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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: 761 Fleming Avenue Subdivsion

Lead Agency: City of San Jose

Contact Name: Charlotte Yuen

Email: Charlotte.yuen@sanjoseca.gov Phone Number: 405355658

Project Location: San Jose Santa Clara

City *County*

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

The proposed project would include the prezoning of the currently unincorporated approximately 2.08 acre property at 761 Fleming Avenue to the R-1-8 zoning district and the annexation of the parcel into the City of San José to facilitate subdivision of the site into nine separate residential lots. One single-family home would be constructed on each subdivided lot except for lot 4, which already includes an existing residence to be retained, for a total of nine houses on the project site. The new lots would range from approximately 6,015 square feet to 22,571 square feet. No accessory dwelling units (ADUs) are currently proposed but would be allowed in the future at the discretion of each property owner subject to applicable regulations. The project would include the extension of Townsquare Drive as a public street that terminates in a cul-de-sac to provide access to the proposed lots 5 through 9. The existing, unnamed private street that connects to Fleming Avenue would extend as a continuation of Townsquare Drive to the proposed cul-de-sac and provide access to lots 1-4, with the private street connecting to Fleming Avenue, and continuing to provide access to Fleming Avenue for the several adjacent existing residences that currently rely on the existing driveway for street access.

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

Air Quality: mitigation proposed to reduce project construction-related cancer risks from exceeding the Air District thresholds for single-sources at the MEI by requiring Tier 4 construction equipment for equipment larger than 25 horsepower for more than 2 days/20 hours.

Biological Resources: The project would fill the 0.23 acre seasonal wetland onsite resulting in a significant impact to state jurisdictional wetlands. Mitigation proposed requiring wetland delineation, permitting with the RWQCB, and compensatory mitigation. Additionally, mitigation proposed for the protection of trees to be preserved onsite during construction.

Hazardous materials: Project includes the removal of the septic tank on site. Mitigation requiring proper procedure during removal is included to prevent the release of hazardous materials into the environment.

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

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

Regional Water Quality Control Board Region 2