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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: 425 South Winchester Boulevard Project

Lead Agency: City of San Jose

Contact Name: Cort Hitchens

Email: Cort.Hitchens@sanjoseca.gov Phone Number: 408-794-7386

Project Location: San Jose (*City*) Santa Clara (*County*)

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

Special Use Permit and General Plan Amendment to allow the demolition of an existing gas station, establish new neighborhood with a cohesive urban form, and allow the construction of a hotel. The ground level would contain approximately 5,000 square feet of amenities; additionally, the second floor would have approximately 4,270 square feet of pool deck and fitness space. The rest of the hotel would include approximately 60,130 square feet of guest room space. The proposed Project also includes basement level parking and a bike room.

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

Air Quality: Project construction could potentially expose sensitive receptors to substantial pollutant concentrations. Prior to issuance of any demolition, grading, and/or building permits, the Project applicant shall prepare and submit a construction operation plan outlining the establishment of equipment standards, specifications for equipment, list and timing of construction activities, and how measures will be monitored. The plan shall be accompanied by a letter signed a qualified air quality specialist, verifying equipment standards.

Biological Resources: Construction activities on the Project site could potentially result in disturbance of nesting raptors and other migratory birds. Initial site disturbance activities shall not occur during the general avian nesting season. If construction activities cannot also be scheduled to avoid nesting season, the Project shall retain a qualified biologist to conduct a preconstruction nesting bird survey to determine presence or absence of nests on or adjacent to the Project site and apply necessary measures accordingly.

Toxic/Hazardous: Project construction activities could result in encountering residual concentrations of contaminants in soil and groundwater that could potentially exceed environmental screening levels, posing an exposure risk to construction workers, neighboring uses, and the environment. After demolition, but prior to any grading and building permits, a Phase II Investigation of of the property needs to be performed to determine if any impacts need to be addressed before excavation. Additionally, permits must be obtained before any Underground Storage Tank Removal activities.

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

Not Applicable.

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

San Jose Fire Department
Santa Clara County Department of Environmental Health