

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: 1921 and 1927 West San Carlos Street Project

Lead Agency: City of San Jose

Contact Name: Reema Mahamood

Email: reema.mahamood@sanjoseca.gov

Phone Number: (408) 535-6872

Project Location: San Jose
City

Santa Clara
County

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

The project includes annexation into the City of San Jose from the County, a General Plan Amendment and Pre-zoning to the Urban Village land use designation, a Tentative Map to consolidate five parcels into one, and a site development permit to demolish the structures on the project site and construct a new 7-story, 108,935 square foot, 94 unit, mixed-income housing development with accompanying retail space. The project would include 100% affordable housing, with support services, designed for families and individual with incomes between 30%-60% of the area median income.

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

The project would have the following significant impacts: Air Quality--construction air quality could expose sensitive receptors near the project site to TAC emissions that could exceed the BAAQMD threshold for annual cancer risk of 10 per million by 6.41 per million. Mitigation that includes the use of construction equipment that meets the EPA Tier 4 final emission standards and a air quality construction management plan would ensure that emissions are below the BAAQMD thresholds. Hazards--removal and decommissioning of an existing UST on the property could potentially expose workers and members of the public to hazardous materials. Mitigation that requires regulatory oversight and soil sampling below the tanks would ensure that all laws are followed to ensure worker and public safety during the removal process. Hazards--concentrations of PCE on the project site exceed current regulatory environmental screening levels and are a potential health risk to future site users. Mitigation that includes regulatory oversight would ensure that the site is cleaned to safe levels prior to building construction. Hazards--the building height exceeds the navigable airspace review for any structure over 45 ft in height. Mitigation includes obtaining FAA airspace review an approval prior to any ground disturbance permit. Noise--construction would exceed noise standards and vibration standards. Mitigation includes preparing a noise management plan which details where heavy equipment may not be used, notice to neighbors, and clearly posted signs for reporting excessive noise. Tribal cultural resources--construction has the potential to uncover or damage potential tribal resources. Mitigation would include notification of Tribes of any finds.

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

None

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

None