

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 #: 2019039150

Project Title: Catalina II Residential Project

Lead Agency: City of Santa Clara

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Project Location: Santa Clara Santa Clara County
City *County*

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

The project is the rezoning of the site from CT and OG to Planned Development (PD) in order to demolish the existing improvements and construct 39 townhouse units. Of the 39 units, seven would be live/work units. The townhouses would be grouped into five buildings. The maximum building height proposed is 41.25 feet. The project would result in a density of approximately 23 du/ac.

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

See Attachment A

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

N/A

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

Caltrans - encroachment permit for utility work

Attachment A
Catalina II Residential Development Project
Initial Study/Mitigated Negative Declaration
March 2019

Impacts and Mitigation

AIR QUALITY

Environmental Impact: The project would result in significant construction air pollutant emissions without the implementation of Bay Area Air Quality Management District (BAAQMD)'s standard construction Best Management Practices (BMPs).

MM AIR-1.1: During any construction period ground disturbance, the project contractor shall implement the following BMPs:

- All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).
- All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]) Clear signage shall be provided for construction workers at all access points.
- All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

Impacts and Mitigation

Post a publicly visible sign with the telephone number and person to contact at the construction firm regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

Environmental Impact: The construction of the proposed project would result in a significant health risk impact to nearby sensitive receptors.

MM AIR-2.1: The project shall select construction equipment in one of the following methods to further reduce on-site diesel particulate matter (DPM):

- All mobile diesel-powered off-road equipment larger than 25 horsepower and operating on the site for more than two days continuously shall meet, at a minimum, U.S. EPA particulate matter emissions standards for Tier 2 engines or equivalent and shall include the use of equipment that includes California Air Resource Board-certified Level 3 Diesel Particulate Filters or equivalent;
- All mobile diesel-powered off-road equipment larger than 25 horsepower and operating on the site for more than two days continuously shall meet U.S. EPA Tier 3 interim standards with Level 3 Diesel particulate Filters or equivalent; or
- Use of alternatively-fueled equipment (i.e., non-diesel).

BIOLOGICAL RESOURCES

Environmental Impact: Project construction could impact nesting birds on or adjacent to the site, if present.

MM BIO-1: Construction shall be scheduled to avoid the nesting season to the extent feasible. The nesting season for most birds, including most raptors, in the San Francisco Bay extends from February 1 through August 31.

If it is not possible to schedule construction and tree removal between September and January, then pre-construction surveys for nesting birds shall be completed by a qualified ornithologist to ensure that no nests shall be disturbed during project implementation 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 grading, tree removal, or other demolition or construction activities during the early part of the breeding season (February through April) and no more than 30 days prior to the initiation of these activities during the late part of the breeding season (May through August).

During this survey, the ornithologist shall inspect all trees and other possible nesting habitats within and immediately adjacent to the construction area for nests. If an active nest is found sufficiently close to work areas to be disturbed by construction, the ornithologist, in consultation with California Department of Fish and Wildlife (CDFW), shall determine the extent of a construction-free buffer zone to be established around the nest to ensure that nests of bird species protected by the MBTA or Fish and Game code shall not be disturbed during project construction.

Impacts and Mitigation

CULTURAL RESOURCES

Environmental Impact: Unknown buried archaeological resources could be impacted during project construction.

MM CUL-1.1: In the event that prehistoric or historic resources are encountered during excavation and/or grading of the site, all activity within a 50-foot radius of the find shall be stopped, the Community Development Director will be notified, and a qualified archeologist shall examine the find and provide recommendations for further treatment, if warranted. Construction and potential impacts to the area(s) within a radius determined by the archaeologist shall not recommence until the assessment is complete.

MM CUL-1.2: 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. The Santa Clara County Coroner shall be notified and shall make a determination as to whether the remains are 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) immediately. Once NAHC 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.

Hazards and Hazardous Materials

Environmental Impact: Construction workers, future occupants, and the surrounding environment could be exposed to contaminated soils from lead (from the historical agricultural use), and total petroleum hydrocarbons as gasoline (TPHg), benzene, and ethylbenzene (from the former underground storage tanks [USTs]) on-site.

