



Initial Study

18081 SARATOGA-LOS GATOS ROAD 4-LOT SUBDIVISION

Prepared by:
Jeannie Hamilton, AICP
City Planner
City of Monte Sereno
18041 Saratoga-Los Gatos Road
Monte Sereno, CA 95030
(408) 354-7635
jeannie@cityofmontesereno.org

January 2019
Revised February 24, 2020

TABLE OF CONTENTS

A. BACKGROUND	1
B. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED	3
C. DETERMINATION	4
D. EVALUATION OF ENVIRONMENTAL IMPACTS	5
1. Aesthetics	7
2. Agriculture and Forest Resources	10
3. Air Quality	11
4. Biological Resources	15
5. Cultural Resources	21
6. Geology and Soils	23
7. Greenhouse Gas Emissions	26
8. Hazards and Hazardous Materials	28
9. Hydrology and Water Quality	30
10. Land Use and Planning	33
11. Mineral Resources	34
12. Noise	35
13. Population and Housing	41
14. Public Services	42
15. Recreation	44
16. Transportation/Traffic	45
17. Utilities and Services Systems	48
18. Tribal Cultural Resources	50
19. Energy	51
20. Wildfire	52
21. Mandatory Findings of Significance	54
E. SOURCES	56

F. APPENDICES

APPENDIX A PROJECT PLANS

APPENDIX B BIOLOGICAL RESOURCES ANALYSIS

APPENDIX C GEOTECHNICAL INVESTIGATION

APPENDIX D NOISE ASSESSMENT STUDY (REVISED)

APPENDIX E TRAFFIC IMPACT ANALYSIS

APPENDIX F TREE INVENTORY AND ASSESSMENT

E. SOURCES

City of Monte Sereno. December 2008, amended May 19, 2015. *Monte Sereno General Plan*, Monte Sereno, CA.

Project Plans. September 6, 2018 submission.

Google, Inc. Google Maps, 2018.

Bay Area Air Quality Management District, *California Environmental Quality Act Air Quality Guidelines*. May 2017.

Bay Area Air Quality Management District. *2017 Clean Air Plan: Spare the Air, Cool the Climate*. April 19, 2017.

California Department of Toxic Substances Control. 2018. EnviroStor Database; Accessed January 2019. <http://www.environstor.dtsc.ca.gov/public/>

Olberding Environmental, Inc. January 2018. *Biological Resources Analysis Report for the 18081 Saratoga Los Gatos Road Property*. Monte Sereno, CA.

Capex Engineering Inc. February 21, 2017. *Geotechnical Investigation Report, 18081 Los Gatos Saratoga Rd*. Monte Sereno.

Edward L. Pack Associates, Inc. *Noise Assessment Study for the Planned Single-Family Development, 18081 Saratoga-Los Gatos Road*. Monte Sereno.

Hexagon Transportation Consultants, Inc. February 2018. *Trip Generation and Access Report for the Proposed Development at 18081 Saratoga-Los Gatos Road in Monte Sereno, California*.

Monarch Consulting Arborists LLC. *Tree Inventory and Assessment, August 26, 2017, 18081 Saratoga Los Gatos Road*. Monte Sereno CA.

Federal Emergency Management Agency. 2018. FEMA Flood Map Service Center; Accessed January 8, 2019. <https://msc.fema.gov/portal>

California Department of Finance Demographic Research Unit. May 1, 2017. E-1 Population Estimates for Cities, Counties, and the Stat – January 1, 2017 and 2018; Accessed January 2019. <http://dof.ca.gov/Forecasting/Demographics/Estimates/E-1/>

A. BACKGROUND

Project Title	New Residential Homes, 18081 Saratoga-Los Gatos Road., Monte Sereno CA 95030
Lead Agency Contact Person and Phone Number	Jeannie Hamilton, City Planner City of Monte Sereno (408) 354-7635
Date Prepared	February 1, 2019; Revised February 21, 2020
Project Location	18081 Saratoga Los Gatos Rd. (410-20-036) Monte Sereno, CA 95030
Project Sponsor Name and Address	Annette Seaborn 410 N Santa Cruz Avenue Los Gatos, CA 95030
General Plan Designation	Single-Family Residential- 3-5 DU/acre
Zoning	R-1-8 Residential District

Setting

The 0.96-acre project site is located at 18081 Saratoga Los Gatos Road/State Route 9 (Highway 9) within the incorporated limits of the City of Monte Sereno (Figure 1). The project site is comprised of one parcel, Assessor's parcel number 410-20-036. The project site is surrounded by single-family residential to the north, east, west, and to the south across Saratoga Los Gatos Road (Figure 2). The subject parcel is rectangular in shape with approximately 159 linear feet along Saratoga Los Gatos Road, approximately 262 linear feet along its western boundary, approximately 162 linear feet along its northern boundary, and 261 feet along its eastern boundary. The subject site slopes upward from Saratoga Los Gatos Road approximately 10 feet through the first 1/3 of the property then begins to slope back down approximately 20 feet towards the rear of the properties along Arlee Drive. The average slope across the whole site is approximately 13.78%.

The subject site has the remains of the foundation of a single-family home destroyed by fire in June of 2015. Some large trees remain throughout the site.

Description of Project

The proposed project is a four-lot subdivision, three residential lots and a private street, of an existing lot of approximately 41,927 gross square feet (Figure 3). The subject site is located at 18081 Saratoga-Los Gatos Road on the north side between Rose Avenue and Viewfield Road. The site is designated as Single-family Residential 3-5 DU/Acre in the City of Monte Sereno General Plan. The zoning for the property is R-1-8, a single family residential zoning district which requires a minimum lot size of 8,000 square feet.

The overall site has an average slope of 13.78% which requires the slope density formula to be applied. Through the slope density application, the minimum lot size for any new lots created is 10,315 square feet. The proposed subdivision includes three lots ranging in size from 11,665 to 11,761 square feet and a fourth lot for a new private cul-de-sac 40 feet in width with a cul-de-sac bulb sufficient for fire truck turn-around.

The proposed project includes the removal of up to twenty (20) trees, including significant, undesirable, and multi-trunk trees. The diameters of the trunks range from 5 inches to 29 inches with the condition of the trees ranging from poor to good.

Other Public Agencies Whose Approval is Required

CalTrans must issue an encroachment permit for the new road connection to Saratoga-Los Gatos Road (State route 9) and installation of a new storm drain line across SR9.

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?

The City of Monte Sereno has not received any requests for consultation from California Native American tribes.

