

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: Jade at Pariva Townhomes Project

Lead Agency: City of Santa Clara

Contact Name - Meha Patel | Associate Planner

Email: mpatel@Santaclearaca.gov Phone Number: 408.615.2454

Project Location: Santa Clara, Santa Clara County

City

County

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

The 5.55-acre project site is located at 3521-3591 Homestead Road in Santa Clara (Assessor's Parcel Numbers [APNs] 290-23-053 and -049). The project site is bounded by Lochinvar Avenue to the north, commercial development to the east, Homestead Road to the south, and Lawrence Expressway to the west.

The project site is currently developed with three one-story commercial buildings and surface parking lots. The western site parcel (APN 290-23-053) has a 3,366 square foot building and a 24,221 square foot building occupied by various commercial uses. The eastern site parcel (APN 290-23-049) has a 43,971 square foot building occupied by a supermarket. As proposed, the project would demolish all structures and site improvements on-site and construct 57 three-story townhomes and 90 four-story townhomes across 14 buildings with a density of 27.3 dwelling units per acre (du/ac). The project would designate 23 of the residences as below market rate (affordable) units. The buildings would range in height from 36 to 51 feet. Additionally, the proposed project would include a 5,000 square foot standalone single story commercial space on the south side of the project site. The layout of the project site is shown on Figure 3.2-1. The proposed project is currently designated Neighborhood Mixed Use in the General Plan and zoned MU-NC. The Neighborhood Mixed Use designation is intended for pedestrian-oriented development focuses on ground floor retail and residences above this. The designation requires a residential density between 20-36 units per acre and a minimum floor area ratio (FAR) of 0.1. The zoning designation is consistent with this land use description. No General Plan Amendment is proposed for the project.

The proposed project is submitting a density bonus application pursuant to SB330 and the applicant is requesting waivers and design concessions for the height of buildings on-site, which exceed the maximum height limitation.

Access to the site is currently provided by two driveways on Homestead Road, one driveway on Lawrence Expressway, and two driveways on Lochinvar Avenue. Access driveways would be reduced to two driveways under the proposed project. One driveway would be located on the north side of the site from Lochinvar Avenue, and the other driveway would be located on the south side of the site accessible from Homestead Road. Both, 26 foot wide, full-access driveways would be in the same position as two of the existing driveways. Each unit would have a garage with two parking spaces accessible by an interior driving aisle and 47 guest parking spaces would be available in surface parking throughout the project site. In total, approximately 341 parking spaces would be available on-site.

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 would generate toxic air contaminants in excess of Air District thresholds resulting in Cancer Risk of 48.73 per million and particulate matter emissions of 0.3 µg/m³. The project would include mitigation requiring high efficiency construction equipment to reduce cancer causing emissions and particulates from construction.

Project construction could impact nesting birds on or adjacent to the site, if present. The project would avoid nesting bird season or do bird surveys to prove presence or absence of birds and avoid areas of nesting birds if they are present.

Construction of the proposed project would result in excavation in an area which has moderate sensitivity for archeological resources, and could disturb unrecorded archaeological resources or undiscovered human remains. The ground disturbance activities of the proposed project will be monitored and if resources are found, the materials will be protected and preserved.

Construction on the project site would disturb soils containing benzene and tetrachloroethylene which could impact construction workers on the project site. The project would implement an approved cleanup remediation plan to address soil hazards on the project site.

Construction of the proposed project would generate vibration levels up to 0.368in/sec PPV at the nearest residences adjoining the site to the east, exceeding the vibratory impact threshold of 0.3 in/sec PPV. The project will use lower vibration equipment near sensitive structures to avoid damage on these buildings.

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 identified

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

None Identified