

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: Muslim Community Association School Expansion Project

Lead Agency: City of Santa Clara

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Project Location: 3080/3100 Alfred Street, City of Santa Clara, County of Santa Clara
City *County*

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

The project site (3003 Scott Boulevard and 3080/3100 Alfred Street) is comprised of three parcels totaling 9.9 acres in the City of Santa Clara. A full-time school operates at the existing Muslim Community Association Building 1 (MCA-1 building) located at 3003 Scott Boulevard, Santa Clara, CA. The current Conditional Use Permit (CUP) allows up to 400 students. The MCA-3 property (3080/3100 Alfred Street, Santa Clara) is located to the north of the MCA-1 property and is occupied by a non-profit donation center. The proposed project would expand the existing MCA school, recreation, and meeting room facilities into the MCA-3 building (3080/3100 Alfred Street, Santa Clara) to support the MCA community. The project would increase the school's allowed capacity to 900 students, including the addition of up to 150 high school students and 350 middle school students. The existing MCA facility operates under a Conditional Use Permit approved by the Santa Clara City Council in 1994. The proposed expansion of the MCA facility into the adjacent MCA-3 building would require an amended CUP that would incorporate restrictions on the uses of the site so as not to limit the allowable industrial land uses in the surrounding project area.

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

See attached Summary of Significant Impacts and Mitigation Measures.

Muslim Community Association School Expansion Project

SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES		
Impacts	Mitigation Measures	Level of Impact
Biological Resources		
<p>Impact BIO-1.1: Project construction could impact nesting birds on or adjacent to the site, if present.</p>	<p>MM BIO-1.1: Construction shall be scheduled to avoid the nesting season to the extent feasible. The nesting season for most birds, including most raptors, in the San Francisco Bay Area extends from February 1 through August 31.</p> <p>If it is not possible to schedule construction and tree removal between September and January, then pre-construction surveys for nesting birds shall be completed by a qualified ornithologist to ensure that no nests shall be disturbed during project implementation. This survey shall be completed no more than 14 days prior to the initiation of grading, tree removal, or other demolition or construction activities during the early part of the breeding season (February through April) and no more than 30 days prior to the initiation of these activities during the late part of the breeding season (May through August).</p> <p>During this survey, the ornithologist shall inspect all trees and other possible nesting habitats within and immediately adjacent to the construction area of nests. If an active nest is found sufficiently close to work areas to be disturbed by construction, the ornithologist, in consultation with California Department of Fish and Wildlife (CDFW), shall determine the extent of a construction-free buffer zone to be established around the nest to ensure that nests of bird species protected by the Migratory Bird Treaty Agreement (MBTA) or Fish and Game Code shall not be disturbed during project construction.</p>	<p>Less than Significant Impact with Mitigation Incorporated</p>
Cultural Resources		
<p>Impact CUL-2.1 As mitigated, the project would not cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5.</p>	<p>MM CUL-2.1: Prior to the commencement of any ground-disturbing activity on the project site, the project applicant shall retain a registered professional archaeologist and tribal monitor, as needed, to be present during all ground-disturbing activity associated with the project.</p> <p style="margin-left: 40px;">a. A registered professional archaeologist and tribal monitor shall be given five days' written notice prior to the start of any ground-disturbing activity as defined in subsection c. below. The project applicant shall document receipt of notification in writing.</p>	<p>Less than Significant Impact with Mitigation Incorporated</p>

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	<ul style="list-style-type: none"> b. Prior to any ground-disturbing activity on the project site, all project personnel shall receive mandatory tribal cultural resource sensitivity training from a tribal monitor. c. The registered professional archaeologist and tribal monitor shall be present during construction phases that involve ground-disturbing activities. For the purposes of these conditions, ground-disturbing activities shall be defined as any ground disturbance, including but not limited to, excavation, grading, grubbing, scarring, drilling, scraping, blading, trenching, vegetation removal, or demolition of existing structures or site improvements within the development area shown on the project plans. d. The tribal monitor shall complete daily monitoring logs that will provide a description of the day's activities, including construction activities, locations, and any cultural materials identified. The daily monitoring logs shall be retained by the tribal monitor. e. Upon discovery of any archaeological resources and tribal cultural resources (TCRs), all ground-disturbing and construction activities within 50 feet of discovery shall cease on the project site until the find can be assessed to the satisfaction of the registered professional archaeologist and tribal monitor. All archaeological resources and TCRs unearthed by project activities shall be evaluated by a registered professional archaeologist and tribal monitor or other tribal representatives. f. At the discretion of a tribal monitor, soils that have been previously subject to excavations and were monitored by the tribal representative need not be monitored again if re-excavated or moved. The project applicant shall consult with the tribal monitor prior to any disturbance of previously excavated soils. g. Should a culturally affiliated tribe choose not to send a monitor for any of the above-referenced ground-disturbing activity, work may continue without the monitor, provided that the project applicant has given a minimum of five days' written notice to the tribe. The project applicant shall document receipt of notification in writing. 	