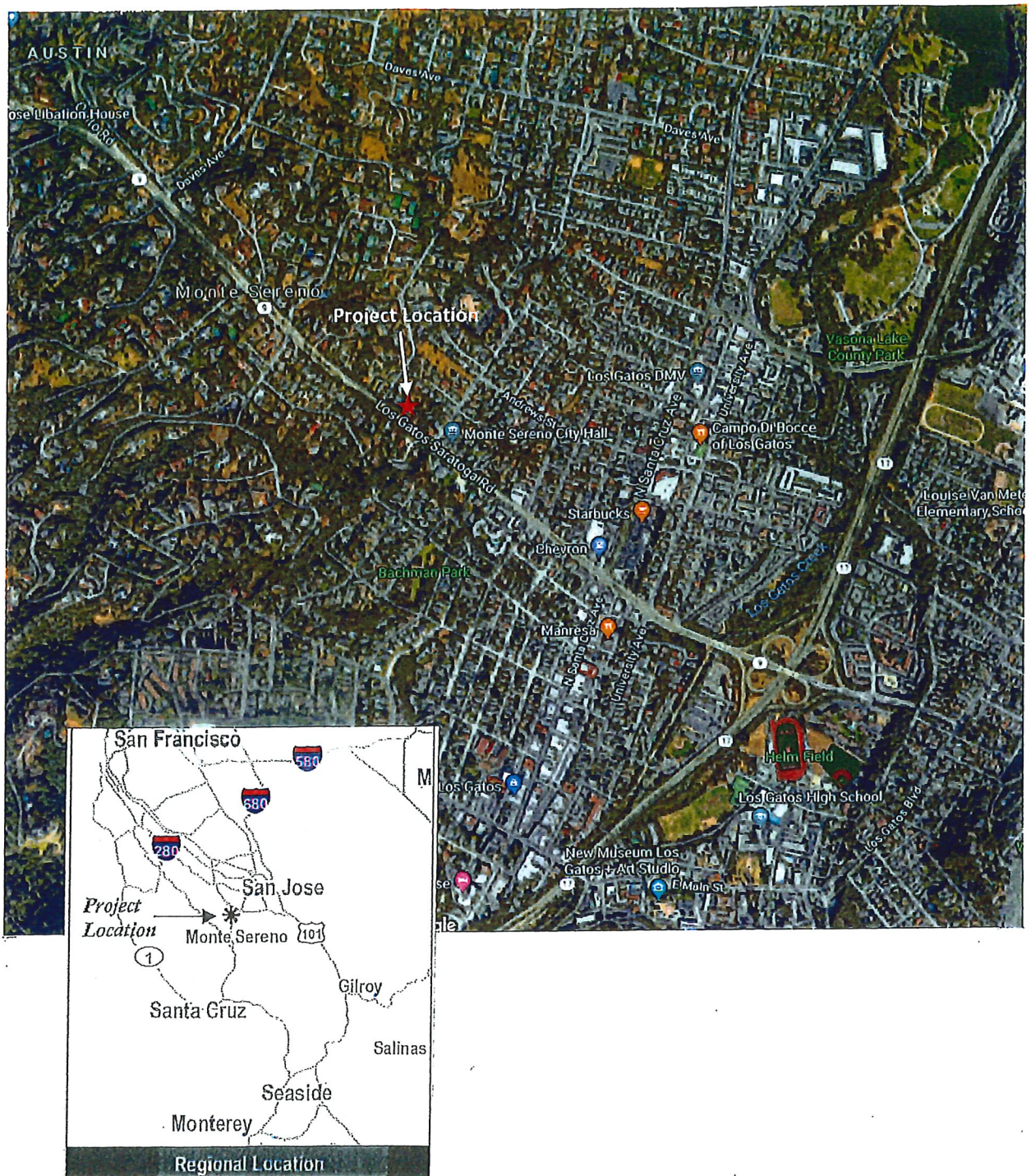


Figure 1
Location Map

18081 Saratoga-Los Gatos Road Subdivision

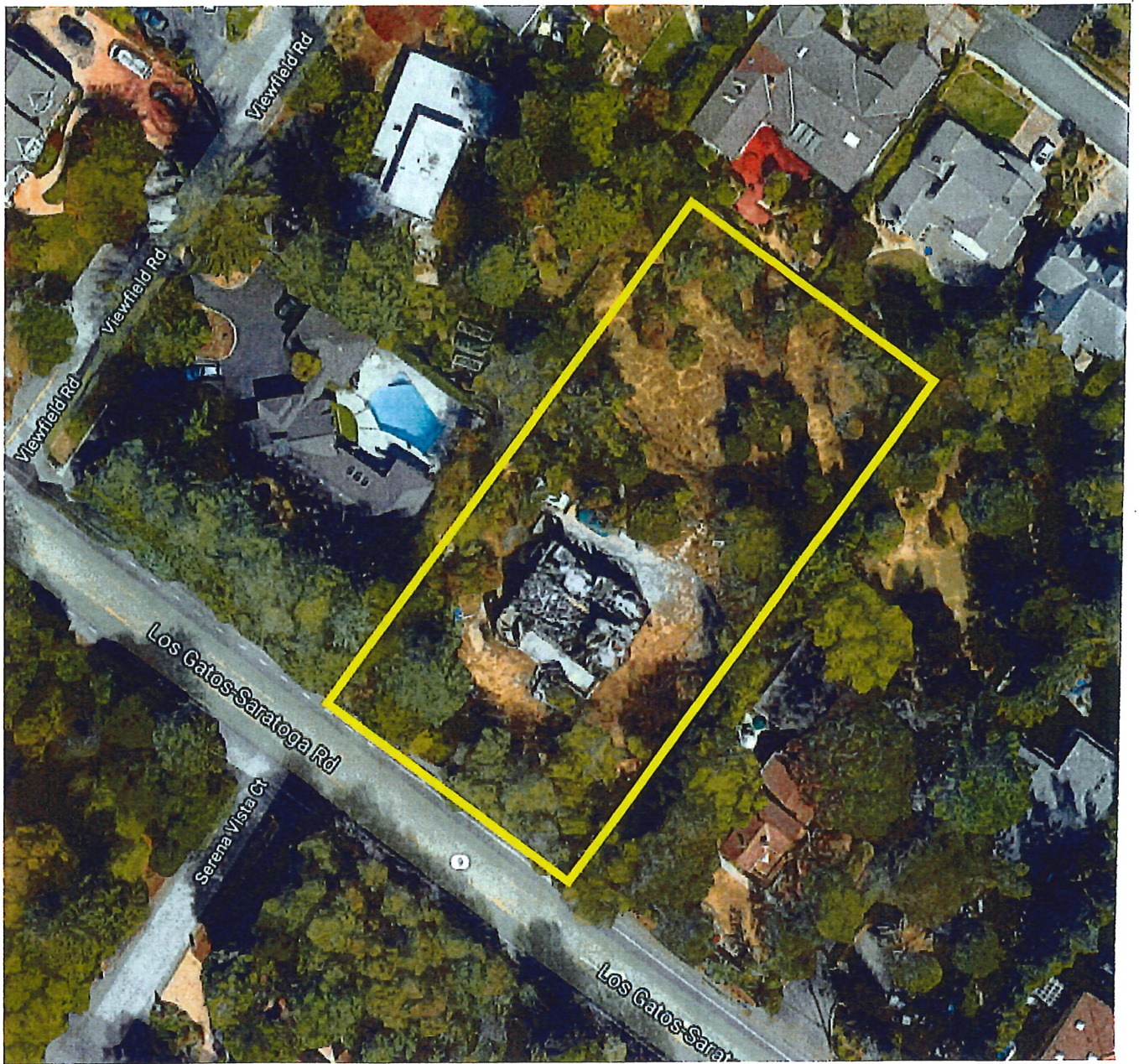


Figure 2
Aerial Photograph

18081 Saratoga-Los Gatos Road Subdivision

B. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

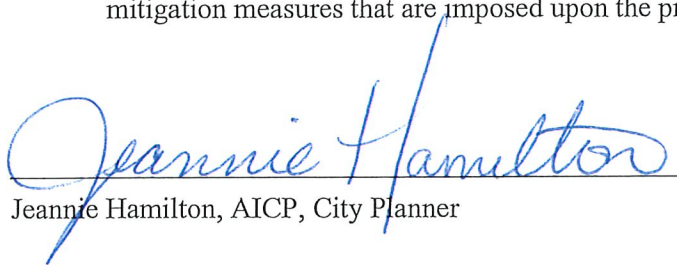
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Air quality | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Noise | <input type="checkbox"/> Wildfire |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Mandatory Findings of Significance | |
| | <input checked="" type="checkbox"/> NONE | |

C. DETERMINATION

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (1) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (2) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


Jeannie Hamilton, AICP, City Planner

2-24-2020
Date

D. EVALUATION OF ENVIRONMENTAL IMPACTS

- (1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- (2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- (3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- (4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analysis," may be cross-referenced).
- (5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
 - (a) Earlier Analysis Used. Identify and state where they are available for review.
 - (b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - (c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site- specific conditions for the project.
- (6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., General Plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- (7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

- (8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- (9) The explanation of each issue should identify:
 - (a) The significance criteria or threshold, if any, used to evaluate each question; and
 - (b) The mitigation measure identified, if any, to reduce the impact to less than significance

1. AESTHETICS

Would the project:	<i>Potentially Significant Impact</i>	<i>Less-than-Significant Impact with Mitigation Measures Incorporated</i>	<i>Less-Than- Significant Impact</i>	<i>No Impact</i>
a. Have a substantial adverse effect on a scenic vista?				X
b. Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c. Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?				X

a/b/c. The Monte Sereno General Plan does not designate specific scenic vistas (signed and accessible to the public) within the City. The General Plan does state that many of the lots in the Loma Serena neighborhood (northern portion of the City) have views and vistas (page 21), but this neighborhood is located at a distance from the project site. The General Plan does emphasize the value of scenic resources such as hillsides, natural resource areas, and open space. Monte Sereno General Plan Policy H-1.3 requires that new residential development preserve valued scenic qualities such as hills, ridgelines and views and mitigate adverse visual impacts to the extent possible.