MM HAZ-1.1: The project shall implement a soil removal work plan to remove lead-contaminated soils on-site. The soil excavation shall be made 10 feet by 10 feet wide from the center of each soil sample location where elevated levels of lead-contaminated soils was found and extend to 2.5 feet below ground surface.

MM HAZ-1.2: A soil removal work plan was prepared for the proposed project to remove contaminated soils from the former UST on-site. The soil removal work plan proposes to excavate soils up to 20 feet to remove on-site soils with elevated levels of TPHg, benzene and ethylbenzene in the UST pit backfill, and pump any groundwater encountered during the excavation. The soil removal work plan includes protocols to be followed during over-excavation of the former UST pit backfill, including worker training, construction best management practices, excavation dewatering (if needed), and soil management protocol for handling of the contaminated soil and groundwater. Any on-site soil excavated from the UST pit backfill planned to be reused shall meet residential use criteria and be approved by Santa Clara County Department of Environmental Health (SCCDEH) prior to use. Imported soil used shall provide documentation regarding the source and quality of imported soil.

Impacts and Mitigation

MM HAZ-1.3: All soil removal completion reports summarizing the soil removal activities, analytical result of verification sampling, and disposal documentation shall be prepared and submitted to SCCDEH for review and approval, with copies of all documentation provided to Santa Clara Fire Department (SCFD).

NOISE

Environmental Impact: Nearby buildings, including the adjacent Catalina I Residential development currently under construction to the eastern boundary of the project site, could be exposed to construction related vibration in excess of the state limit of 0.3 in/sec Peak Particle Velocity (PPV) for buildings where structural damage is not a concern.

MM NOI-1.1: Prohibit the use of heavy vibration-generating construction equipment, such as vibratory rollers or excavation using clam shell or chisel drops, within 20 feet of any adjacent building.

MM NOI-1.2: Designate a person responsible for registering and investigating claims of excessive vibration. The contact information of such person shall be clearly posted on the construction site.

Environmental Impact: Construction of the project would result in a substantial temporary increase in ambient noise levels at adjacent land uses.

MM NOI-2.1: The project shall implement the following construction best management practices:

- Construction activities shall be conducted in accordance with the provisions of the City's General Plan and City Code, which limits temporary construction work between the hours of 7:00 AM and 6:00 PM Monday through Friday and between 8:00 AM to 5:00 PM on Saturdays. Construction is prohibited on Sundays and all City-observed holidays.
- Construct temporary noise barriers, where feasible, to screen stationary noise-generating equipment. Temporary noise barrier fences would provide a five A-weighted decibel (dBA) noise reduction if the noise barrier interrupts the line-of-sight between the noise source and receiver and if the barrier is constructed in a manner that eliminates any cracks or gaps.
- Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.
- Utilize "quiet" models of air compressors and other stationary noise sources where technology exists.
- Unnecessary idling of internal combustion engines shall be strictly prohibited.
- Locate stationary noise-generating equipment, such as air compressors or portable power generators, as far as possible from sensitive receptors as feasible. Any enclosure openings or venting shall face away from sensitive receptors.

Impacts and Mitigation

- Construction staging areas shall be established at locations that shall create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.
- Locate material stockpiles, as well as maintenance/equipment staging and parking areas, as far as feasible from residential receptors.
- A temporary noise control blanket barrier could be erected, if necessary, along building facades facing construction sites. This mitigation would only be necessary if conflicts occurred which were irresolvable by proper scheduling.
- Route construction-related traffic along major roadways and as far as feasible from sensitive receptors.
- The contractor shall prepare a detailed construction plan identifying the schedule for major noise-generating construction activities. The construction plan shall identify a procedure for coordination with nearby residential land uses so that construction activities can be scheduled to minimize noise disturbance.
- Businesses, residences, and other noise-sensitive land uses adjacent to the construction site shall be notified of the construction schedule in writing. Designate a “construction liaison” that would be responsible for responding to any local complaints about construction noise. The liaison would determine the cause of the noise complaints (e.g., starting too early, bad muffler, etc.) and institute reasonable measures to correct the problem. Conspicuously post a telephone number for the liaison at the construction site.

SOURCE: City of Santa Clara. *Catalina II Residential Project Initial Study*. March 2019.