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	<p>h. At the completion of monitoring, the tribe shall send an email notification to the City that monitoring has been completed.</p> <p>MM CUL-2.2: The project applicant shall retain a qualified archaeologist and tribal monitor, as needed, to be present during all ground-disturbing activity associated with the project.</p> <p>MM CUL-2.3: In the event that archaeological resources or TCRs are discovered on the project site and cannot be avoided, a detailed archaeological treatment plan shall be implemented.</p> <p>a. The treatment plan shall be developed by the on-call professional archaeologist in collaboration with and agreed upon by a culturally affiliated tribe to determine the most appropriate treatment measures to avoid, minimize, or mitigate any potential impacts. This shall include documentation of the resources and may include data recovery or other measures.</p> <p>b. Any treatment other than preservation in place must be approved by a tribe and the City of Santa Clara. Treatment for most resources would consist of (but would not be limited to) sample excavation, artifact collection, site documentation, and historical research, with the aim to target the recovery of important scientific data contained in resource. Data recovery shall be subject to approval by a culturally affiliated tribe.</p> <p>c. A culturally affiliated tribe shall determine the disposition of any TCR artifacts discovered during on-site excavation or construction activities or TCR artifacts resulting from execution of a treatment plan. The disposition of TCR artifacts shall include, but not be limited to, reburial in close proximity of the finds without scientific study, allowing scientific study before reburial of the materials either near the origin of the find or in another protected place, or temporary curation at a facility at an institution that meets the U.S. Secretary of the Interior's criteria for curation (36 CFR 79) prior to reburial. Disposition of any TCR artifacts shall be subject to approval by a culturally affiliated tribe. All</p>	

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	<p>curation fees and related expenses shall be paid by the project applicant.</p> <p>d. To ensure adequate space and protection are provided for reburial of any TCRs discovered on the project site, the Permittee shall designate a cultural easement area. The easement area shall be in a location that will not be subject to future disturbance and that will not require the relocation of buildings or other physical improvements on the site.</p> <p>e. A culturally affiliated tribe shall have sole discretion in determining if reburial within the cultural easement area is the desired method of disposition.</p> <p>f. The registered professional archaeologist shall file State of California Department of Parks and Recreation (DPR) Series 523 forms for the cultural easement/TCR reburial location (if used) with the California Historical Resources Information System (CHRIS) Center in accordance with the guidelines established by the California Office of Historic Preservation. The DPR Series 523 forms shall establish a permanent record of the cultural easement location and any TCRs discovered on the project site for future site identification and protection. The registered professional archeologist shall also file a Sacred Lands File record with the Native American Heritage Commission (NAHC) on behalf of a culturally affiliated tribe.</p> <p>MM CUL-2.4: If applicable, the project applicant shall, in consultation with a culturally affiliated tribe, incorporate into the project design a commemorative plaque that acknowledges the traditional history of the land with respect to tribal communities.</p>	
<p>Impact CUL-3.1 As mitigated, the project would not disturb any human remains, including those interred outside of dedicated cemeteries.</p>	<p>MM CUL-3.1: I In the event that human remains are discovered during excavation and/or grading of the site, all activity within a 50-foot radius of the find will be stopped. The Santa Clara County Coroner will be notified and shall make a determination as to whether the remains are of Native American origin or whether an investigation into the cause of death is required. If the remains are determined to be Native American, the Coroner will notify the Native American Heritage Commission (NAHC) immediately. Once the NAHC</p>	<p>Less than Significant Impact with Mitigation Incorporated</p>

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	identifies the most likely descendants, the descendants will make recommendations regarding proper burial, which will be implemented in accordance with Section 15064.5(e) of the CEQA Guidelines.	
Transportation		
<p>Impact TRN-2: As mitigated, the project would not conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b).</p>	<p>MM TRN-2.1: Implement a Commute Trip Reduction Program. The project applicant shall implement a TDM program that could include carpooling, ride share assistance, flexible/alternative work schedules, vanpool assistance, and bicycle end of trip facilities to reduce the number of drive-alone commute trips to the project. Implementation of this TDM measure would reduce the project’s VMT per employee by approximately five percent with 100 percent employee participation. The TDM measures shall be approved by the City’s Director of Community Development prior to issuance of an occupancy permit.</p> <p>MM TRN-2.2: Alternative Transportation Benefits. The project applicant shall provide general commute benefits to employees, which would include financial subsidies or pre-tax deductions to encourage the use of alternative transportation modes, such as transit, carpooling, and vanpooling. Per the VMT tool, implementation of this TDM measure could reduce the project’s VMT per employee by approximately 20 percent with 100 percent employee participation. The TDM measures shall be approved by the City’s Director of Community Development prior to issuance of an occupancy permit.</p> <p>MM TRN-2.3: Annual Monitoring and Reporting. The project applicant shall complete annual monitoring and report to ensure mitigation measures MM TRN-2.1 and MM TRN-2.2 are implemented and effective in reducing the project VMT to 15.56 miles per employee. The project applicant shall consult with the City’s Director of Community Development as needed to ensure the monitoring and reporting meets the City’s standards.</p>	<p>Less than Significant Impact with Mitigation Incorporated</p>

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.

N/A