State Route 9 (also referred to as Highway 9 and Saratoga-Los Gatos Road) is officially designated a California State Scenic Highway in Monte Sereno. State scenic highways are roadway corridors of outstanding natural beauty that are subject to special regulations that preserve and enhance the scenic quality of the corridor. Highway 9 starts at Skyline Boulevard in Santa Cruz County and runs through a forested landscape, an abandoned pear-apple orchard farm, and later joins Saratoga-Los Gatos Road at Blaney Plaza in the City of Saratoga (General Plan, page 72). The project site is on the north side of Highway 9 so any scenic vistas appear to the south opposite Highway 9. There are some significant trees on the project site.

At the request of City staff, the applicants submitted photo simulations of what the project would look like when planted, in five years, and 10 years, from three locations. Figure 4, View Locations, present the three locations from which pictures were taken of the existing site setting. Figures 5 through 10 present the existing setting and the photo simulations representing vegetation growth over a 10-year period from the three view locations.

In response to a comment on the original initial study, the applicant provided revised simulations of vegetation growth which are included in this document. The new simulations do not indicate any change to impact conclusions or mitigation requirements.

Existing Views along State Route 9

Existing land uses along State Route 9 in the project site vicinity are primarily low density residential, as well as limited governmental buildings including Monte Sereno City Hall to the east. Views from the highway consist of heavy vegetation at times with some views of fences, walls, homes, as well as City Hall. Views beyond the immediate vegetation and structures are not available. The existing views into the project site are limited given the heavy unmaintained vegetation and elevated site along the highway. This vegetation will be cleaned up and additional landscaping will be installed.

View Locations

View Location 1 (Looking East)

Figure 5 presents the existing view and the proposed project after one year of landscaping growth at View Location 1. Figure 6 presents the proposed project after five years and ten years of vegetation growth.

View location 1 is from eastbound Highway 9 west of the project site. The existing view includes State Route 9 pavement and striping, the site with the existing low lying retaining wall adjacent to the asphalt pedestrian path, and the existing vegetation growth under the overhead utility lines.

With construction of the project, retention of the existing retaining wall and the proposed landscaping at planting, the southwest corner of a home on lot 1 and a 6-foot tall masonry sound wall setback approximately 35 feet is visible through the vegetation. With five years of vegetation growth, the home is still visible at that corner, and with 10 years of vegetation growth the height of the hedge on top of the retaining wall coupled with the growth of the trees obscures the view of the home.

View Location 2 (front)

Figure 7 presents the existing view and the proposed project after one year of landscaping growth at View Location 2. Figure 8 presents the proposed project after five years and ten years of vegetation growth.

View location 2 is from the south side of State Route 9, directly south of the project site entrance, facing northward toward the project site. The existing view includes State Route 9 pavement and striping. There is some view into the sight through the existing vegetation and over the low retaining wall. With construction of the project, the low hedge on top of the retaining wall provides a barrier between the asphalt pedestrian path and the property. The homes are visible over the vegetation. At five years growth the planting along the front and the trees have grown providing some screening for the front home and views into the site, with the exception of the private street, have been reduced. At 10 years growth the planting along

the front has grown to provide a significant screening along the project frontage. The interior landscape has grown to soften the interface between the new private cul-de-sac and the adjacent property to the east.

View Location 3 (looking west)

Figure 9 presents the existing view and the proposed project after one year of landscaping growth at View Location 3. Figure 10 presents the proposed project after five years and ten years of vegetation growth.

View location 3 is from westbound State Route 9, east of the project site entrance. The existing foreground view includes state Route 9 pavement and overhead utility poles as well as the existing driveway and low wall with vegetation.

With construction of the project, at planting the home on lot one is very visible given the 40 foot private cul-de-sac from Highway 9. The proposed planting and the existing retaining wall provide a low barrier between the asphalt pedestrian path and lot 1. At 5 years growth, a small landscape tree has provided some softening of the view of the garage on Lot 1 and a small tree at the east entrance to the cul-de-sac provides some greenery at the entrance behind the utility pole. The tree planting along the frontage of Lot 1 provides a taller barrier between the pedestrian path and the yard. With 10 years growth the landscape tree in the front of the garage along with the tree at the entrance provide more screening of the home on Lot 1. The trees along the frontage have grown providing a significant screen between the pedestrian path and the side yard for Lot 1.

Project Impacts

The proposed project would change the existing views of the project site, as demonstrated in the visual simulations presented herein, primarily by changing the visual character of the site from a large vacant site with remnants of a fire destroyed home, and overgrown vegetation along the frontage, to views of a small residential enclave with significantly more landscaping. As presented in the analysis above, the proposed project would not have an adverse effect on a scenic vista, would not damage scenic resources, including trees, rock outcroppings, and historic buildings within a state scenic highway (Highway 9), nor would it degrade the existing visual character or quality of the site and its surroundings. Development of the project would have no effect on any views of surrounding hillsides from the scenic highway given the project's location on the north side of the highway. Finally, the proposed project would result in views of development similar to the views along Highway 9 in the vicinity of the project site, typical for highly landscape residences. Therefore, visual impacts would not be considered significant and some viewers may find the changes to result in a beneficial visual impact.

- d. The project site is currently vacant with the remnants of a fire destroyed home. No lighting plans are included in the project plans. Any future lighting would be consistent with the character of surrounding neighborhoods in Monte Sereno, which do not have street lights. Additionally, the project is required to be consistent with the City of Monte Sereno Design Guidelines for residential developments, which requires any exterior lighting not be directed toward the street, the sky, or neighboring parcels; and light sources to not be visible from off site. No mitigation measures are necessary.



View 1



View 2



View 3



Figure 4

View Locations

18081 Saratoga-Los Gatos Road Subdivision



Figure 5

View Location 1 Existing and As Planted Growth

18081 Saratoga-Los Gatos Road Subdivision



Figure 6
View Location 1 Five- and Ten-Year Growth
18081 Saratoga-Los Gatos Road Subdivision



Figure 7
View Location 2 Existing and As Planted Growth
18081 Saratoga-Los Gatos Road Subdivision



Figure 8
View Location 2 Five- and Ten-Year Growth
18081 Saratoga-Los Gatos Road Subdivision



Figure 9
View Location 3 Existing and As Planted Growth
18081 Saratoga-Los Gatos Road Subdivision



Figure 10
View Location 3 Five- and Ten-Year Growth
18081 Saratoga-Los Gatos Road Subdivision

2. AGRICULTURE AND FOREST RESOURCES

Would the project:	<i>Potentially Significant Impact</i>	<i>Less-than-Significant Impact with Mitigation Measures Incorporated</i>	<i>Less-Than- Significant Impact</i>	<i>No Impact</i>
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?				X
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d. Result in the loss of forest land or conversion of forest land to non-forest use?				X
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to nonagricultural use or conversion of forest land to non-forest use?				X

The project site is currently vacant with the remnants of a pre-existing single-family home that was the subject of a fire in June of 2016. The foundation still remains. The property is not covered by a Williamson Act Contract, nor is there any agricultural or forest land in the vicinity of the project site. Additionally, the surrounding properties are developed with single-family residential uses. The Monte Sereno General Plan also states that because of the developed nature of the City, there is no on-going agricultural or lumber production within the City. In addition, the State has not identified any important farmlands within the City that are in need of conservation (Monte Sereno General Plan, Page 110). Therefore, the proposed project would not conflict with the provisions of the Williamson Act or agricultural zoning, and not impacts to agricultural, forest land, or lands zoned for commercial timber would occur as a result of the project.

