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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: Emory Street Townhouses

Lead Agency: City of San José

Contact Name: Nhu Nguyen

Email: Nhu.Nguyen@sanjoseca.gov Phone Number: (408) 535-6894

Project Location: San José, Santa Clara County

City *County*

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

The approximately 0.99-acre, L-shaped Project site (Assessor's Parcel Number 261-12-084) is located at the northeast corner of Emory Street and The Alameda in the City of San José. The entire site has been vacant (with grass and trees) since 1965. The Project site is adjacent to The Alameda Right-of-Way City Landmark District and is bounded by a single-family residence and religious institutions across The Alameda to the west, residential and commercial businesses to the north, commercial businesses to the northwest, a religious institution to the northeast, a community center to the east, and residential and office uses across Emory Street to the south. The proposed Project includes the subdivision of the existing lot into five lots and would allow for the construction of a three-story multi-family building on each lot for a total of 18 townhouses. A total of approximately 7,405 square feet of common open space would be provided (approximately 2,615 square feet of private paseo areas and 4,790 square feet of private open space). Two full access driveways are proposed along Emory Street. The Project includes a General Plan Amendment to the Mixed-Use Neighborhood land use designation and a conforming rezoning to the MUN Mixed Use Neighborhood Zoning District.

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

1) construction air quality impacts (toxic air contaminants), 2) construction vibration in excess of City's thresholds of 0.08 inches/second peak particle velocity for nearby historical buildings and 0.2 inches/second peak particle velocity for buildings of conventional construction, 3) tribal cultural resources impacts.

1) fugitive dust control measures and use of equipment to achieve a fleetwide average of at least 60 percent reduction in diesel particulate matter emissions, 2) implementation of a Construction Vibration Monitoring Plan, implementation of a Historical Resources Protection Plan, and establishing a monitoring team comprised of one qualified Historic Architect and one qualified structural engineer to monitor vibration and any construction impacts to the adjacent historical resources and prepare site visit reports, 3) submit evidence that a Cultural Awareness Training has been provided to construction personnel and retain a qualified Archaeologist, in collaboration with a Native American monitor of any consulting tribe(s) registered with the Native American Heritage Commission for the City of San José and that is traditionally and culturally affiliated with the geographic area as described in Public Resources Code Section 21080.3 to be present during applicable earthmoving activity (e.g., trenching, initial or full grading, boring on-site, or major landscaping, etc.).

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.