hazards and Hazardous Materials:

The U.S. Consumer Product Safety Commission (CPSC) action, California Code of Regulations, Title 17, Section 35043 defines presumed lead-based paint as " paint or surface coating affixed to a component in or on a structure, excluding paint or surface coating affixed to a component in or on a residential dwelling constructed on or after January 1, 1979, or a school constructed on or after January 1, 1993." Since the existing building will be converted into a school and was constructed prior to 1993, California law requires the analysis to presume LBP will be on-site. Implementation of MM HAZ-1 will reduce impacts to a less than significant levels.

MM HAZ-1: Every contractor/employer who performs work at Project project site shall assess California Division of Occupational Safety and Health (Cal-OSHA) worker protection rules, California Department of Public Health certification requirements, U.S. Environmental Protection Agency (EPA) standards, and state and federal disposal requirements. Any demolition activities likely to disturb lead-based paint/coatings or lead containing materials (LCMs) shall be carried out by a contractor trained and qualified to conduct lead-related construction work, and all lead-related work shall be performed in accordance with the U.S. Office of Housing and Urban Development guidelines (ProTech 2013). must be disposed of in accordance with the EPA's Asbestos National Emissions Standards for Hazardous Air Pollutants and LCMs must be handled in accordance with the Cal-OSHA Construction Lead Standard (CCR Title 8, Section 1432.1) and disposed of in accordance with California Department of Toxic Substances Control and EPA requirements for hazardous waste.

Demolition plans and contract specifications shall incorporate any necessary abatement measures required under these guidelines and regulations.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

N/A

Provide a list of the responsible or trustee agencies for the project.

None