3. AIR QUALITY

Would the project:	<i>Potentially Significant Impact</i>	<i>Less-than-Significant Impact with Mitigation Measures Incorporated</i>	<i>Less-Than-Significant Impact</i>	<i>No Impact</i>
a. Conflict with or obstruct implementation of the applicable air quality plan?		X		
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		X		
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?				X
d. Expose sensitive receptors to substantial pollutant concentrations?		X		
e. Create objectionable odors affecting a substantial number of people?			X	

- a. The City of Monte Sereno, including the project site, is within the Bay Area Air Quality Management District (hereinafter “Air District”). Regional Air Districts must prepare air quality plans specifying how state air quality standards would be met. The Air District’s most recent adopted plan is the Bay Area 2017 Clean Air Plan: Spare the Air, Cool the Climate (2017 CAP). The 2017 Air District CEQA guidelines specify Clean Air Plan consistency methods for plan level evaluation only. Guidance for project-level analysis focuses on attainment of criteria air pollutant emissions thresholds and health risk standards. Development projects, such as the proposed project, are considered to be consistent with the 2017 CAP if emissions are within the screening thresholds presented in the 2017 Air District CEQA guidelines.

The proposed project is below the Air District’s thresholds for operational and construction air pollutant emissions and the Air District’s standard dust emissions controls are included as mitigation (see “b” below). With implementation of this mitigation measure, as modified, the proposed project would not conflict with the 2017 CAP.

Mitigation Measure

- AQ-1. Future development of the site shall include applicable control measures from the Air District’s current air quality plan. These control measures include, but are not limited to, the following:
- a. Incorporation of solar hot water or solar electricity in the homes;
 - b. Incorporation of “cool roofing” and “cool paving” technologies into the development; and

- c. Inclusion of shade trees in landscaping plans.

The previous document circulated included the following conditions that have been deleted because it has been determined they are not relevant for this small project:

- a. Provision of internal bicycle facilities with connection to State Route 9;
 - b. Provision of sidewalks on internal streets with connections to sidewalks on State Route 9;
- b. The Air District is responsible for monitoring emissions and developing air quality plans for the San Francisco Bay area, including Santa Clara County and has published comprehensive guidance on evaluating, determining significance of, and mitigating air quality impacts of projects and plans in CEQA Air Quality Guidelines (“CEQA guidelines”). The CEQA guidelines were initially adopted in 1999 and subsequently updated in 2010, 2011, 2012, and 2017.

The 2017 Air District CEQA guidelines, Table 3-1 Criteria Air Pollutants and Precursors and GHG Screening Level Sizes, identifies land uses by size that are typically not expected to result in criteria pollutant emissions that would exceed the Air District’s thresholds. Table 3-1 provides an indication of when a project’s construction and operational emissions should be quantified based on identified size criteria. Table 3-1, “Operational-Related Criteria Air Pollutant and Precursor Screening Level Sizes” on page 3-2 of the 2017 Air District CEQA guidelines contains the screening criteria. The screening threshold for single-family homes is 325 dwelling units and for condos/townhomes 451 dwelling units (Bay Area Air Quality Management District 2017a). The proposed project would include a total of three (3) single-family homes. Therefore, the project would fall below the threshold and would have a less-than-significant operational impact on air quality.

Table 3-1 also contains screening criteria for construction impacts of new development projects. For single-family homes, construction emissions impacts are less than significant for projects of 114 dwelling units. The proposed project involves the construction of a total of three (3) single-family homes and, therefore, would result in a less-than-significant impact from construction emissions. However, the Air District recommends the implementation of the following mitigation measures for all proposed projects whether or not construction-related emissions exceed applicable thresholds of significance (Bay Area Air Quality Management District 2017a, p.8-4). The following mitigation measure will be implemented to ensure the proposed project’s contribution to construction-related air emissions would be less than significant.

Mitigation Measure

- AQ-2. The following basic construction mitigation measures shall be incorporated into project construction documents:
- a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day;
 - b. All haul trucks transporting soil, sand, debris, or other loose material off-site shall be covered;

- c. 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;
 - d. All vehicle speeds on unpaved surfaces shall be limited to 15 mph;
 - e. All 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;
 - f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 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;
 - g. 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; and
 - h. Post a publicly visible sign with telephone number and person to contact at the Lead Agency 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.
- c. The 2017 Air District CEQA guidelines considered the emission levels for which a project's individual emissions would be cumulatively considerable in developing thresholds of significance for criteria pollutants. If a project exceeds the identified significance thresholds, its emissions would be cumulatively considerable, resulting in significant adverse air quality impacts to the region's existing air quality conditions.

The proposed project is the construction of three (3) single-family homes and does not exceed the Air District's thresholds for criteria air pollutants (see "b" above). Therefore, the proposed project will not result in cumulatively considerable impacts.

- d. Operation of the residential development is not expected to cause any localized emissions that could expose sensitive receptors to unhealthy air pollutant levels, because no significant operational sources of pollutants are proposed onsite. Construction activities would result in localized emissions of dust and diesel exhaust that could result in temporary impacts to adjacent land uses that include sensitive receptors (residential uses). The short-term air quality effects during project construction would be avoided with implementation of the Mitigation Measure AQ-2 under checklist item "b" above. The proposed project would not result in localized, concentrated operational emissions that would expose sensitive receptors to unhealthy air pollutant levels.
- e. The proposed project includes the construction of three (3) residential units and would not result in any objectionable odors during the operational phase. During project construction, there may be nuisance diesel odors associated with operation of diesel construction equipment on-site (primarily during initial grading phases), but this effect would be localized, sporadic, and short-term in nature. Therefore, temporary impacts

from nuisance diesel odors on adjacent residential receptors would be less than significant.

4. BIOLOGICAL RESOURCES

Would the project:		Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?				X	
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?					X
c. Have a substantial adverse effect on federally protected wetlands, as defined by section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.), through direct removal, filling, hydrological interruption, or other means?					X
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X	
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X		
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?					X

The Property is surrounded by residential housing on its north, east and west boundaries, and by Saratoga Los Gatos Road (State Route 9) providing access along the southwestern edge of the property. Additional residences are located on the opposite side of the roadway. Attachment 1, Figure 1 depicts the regional location of the Property in Santa Clara County, While Attachment 1, Figure 2 illustrates the vicinity of the Property in relationship to the City of Monte Sereno. Attachment 1, Figure 3 identifies the location of the Property in the Los Gatos USGS 7.5-minute Quadrangle. An aerial photograph of the property has been included as Attachment 1, Figure 4. *(all Attachments can be found in the Biological Report prepared for the project, Appendix B)*

The Property encompasses approximately 0.96 acres in a square shape bound by residential area on all boundaries with Saratoga Los Gatos Road along the south western boundary. A majority of the Property supports ornamental woodland and urban/developed habitats. Ruderal grassland habitat with scattered oak trees (*Quercus* sp.) also occurs within the northern part of the Property. Characteristic vegetation includes a mixture of annual grasses and forbs. These include Bermuda grass (*Cynodon dactylon*), ripgut brome (*Bromus diandrus*), soft chess (*Bromus hordeaceus*), wild oats (*Avena* spp.), Himalayan blackberry (*Rubus armeniacus*) and black mustard (*Brassica nigra*). The Property has multiple structures existing on-site including an old house pad, a shed, and gazebo. Ornamental trees and shrubs including but not limited to bamboo (*Bambusoideae* sp.), Brazilian peppertree (*Schinus molle*), oleander (*Nerium oleander*), magnolia (*Magnolia grandiflora*), Italian cypress (*Cupressus sempervirens*), privet (*Ligustrum* spp.), acacia sp., and Mexican fan palm (*Washingtonia robusta*) were found in this area as well. The topography of the Property consists of slightly sloping land that ranges from 480 to 461 feet above sea level.

