

1400 Coleman Avenue Residential Project
File # PLN24-00267
OPR Summary Form Attachment A

Impacts	Mitigation Measures	Level of Impact
Air Quality		
<p>Impact AIR-1: Construction of the proposed project would exceed the Air District's single-source threshold for PM_{2.5} concentration.</p>	<p>MM AQ-1.1: The project shall implement the following enhanced Best Management Practices (BMPs):</p> <ol style="list-style-type: none"> 1. Limit the simultaneous occurrence of excavation, grading, and ground-disturbing construction activities. 2. Install wind breaks (e.g., trees, fences) on the windward side(s) of actively disturbed areas of construction. Wind breaks should have at maximum 50 percent air porosity. 3. Plant vegetative ground cover (e.g., fast-germinating native grass seed) in disturbed areas as soon as possible and watered appropriately until vegetation is established. 4. Install sandbags or other erosion control measures to prevent silt runoff to public roadways from sites with a slope greater than one percent. 5. Minimize the amount of excavated material or waste materials stored at the site. 6. Hydroseed or apply non-toxic soil stabilizers to construction areas, including previously graded areas, that are inactive for at least 10 calendar days. 	<p>Less than Significant Impact with Mitigation Incorporated</p>
Biological Resources		
<p>Impact BIO-1: Construction activities associated with the proposed project could result in the loss of fertile eggs, nesting raptors or other migratory birds, or nest abandonment, which would</p>	<p>MM BIO-1.1: The project applicant shall schedule demolition and construction activities to avoid the nesting season, if feasible. The nesting season for most birds, including most raptors in the San Francisco Bay area, extends from February 1st through August 31st (inclusive).</p> <p>If demolition and construction cannot be scheduled between September 1st and January 31st (inclusive), pre-construction surveys for nesting birds shall be</p>	<p>Less than Significant Impact with Mitigation Incorporated</p>

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<p>constitute a significant impact under the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code Sections 3503, 3503.5, and 3800.</p>	<p>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 construction activities during the early part of the breeding season (February 1st through April 30th inclusive) and no more than 30 days prior to the initiation of these activities during the late part of the breeding season (May 1st through August 31st inclusive).</p> <p>During this survey, the ornithologist shall inspect all trees and other possible nesting habitats immediately adjacent to the construction areas for nests. If an active nest is found sufficiently close to work areas to be disturbed by construction, the ornithologist shall determine the extent of a construction free buffer zone to be established around the nest, to ensure that raptor or migratory bird nests shall not be disturbed during project construction.</p> <p>Prior to any tree removal, or approval of any grading or demolition permits (whichever occurs first), the ornithologist shall submit a report indicating the results of the survey and any designated buffer zones to the satisfaction of the Community Development Director or Director's designee.</p>	
Cultural Resources		
<p>Impact CUL-1: Construction of the proposed project could result in impacts to as yet unidentified buried archaeological resources.</p>	<p>MM CUL-1.1: Prior to commencement of any ground-disturbing activity on-site, the project applicant shall retain a registered professional archaeologist and Tamien Nation representative to be present during all ground-disturbing activity associated with the project. 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 the existing structure or site improvements within the development area shown on the project plans. The registered professional archaeologist and Tamien Nation representative shall be given five days' written notice prior to the start of any ground-disturbing activity. The project applicant shall document receipt of notification in writing.</p>	<p>Less than Significant Impact with Mitigation Incorporated</p>

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	<p>MM CUL-1.2: A qualified archaeologist and Tamien Nation representative shall provide sensitivity training to the construction crew prior to the initial ground-disturbing activities.</p> <p>MM CUL-1.3: In the event that buried, or previously unrecognized archaeological deposits or materials of any kind are inadvertently exposed during any construction activity, work within 50 feet of the find shall cease until a qualified archaeologist can assess the find and provide recommendations for further treatment, if warranted. The archaeologist, in consultation with the project applicant and Tamien Nation, shall make the necessary plans for treatment of the find(s) if the resource is eligible for listing on the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR). Construction within a radius determined by the archaeologist shall not recommence until the assessment is complete.</p> <ol style="list-style-type: none"> a. Any treatment other than preservation in place must be approved by 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. b. The culturally affiliated tribe(s) who consulted on the project, or if no consultation occurred the tribe identified by the Native American Heritage Commission (NAHC), shall determine the disposition of any tribal cultural resources (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 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 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 the culturally 	

