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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: 70-80 North 27th Street Residential Project File No. ER22-038

Lead Agency: City of San Jose

Contact Name: Tina Garg

Email: tina.garg@sanjoseca.gov Phone Number: 408-535-7895

Project Location: 70-80 North 27th Street, San Jose, Santa Clara County
City *County*

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

The project is a Special Use Permit (SUP) to allow the demolition of an existing 21,454 two-story retail commercial building and construction of a new six-story, 209,120 sf residential building on the 1.16-acre project site. The project site is located at 70-80 North 27th Street in the Five Wounds area (central) of San José. The project would include up to 198 residential units with 210 parking spaces, 50 bicycle parking spaces, and landscaping. Approximately 15 percent of the units would be for very-low or low-income occupants. Up to 16 trees would be removed. Consistent with the Urban Design goals of the Five Wounds Urban Village, the structure would be designed to reflect Mediterranean or other similar architectural styles that reflect the ethnic heritage of the area. The project would include pedestrian pathways on the north, east, and south sides of the building to allow street and project access to the planned Five Wounds Trail to be constructed between N. 27th and N. 28th Streets. The project would also include a public trail entrance that would be located at the southeast corner of the site. The proposed trail connections and future Five Wounds Trail would provide pedestrian and bicycle access to the future 28th Street/Little Portugal BART Station.

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

Impact AQ-1: The project would have an exceedance with respect to community risk caused by project construction. MM AQ-1: A qualified air quality consultant shall prepare a construction operations plan demonstrating use of construction equipment with low diesel particulate matter exhaust or meets a fleet-wide average 70-percent reduction in diesel particulate matter (DPM) exhaust emissions. Equipment will be verifed.
Impact BIO-1: Construction disturbance could result in bird nest abandonment. MM BIO-1: Pre-construction surveys and protection during construction if necessary.
Impact HAZ-1: Development of the proposed project could result in impacts related to exposure to potentially hazardous soil conditions resulting from previous railroad uses on the site. MM HAZ-1: Phase II soil testing is required and remediation will be completed if necessary.
Impact NOI-1: Temporary noise impacts to surrounding land uses during construction. MM NOI-1: Preparation of a construction noise logistics plan that specifies hours of construction, noise and vibration minimization measures, posting or notification of construction schedules, and designation of a noise disturbance coordinator who would respond to neighborhood complaints.

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 are known.

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

None