A special-status plant and wildlife species database search and review was conducted using the CNDDDB and other sources. An additional search was conducted for special-status plants using CNPS *Inventory* on-line. Special-status species reports were accessed by searching the CNDDDB database for the Los Gatos, San Jose West, San Jose East, Santa Teresa Hills, Castle Rock Ridge, Cupertino, Felton, Laurel and Loma Prieta USGS 7.5-minute quadrangles (adjacent USGS 7.5-minute quadrangles) which surround the Property, and by examining those species that have been identified in the vicinity of the Property. These quadrangles will be henceforth noted as surrounding quads. The database report identified special-status species known to occur in the region or those that have the potential to occur in the vicinity of the Property. The CNDDDB report was used to focus special-status species analysis of the site prior to the reconnaissance surveys.

Occurrences of eight special-status plants within a five-mile radius of the point roughly representing the center of the Property are described in detail. Occurrence distance from the Property is estimated from this center point (Attachment 1, Figure 6). No special-status plants were found to potentially occur within the Property due to unsuitable habitats and lack of nearby CNDDDB occurrences.

Results of the biological resource analysis survey conducted by Olberding Environmental on January 12, 2018, did not identify any wetland/waters on the Property that may be considered jurisdictional by the Corps showing no positive indicators of wetland soils, hydrology, and vegetation. Based on the results of our reconnaissance survey, the site lacked all criteria used by the Corps to determine wetland status.

No special-status plant species were determined to have a potential to occur on the Property. This was based on the absence of suitable habitats, soil types, and nearby and recent CNDDDB occurrences.

Foraging or Nesting Raptor/Passerine Species – A total of seven birds were determined to have a potential to occur on the Property. The following four birds have a moderate potential to occur in a foraging capacity only: white-tailed kite, red-shouldered hawk, American kestrel, and sharp-shinned hawk. The red-tailed hawk, Cooper's hawk and loggerhead shrike have a

moderate potential to occur in a foraging or nesting capacity. The burrowing owl and tri-colored blackbird are presumed absent from the Property.

Nesting Birds. Construction noise and/or tree removal associated with the proposed project have the potential to impact nesting birds (including raptors) protected under the federal Migratory Bird Treaty Act and California Fish and Game Code. The project site contains mature native and non-native trees with potential to support nesting birds in the site. If protected species are nesting in or adjacent to the project site during the bird nesting season (February through August), then noise-generating and/or tree removal construction activities could result in the loss of fertile eggs or nestlings, or otherwise lead to the abandonment of nests. Implementation of the following mitigation measure would reduce potentially significant impacts to nesting birds to a less-than-significant level.

Special-status Mammal Species – Given the presence of suitable onsite habitat; the pallid bat and hoary bat have a potential to occur on the Property in a foraging and roosting capacity. No immediate signs were present during the initial survey but the unoccupied structures along the western edge and the large trees on-site could provide suitable roosting habitat.

Mitigation Measure

BIO-1 To avoid impacts to nesting birds, the removal of trees and shrubs shall be minimized to the greatest extent feasible. Construction activities that include any tree removal, pruning, grading, grubbing, or demolition shall be conducted outside of the bird nesting season (February through August). If this type of construction occurs during the bird nesting season, then a qualified biologist shall conduct a preconstruction survey for nesting birds to ensure that no nests would be disturbed during project construction. This survey shall be conducted no more than seven (7) days prior to the initiation of disturbance activities during the early part of the nesting season (February through April) and no more than 30 days prior to the initiation of disturbance activities during the late part of the nesting season (May through August). If no active nests are present within 250 feet of construction, then activities can proceed as scheduled. However, if an active nest is detected during the survey within 250 feet of construction, then the establishment of a protective construction-free buffer zone from each active nest (typically 250 feet for raptors and 50-100 feet for other species) will be clearly delineated or fenced until the juvenile bird(s) have fledged (left the nest), unless the biologist determines that construction would not impact the active nest. Implementation of this mitigation measure will be the responsibility of project site developers.

Special-Status Bats. There is low potential that mature trees and developed structures on the project site provide roosting areas for a special-status bat species that occurs in the project vicinity. Marginally suitable roosting habitat is present on the project site for special-status pallid bat (*Antrozous pallidus*), which is a State Species of Special Concern. Therefore, proposed project development has a low potential to directly affect individual bats should they be roosting on the project site during construction activities. However, impacts to roosting, special-status bat species is considered a significant adverse environmental impact. The following mitigation measure would reduce this potential impact to a less-than-significant level.

Mitigation Measure

BIO-2 To avoid impacting active pallid bat roosts, if present, all vacant buildings proposed for removal that are unoccupied and boarded up at the time of development approval (dark in the daytime) shall be opened in the winter months (prior to mid-March) to allow in light, making these areas non-suitable for use as maternity roosts. In addition, any mature trees removed due to project implementation shall be removed in two stages (with the limbs removed one day, and the main trunk removed on a subsequent day) to allow any potentially present day-roosting bats the opportunity to relocate. Implementation of this mitigation measure will be the responsibility of project site developers.

Special-Status Amphibians – The Property does not provide suitable breeding habitat for CRLF, CTS, Santa Cruz black salamander or California giant salamander as there is no permanent water source, and the annual grassland habitat on the site is not suitable for upland refuge due to lack of burrowing mammal burrows. CNDDDB notes a few occurrences of each species within five miles but they are all historic (more than 20 years old). Additionally, it is very unlikely that these amphibian species would be able to disperse onto the Property due to surrounding residential development. All are presumed absent from the Property.

Special-Status Reptiles– There is no standing water or aquatic vegetation within the Property and therefore there is no suitable habitat for the western pond turtle. The Property has residential housing on all boundaries making it impossible for the turtle to disperse onto the Property. The western pond turtle is presumed absent from the Property.

Local Policies or Ordinances. The City's Tree Preservation Ordinance (Chapter 10.15) requires an applicant to obtain a permit in order to remove significant trees, which are defined as: "those whose visual importance to the neighborhood is sufficient to justify special efforts to protect and preserve them and whose loss would be of irremediable adverse impact on the environment. Factors to be considered in determining the significance of trees are age, size, rarity and appearance.

Notwithstanding the preceding, each of the following is declared to be a significant tree or trees:

- A. Oaks or redwood trees having a circumference greater than twenty (20) inches measured at a height of four (4) feet above ground level.
- B. Any tree having a circumference greater than twenty-five (25) inches measured at a height of four (4) feet above ground level.

This ordinance requires that a protective fence be constructed at least five feet from the trunk of any retained significant tree during any construction being carried out near the tree. Trees removed must be replaced on at least a one-to-one basis, or, if this provides inadequate mitigation, a cash payment may be required.

The City's Subdivision Ordinance (Chapter 13.04.030) requires hillside subdivisions and scenic corridor subdivision tentative maps include the following specific information related to trees:

- A. The approximate location of all trees or groups of trees in the subdivision having a trunk diameter of six (6) inches or more as measured four (4) feet above ground level.

B. Those trees of the aforesaid size which are to be, or may be, removed.

The ordinance also requires City Council approval prior to removal of significant trees. Specifically, but not exclusively, no trees larger than six (6) inches in diameter may be removed without City Council approval.

Finally, the City's General Plan open space and conservation element includes the following urban tree canopy protection policies:

- OSC-4.5 To the extent possible, encourage the retention and re-establishment of native vegetation in all private development projects and public facility construction projects.
- OSC-5.1 Continue to require that development proposals minimize the disturbance to or removal of existing trees to the extent possible.
- OSC-5.2 Require that removed trees be replaced with at least a one-to-one ratio, unless prohibited by good forestry practices.
- OSC-5.3 Encourage the replacement of non-native trees with California native tree species.
- OSC-5.4 Continue to preserve and protect California native trees while recognizing the need to allow for the gradual replacement of trees for on-going natural renewal.
- OSC-5.5 Continue to enforce the Tree Removal Ordinance and require development proposals to provide adequate information to City staff to assess the project's impact on existing trees.
- OSC-5.6 Continue to preserve the quality of trees in public and private open space areas.

