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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: 1334 and 1348 Miller Avenue Residential Subdivision

Lead Agency: City of San José

Contact Name: Nhu Nguyen

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

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

The project is application for a Planned Development Permit, change to Planned Development Zoning to allow a proposed change in zoning from the R-1-8 Single Family Residential Zoning District to the R-1-8(PD) Planned Development Zoning District, and approval of a tentative map to allow subdivision of two existing lots at 1334 and 1348 Miller Avenue. The project would include demolition of two existing single-family residences and accessory structures, subdivision of the two existing lots into eight residential lots and one common access lot, and the construction of five new single-family residences with attached accessory dwelling units (ADUs), two attached single-family residences, and two deed-restricted affordable housing stacked flat condominiums, for a total of nine residential units and five ADUs.

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

The proposed project identified potentially significant impacts to air quality, biological resources, cultural/tribal resources, hazards/hazardous materials, and noise & vibration. All impacts were reduced to a less than significant level through mitigation. A potentially significant air quality impact was identified related to infant cancer risk exceeding the BAAQMD threshold of 10 in one million. Mitigation included preparation of a construction operations plan verified by a qualified air quality specialist. Potentially significant biological resources impacts were related to impacts to nesting birds. Mitigation included pre-construction surveys for avian species if construction would occur during the breeding season, as well as establishment of buffer zones in the event a find is made. Potentially significant cultural/tribal resources impacts were identified related to impacts to the potential for pre-historic resources on the site. Mitigation included cultural sensitivity training for construction personnel, preparing a monitoring plan (with monitoring schedules, monitor contact information, and recommendations for monitoring methods), monitoring of sub-surface earthmoving activities by a qualified archaeologist in collaboration with a Native American monitor, and data recovery for any discovery finds. Potentially significant hazardous materials were identified related to past agricultural use of the site. Mitigation included retention of a qualified professional to prepare a Phase II soil contamination to evaluate previous use and preparation of a Site Management Plan or equivalent to guide remedial measures. Potentially significant vibration impacts were identified related to exceeding the General Plan threshold 0.2 in/sec PPV at buildings of normal conventional construction located within 25 feet of the project site. Mitigation incuded preparation of a vibration monitoring, treatment and reporting plan.

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

No known areas of controversy.

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

None