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	<p>affiliated tribe. All curation fees and related expenses shall be paid by the project applicant.</p> <p>c. 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>d. 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 NAHC on behalf of the culturally affiliated tribe.</p>	
<p>Impact CUL-2: Construction activities on-site could result in the exposure or destruction of as yet undiscovered human remains.</p>	<p>MM CUL-2.1: 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 shall be stopped by the project applicant/contractor. The Santa Clara County Coroner shall be notified by the project applicant, and the Coroner 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 shall notify the Native American Heritage Commission (NAHC) and Tamien Nation immediately. Once NAHC or Tamien Nation identifies the most likely descendants, the descendants shall make recommendations regarding proper burial, which shall be implemented in accordance with Section 15064.5(e) of the CEQA Guidelines.</p>	<p>Less than Significant Impact with Mitigation Incorporated</p>
Hazards and Hazardous Materials		
<p>Impact HAZ-1: Construction of the proposed project during ground disturbing activities</p>	<p>MM HAZ-1.1: Prior to the issuance of building demolition or grading permits, the project applicant shall provide soil vapor sampling results to Santa Clara Fire</p>	<p>Less than Significant Impact with</p>

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<p>could expose construction workers and the environment to contaminated soil.</p>	<p>Department (SCFD) that show no presence of chlorinated hydrocarbons at concentrations exceeding State of California cleanup levels for residential use.</p> <p>MM HAZ-1.2: Prior to the issuance of building demolition or grading permits, the project applicant shall submit a Soil Management Plan and a Health and Safety Plan prepared by a California-licensed environmental consulting firm that includes policies and procedures for addressing any areas of impact that may be discovered during site development activities (collectively, the “SMP”), for review and approval by SCFD. For any areas of impact discovered during development activities associated with the project site, the project applicant will comply with the SMP and, once any affected soil is removed for disposal at a licensed off-site disposal facility, the project applicant shall perform confirmation soil sampling at the area(s) of excavation to confirm that no lead or pesticides remain present at concentrations exceeding State of California cleanup levels for residential use and that no arsenic remains present at concentrations exceeding naturally-occurring regional background levels established by the State of California as being 11 milligrams per kilogram. In addition, for all soil removed from the project site, the project applicant shall characterize the soil to determine which disposal facilities are licensed to receive it, and then manifest and transport the soil to the licensed off-site disposal facility(ies) in accordance with all California Hazardous Waste Regulations and all applicable laws, and shall provide SCFD with copies of all manifests, soil characterization results, and subsurface investigation results collected in accordance with the requirements above.</p>	<p>Mitigation Incorporated</p>
Noise		
<p>Impact NOI-1: Construction vibration levels would exceed the 0.3 in/sec PPV threshold at the commercial and office uses east and west of the site.</p>	<p>MM NOI-1.1: The project applicant or the applicant’s contractor shall implement the following measures during construction to reduce construction vibration generated by the project:</p> <ul style="list-style-type: none"> • Avoid using vibratory rollers and clam shovel drops within 25 feet of the adjacent buildings to the east and west. 	<p>Less than Significant Impact with Mitigation Incorporated</p>

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	<ul style="list-style-type: none"> • Select demolition methods that do not involve large impact tools such as hoe-rams within 25 feet of the adjacent buildings to the east and west. Portable jackhammers, saws, or grinders shall be used to minimize impacts to the ground. • Avoid dropping heavy equipment and use alternative methods for breaking up existing pavement, such as a pavement grinder, instead of dropping heavy objects, within 25 feet of the adjacent buildings to the east and west. • Smaller equipment (less than 18,000 pounds) shall be used near the property lines adjacent to buildings to minimize vibration levels. For example, a smaller vibratory roller similar to a Caterpillar model CP433E vibratory compactor could be used when compacting materials within 25 feet of the adjacent buildings. • Hoe rams, large bulldozers, drill rigs, loaded trucks, and other similar equipment shall not be used within 25 feet of adjacent buildings to the east and west. 	