According to the August 26, 2017 report prepared by Richard Gessner of Monarch Consulting Arborists for the applicant, the site contains 46 trees on site comprised of 16 different species. 10 trees are in good condition, 20 in poor, and 16 in fair condition. Little if any maintenance has been done on the trees over the years, and the trees along the frontage with Highway 9 have been topped to below the high voltage lines. The interior of the site contains an array of volunteer trees and invasive species. There are a couple of large specimen trees, 2 Coast Live Oak at opposite corners of the site and one Deodar Cedar towards the front. The two oaks are proposed to be retained with the cedar being removed due to location of the proposed home.

The plans submitted to the City of Monte Sereno dated August 28, 2018, show the removal of 15 trees, some multi-trunk, primarily in areas of proposed improvement and/or construction. Eleven (11) of the trees are classified as significant per the City of Monte Sereno Tree Preservation regulations. The proposed landscape plan includes the planting of 26 trees including Coast Live Oak, Maples, and other appropriate landscape trees, all 24" box size.

Mitigation Measure

- BIO-3 For each tree removed, the developer shall plant a California native tree species with at least a one-to-one replacement ratio on the project site, unless inconsistent with good forestry practices, and obtain a permit prior to removal of any tree, in compliance with the City of Monte Sereno's Tree Preservation Ordinance and/or Subdivision Ordinance. A qualified arborist shall recommend the appropriate replacement ratio and also survey any trees to be preserved, including the trunk diameter, canopy spread, species, condition, and location, and recommend

specific steps that must be taken during construction to ensure that those trees are not impacted during construction. Implementation of this mitigation measure will be the responsibility of project site developers.

Habitat Conservation Plans. The proposed project would not conflict with any adopted/approved habitat conservation plan, as it is located outside the Santa Clara Valley Habitat Plan permit area.

5. CULTURAL RESOURCES

Would the project:	<i>Potentially Significant Impact</i>	<i>Less-than-Significant Impact with Mitigation Measures Incorporated</i>	<i>Less-Than-Significant Impact</i>	<i>No Impact</i>
a. Cause a substantial adverse change in the significance of a historical resource as defined in section 15064.5?				X
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to section 15064.5?		X		
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d. Disturb any human remains, including those interred outside of formal cemeteries?		X		

The City of Monte Sereno General Plan states that archaeological resources may be present in the City in the alluvial areas near streams and other water bodies, although the City has no documented findings of such resources. Although no evidence of potentially sensitive cultural resources are associated with the project site, there is the possibility of an accidental discovery or recognition of archaeological resources or human remains during construction activities. The following mitigation measures would reduce the potential impact to a less than significant level.

Mitigation Measures

- CR-1. Due to the remote possibility that significant buried prehistoric cultural resources might be found during construction activities, the following language shall be included in all construction documents associated with development of the project site:

“If prehistoric archaeological resources are discovered during construction, work shall be halted at a minimum of 200 feet from the find and the area shall be staked off. The city shall notify a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented.”

Implementation of this mitigation measure will be the responsibility of project site developers.

- CR-2. In the event of an accidental discovery or recognition of any human remains, the following language shall be included in all construction documents associated with redevelopment of the project site in accordance with CEQA Guidelines section 15064.5(e):

“If human remains are found during construction there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner of Santa Clara County is contacted to determine that no investigation of the cause of death is required. If the coroner determines the remains to be Native American the coroner shall contact the Native American Heritage Commission within 24 hours. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendent (MLD) from the deceased Native American. The MLD may then make recommendations to the City of Monte Sereno or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and associated grave goods as provided in Public Resources Code Section 5097.98. The City of Monte Sereno or its authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further disturbance if: a) the Native American Heritage Commission is unable to identify a MLD or the MLD failed to make a recommendation within 48 hours after being notified by the commission; b) the descendent identified fails to make a recommendation; or c) the City of Monte Sereno or its authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.”

Implementation of this mitigation measure will be the responsibility of project site developers.

The City of Monte Sereno General Plan does not identify the project site as paleontologically sensitive.

6. GEOLOGY AND SOILS

Would the project:	<i>Potentially Significant Impact</i>	<i>Less-than-Significant Impact with Mitigation Measures Incorporated</i>	<i>Less-Than- Significant Impact</i>	<i>No Impact</i>
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
(1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?				X
(2) Strong seismic ground shaking?		X		
(3) Seismic-related ground failure, including liquefaction?				X
(4) Landslides?				X
b. Result in substantial soil erosion or the loss of topsoil?			X	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?			X	
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

A geotechnical investigation report was prepared for the proposed project by Capex Engineering Inc. on February 21, 2017, and is included as Appendix C of this initial study. The report presents the results of the investigation to evaluate subsurface soil and geologic conditions in the area of the proposed subdivision and provides recommendations pertaining to the geotechnical aspects of project design and construction.

a. Potential impacts from exposure to geologic risks are as follows:

- (1) **Surface Fault Ruptures.** The project site is not within a currently established State of California Earthquake Fault Zone for surface fault rupture hazards. No active faults are known to pass directly beneath the project site.
- (2) **Ground Shaking.** Geologists and seismologists recognize the San Francisco Bay Area as one of the most seismically-active regions in the United States. The significant earthquakes that occur in the Bay Area are associated with crustal movements along well-defined active fault zones that general trend in a northwesterly direction. Faults are sources of potential ground motion. Implementation of the seismic design parameters per Chapter 16 of the California Building Code (2016) Editions would reduce any adverse impacts associated with seismic shaking to less-than-significant.

Mitigation Measure

GEO-1 Prior to issuance of a grading permit, the applicant shall provide evidence that the recommendations in the February 21, 2017 project geotechnical report are included in the project grading and building plans.

- (3) **Liquefaction.** Liquefaction occurs primarily in relatively loose, saturated, cohesionless soils which can be subjected to a temporary loss of strength due to the buildup pore pressures, especially as a result of cyclic loading such as induced by earthquakes.

Evaluation of liquefaction potential on the subject site was based on the soil type, density of the site soils, and the presence of groundwater. Based on the data obtained during the field and laboratory investigations by Capex Engineering, the liquefaction potential at the site does not exist.

- (4) **Landslides.** There are no known landslides near the project site, nor is the project site in the path of any known landslides. The site has a 4 to 1 (horizontal to vertical slope) and an overall average slope of 13%.

- b. Construction activities such as grading and excavation could result in soil erosion or loss of topsoil. Additionally, erosion can be a natural process caused by wind, water, or gravitational forces, which can result in soil removal or erosion of soil from a site. The primary geological effects of erosion are loss of topsoil, rut formation, and potential destabilization of slopes. Subsequent deposition to another site is sedimentation. The proposed project includes grading throughout the project site. Implementation of the following mitigation measure would ensure erosion impacts would be less than significant.

Mitigation Measure

GEO-2 Prior to issuance of a grading permit, the developer shall submit an erosion control plan to ensure that erosion is controlled during grading and construction activities and does not result in deposition of soil off site.

- c. Consequences of liquefaction can include ground surface settlement, ground loss and lateral slope displacements. Based on the unlikely potential for liquefaction, there is little if any potential for lateral spread, subsidence, liquefaction, or collapse.
- d. The project site soils are not considered expansive. Although project site soils are not considered expansive, impacts associated with expansive soils or other soil hazards, such as slab cracking, would be minimized by applying engineering and construction techniques as presented in the Geotechnical report and presented in Geo-1.
- e. The proposed project would not include septic tanks or alternative wastewater disposal systems.

7. GREENHOUSE GAS EMISSIONS

Would the project:	<i>Potentially Significant Impact</i>	<i>Less-than-Significant Impact with Mitigation Measures Incorporated</i>	<i>Less-Than-Significant Impact</i>	<i>No Impact</i>
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

- a. The previously signed AB 32, the California Global Warming Solutions Act of 2006, was amended by SB 32, which was signed in September 2016. SB 32 requires that the California Air Resources Board reaches the goal that statewide greenhouse gas emissions are reduced to 40 percent below the 1990 level by the end of the year 2030. The California Air Resources Board, along with other state agencies, is also in the process of preparing a Climate Change Scoping Plan.

The project site would create greenhouse gas emissions largely from the generation of electricity for the residential development and vehicle trips. Solid waste would make up a small amount of the total generation of greenhouse gas emissions.

The Air District identifies screening levels for evaluation of operational GHG emissions based on project size as described in the Air Quality section of this initial study. The applicable land use category of the Air District's screening criteria tables for the project is "single-family". The screening size for operational impacts from GHG emissions is 56 dwelling units for single-family homes. The project consists of a total of 3 single-family homes. The project is below the Air District's screening thresholds for such uses and would have a less than significant impact related to operational GHG emissions.

During site preparation and construction of the project, GHGs would be emitted through the operation of construction equipment and from worker/builder supply vehicles, which typically use fossil-based fuels to operate. Project excavation, grading, and construction would be temporary, occurring only over the construction period, and would not result in a permanent increase in GHG emissions. In addition, compliance with Mitigation Measure AQ-2 (described above in Section 3, Air Quality) to limit air quality impacts during construction as required by Air District (e.g. watering exposed areas, covering haul trucks carrying loose material, limiting speed in construction areas, minimizing idling times, etc.) would further reduce construction

GHG emissions. The impact from construction emissions associated with the project, therefore, would be less than significant.

- b. The City of Monte Sereno does not have an adopted greenhouse gas emissions reduction plan. The Air District is the only regional agency that to date has developed a plan for GHG emissions reductions that can be utilized by the City. The Air District has published comprehensive guidance on evaluating, determining significance of, and mitigating GHG impacts of projects and plans. The guidance is contained in the 2017 Air District CEQA Guidelines. The proposed project is below the screening criteria listed in the 2017 Air District CEQA guidelines, Table 3-1 Criteria Air 8.

8. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	<i>Potentially Significant Impact</i>	<i>Less-than-Significant Impact with Mitigation Measures Incorporated</i>	<i>Less-Than-Significant Impact</i>	<i>No Impact</i>
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, create a significant hazard to the public or the environment?				X
e. For a project located within an airport land-use plan or, where such a plan has not been adopted, within two miles of a public airport or a public-use airport, result in a safety hazard for people residing or working in the project area?				X
f. For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?				X
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h. Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands area adjacent to urbanized areas or where residences are intermixed with wildlands?				X

- a/b. The proposed project is a 3-unit residential development that does not involve the routine transport, use, or disposal of hazardous waste. Nominal amounts of hazardous material in

the form of fuels and other construction materials are routinely used during construction processes. These materials do not pose an elevated risk to public health and safety.

- c. The project site is not within one-quarter mile of a school and the proposed residential use will not be a source of hazardous emissions; therefore, there is no impact.
- d. Government Code Section 65962.5 requires that the Department of Toxic Substances Control compile and regularly update a list of hazardous waste facilities and sites. A search of the Envirostor website (Department of Toxic Substances Control 2018) revealed that the project site is not on the list and there are no listed hazardous sites within one half mile. Therefore, no impact would occur.
- e/f. The project site is not within an airport land use plan, is not within two miles of a public airport, and is not near a private landing strip. The nearest airports are San Jose International Airport, ten miles to the northeast, and Reid-Hillview Airport, 16 miles to the east, northeast.
- g. The City participates in the Santa Clara County Operational Emergency Plan. The plan is an all hazards document describing the County's Emergency Operations organization, compliance with relevant legal statutes, other guidelines, and critical components of the Emergency Response System. Development of the project site with 3 residential units would not impair the implementation of this plan.
- h. According to State published Fire Hazard Severity Zone Maps, the project site is located within a wildfire hazard zone. The Quito Fire Station is located west of the project site approximately 1 mile; therefore, emergency fire protection services would be provided more quickly than the average. Policy HS-1.8 of the General Plan requires all new development to be constructed according to fire safety conformance standards and with all related regulations (City of Monte Sereno, General Plan, page 141). Therefore, residential development on the project site is not expected to expose people or structures to a significant risk of loss, injury, or death involving wildland fires.

9. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?			X	
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., would the production rate of preexisting nearby wells drop to a level which would not support existing land uses or planned uses for which permits have been granted?			X	
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in <i>substantial erosion or siltation on- or off-site</i> ?			X	
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface run-off in a manner which would result in <i>flooding on- or off-site</i> ?			X	
e. Create or contribute run-off water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted run-off?			X	
f. Otherwise substantially degrade water quality?			X	
g. Place housing within a 100-year flood hazard area as mapped on Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X

Would the project:	<i>Potentially Significant Impact</i>	<i>Less-than-Significant Impact with Mitigation Measures Incorporated</i>	<i>Less-Than-Significant Impact</i>	<i>No Impact</i>
i. Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j. Be subject to inundation by seiche, tsunami, or mudflow?				X

- a. The proposed project is the construction of 3 residential units on 0.96 acres and the developer would not be required to obtain a State NPDES Construction General Permit since the threshold for requiring such a permit is the disturbance of 1 acre or more. The proposed project will not violate any water quality standards or waste discharge requirements as described in c) and e) below.
- b. The proposed project would utilize public water provided by the San Jose Water Company and would not use groundwater for any phase of the project. There are no existing wells on the site. Regarding surface water that recharges the groundwater, the project site is not located in a groundwater recharge area. Consequently, the project would have no impact on groundwater supplies or recharge other than its indirect impact on the use of groundwater by the San Jose Water Company. The Water Company receives water from Santa Clara Groundwater Basin supplied by the Santa Clara Valley Water District. According to the water district's 2015 Urban Water Management Plan, there is adequate groundwater recharge within the Basin, and groundwater elevations have been steadily on the rise for the past 40 years. Consequently, the proposed project would not deplete groundwater resources nor substantially interfere with groundwater recharge and the impact is less than significant.
- c-e. The project site is currently developed with impervious surfaces covering approximately 15 percent of the property. One third of the surface runoff is conveyed to Caltrans' existing storm water drainage system and the remaining two thirds to the rear and sides of the site with no capture system. The proposed project would increase impervious surfaces to cover approximately 28 percent of the project site through structural coverage and hardscape. The project employs the use of permeable pavers in the private street and driveways. The remainder of the site would be open yard area. The proposed project would alter the grade such that over two thirds of the drainage would be redirected to the private street and one third to the rear of lots 2 and 3. The proposed project includes onsite bioretention and treatment of surface runoff to capture the runoff for each lot and minimize any untreated surface runoff into the public storm system.. Lots 2 and 3 include storm detention/infiltration trenches to capture the runoff from the rear of those lots intercepting it before it flows to the neighboring properties on Arlee Drive thus fixing the existing drainage overflow to those lots.

The City uses a storm water collection system, in conjunction with the natural creek drainage system, to manage storm water runoff. Storm water collected through this

system ultimately drains into the San Francisco Bay (City of Monte Sereno, General Plan, page 121). Policy PS-31 of the General Plan requires that developers or property owners pay for services and facilities for new development.

New development of the project site is required to comply with the Municipal Regional Stormwater Permit and the Construction General Stormwater Permit. The Municipal Regional Stormwater Permit and the Construction General Stormwater Permit require that any development on the project site incorporate Low Impact Design techniques, provide erosion control measures during construction, and ensure that runoff does not exceed the rate and duration of that existing runoff. Further, the required Low Impact Design techniques require pre-treatment of runoff before it enters the City's or Caltrans' storm water system. The proposed project plans include a conceptual storm water management plan (sheets T-4, T-5, and T-6 of the project plans in Appendix A). Storm water treatment control measures include, self-retaining, self-treating, and bio retention. The storm water management plan will be reviewed by City staff to ensure it meets the City's requirements for storm water management.

These requirements will ensure that the proposed project will have no impact on downstream flooding, including impacts on downstream creeks. These requirements will also ensure that the proposed project would not create or contribute substantial amounts of runoff water that would exceed the capacity of existing or planned storm water drainage systems.

- g/h. Large scale flooding is not a significant hazard in the City (General Plan, page 49). According to the Federal Emergency Management Agency (FEMA), the project site is not located within the 100-year flood plain and future development on the project site would not result in the placement of housing or structures within the 100-year flood hazard area.
- i. The City of Monte Sereno General Plan does not mention dam failure as an issue of concern. Figure 5L-2 of the *Santa Clara County Draft 1994 General Plan EIR* shows the area in the vicinity of the project site to not be at risk of flooding from dam failure. Therefore, the proposed project would not expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam.
- j. The project site is located inland and is not at risk of inundation by a tsunami. Seiches are large waves generated in enclosed bodies of water in response to ground shaking. No major water-retaining structures are located immediately up gradient from the project site. Flooding from a seismically-induced seiche is unlikely. The project site is not located at the base of a hill and the area surrounding is developed with single-family homes on sites heavily vegetated. The project site would not be subject to inundation by mudflow.

10. LAND USE AND PLANNING

Would the project:	<i>Potentially Significant Impact</i>	<i>Less-than-Significant Impact with Mitigation Measures Incorporated</i>	<i>Less-Than-Significant Impact</i>	<i>No Impact</i>
a. Physically divide an established community?				X
b. Conflict with any applicable land-use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the General Plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

- a. The project site is currently vacant with the foundation remains of a previously existing single-family home. The site is surrounded by single family homes on lots sizes ranging from 8,100 square feet up to 20,000 square feet. The proposed project is the construction of 3 residential units on lots over 11,000 square feet and would not physically divide an established community.
- b. The project site is currently vacant with the foundation remains of a previously existing single-family home. The current land use designation for the project site is Single-Family Residential, 3-5 dwelling units per acre. The proposed project proposes 3 single-family lots at a density which falls within the allowable density even with adjusting for slope.
- c. The project site is not located within the boundaries of an adopted Habitat Conservation Plan or Natural Community Conservation Plan. Therefore, no habitat conservation plan conflicts/impacts would occur.

11. MINERAL RESOURCES

Would the project:	<i>Potentially Significant Impact</i>	<i>Less-than-Significant Impact with Mitigation Measures Incorporated</i>	<i>Less-Than- Significant Impact</i>	<i>No Impact</i>
a. Result in loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b. Result in the loss of availability of a locally important mineral resource recovery site delineated in a local General Plan, specific plan, or other land-use plan?				X

- a-b. The City of Monte Sereno does not contain any designated important mineral resources that need to be protected pursuant to State law (Monte Sereno General Plan, page 110). Therefore, the proposed project would not result in impacts to known mineral resources or result in the loss of availability of a locally important resource recovery site.

12. NOISE

Would the project:	<i>Potentially Significant Impact</i>	<i>Less-than-Significant Impact with Mitigation Measures Incorporated</i>	<i>Less-Than-Significant Impact</i>	<i>No Impact</i>
a. Result in exposure of persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or in applicable standards of other agencies?			X	
b. Result in exposure of persons to or generation of excessive ground-borne vibration or ground borne noise levels?			X	
c. Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
d. Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		X		
e. For a project located within an airport land-use plan or, where such a plan has not been adopted, within two miles of a public airport or public-use airport, expose people residing or working in the project area to excessive noise levels?				X
f. For a project located within the vicinity of a private airstrip, expose people residing or working in the project area to excessive noise levels?				X

The discussion below is based primarily on a noise assessment study prepared by Edward L. Pack Associates, dated February 22, 2018, to assess the potential noise for the proposed project. The noise assessment is included in Appendix D.

- a. The standards of the City of Monte Sereno General Plan Health and Safety Element utilize the Day-Night Level (DNL) noise descriptor. The Health and Safety Element of the General Plan references a noise exposure land use compatibility chart on Figure HS-5. However, Figure HS-5 is a noise contour map. The Health and Safety Element does not contain quantifiable standards for any type of land use. A conversation with the City of Monte Sereno Planning Department revealed that 60 dB DNL is the normally acceptable exterior limit for residential land use. The dwelling unit interior noise exposures are limited to 45 dB DNL or lower.

Exterior Noise Exposure

- The existing exterior noise exposures at the most impacted planned side and rear yard of the home on Lot 1 (65 ft. from the centerline of Saratoga - Los Gatos Road (Highway 9) is 60 dB DNL. Under future traffic conditions, the noise exposure is expected to remain at 60 dB DNL. Thus, the noise exposures will be within the City of Monte Sereno exterior noise criterion.
- The existing exterior noise exposures at the most impacted planned building setback of the home on Lot 1 (48 ft. from the centerline of Saratoga - Los Gatos Road (Highway 9) is 69 dB DNL. Under future traffic conditions, the noise exposure is expected to remain at 69 dB DNL.
- The existing exterior noise exposures at the most impacted planned side and rear yard of the home on Lot 2 (161 ft. from the centerline of Saratoga - Los Gatos Road (Highway 9) is 58 dB DNL. Under future traffic conditions, the noise exposure is expected to remain at 58 dB DNL. Thus, the noise exposures are within the 60 dB DNL limit of the City of Monte Sereno exterior noise criterion.
- The existing exterior noise exposures at the most impacted planned building setback of the home on Lot 2 (170 ft. from the centerline of Saratoga - Los Gatos Road (Highway 9) is 60 dB DNL. Under future traffic conditions, the noise exposure is expected to remain at 60 dB DNL.
- The existing exterior noise exposures at the most impacted planned side and rear yard of the home on Lot 3 (220 ft. from the centerline of Saratoga - Los Gatos Road (Highway 9) is 58 dB DNL. Under future traffic conditions, the noise exposure is expected to remain at 58 dB DNL. Thus, the noise exposure is within the 60 dB DNL limit of the City of Monte Sereno exterior noise criterion.
- The existing exterior noise exposures at the most impacted planned building setback of the home on Lot 3 (196 ft. from the centerline of Saratoga - Los Gatos Road (Highway 9) is 59 dB DNL. Under future traffic conditions, the noise exposure is expected to remain at 59 dB DNL.

As shown above, the exterior noise exposures will be within the 60 dB DNL limit of the City of Monte Sereno noise criteria. Further noise reduction measures will not be required.

- The net effect of the Noise Control Barrier at Lot 1 on the adjacent property to the west would be a slight, although barely noticeable, if at all, improvement in the noise environment for the surrounding properties. The noise control barrier would have a noise reduction benefit of at least 5 decibels of noise from westbound traffic. Sound reflection from eastbound traffic is typically on the order of slightly less than 1 up to 1.5 decibels.

Interior Noise Exposure

- The interior noise exposures in the most impacted living spaces of Lot 1 will be up to 44 dB DNL. Under future traffic conditions, the noise exposure is expected to remain at 44 dB DNL. Thus, the noise exposures will be within the limits of the interior noise exposure design criterion recommended for this project.
- The interior noise exposures in the most impacted living spaces of Lot 2 will be up to 35 dB DNL. Under future traffic conditions, the noise exposure is expected to remain at 35 dB DNL. Thus, the noise exposures will be within the limits of the interior noise exposure design criterion recommended for this project.
- The interior noise exposures in the most impacted living spaces of Lot 3 will be up to 34 dB DNL. Under future traffic conditions, the noise exposure is expected to remain at 34 dB DNL. Thus, the noise exposures will be within the limits of the interior noise exposure design criterion recommended for this project.

The interior noise exposures will be in compliance with the 45 dB DNL criterion recommended for this project. Noise mitigation for the interior living spaces will not be required.

- b. The proposed project would not result in ground-borne vibrations during the operational phase. The equipment expected to be used during demolition and construction associated with the project, will generate ground-borne vibration levels lower than the 0.20 in/sec criterion (Table III, Construction Equipment Vibration Levels, in/sec PPV). Therefore, the impacts will be less than significant.
- c. The primary source of operational noise associated with the proposed project would be traffic noise. However, based on the traffic analysis (described below in Section 16, Transportation/Traffic), the proposed project would generate approximately 28 daily trips above the current use of the property.

Future traffic volume data for Saratoga - Los Gatos Road were not available from CalTrans. Therefore, a review of historical data from CalTrans was performed. The 1996 Average Daily Traffic (ADT) volume for Saratoga - Los Gatos Road was 20,100 vehicles, Ref. (e). The 2016 (existing) traffic volume was 17,500 vehicles ADT. Thus, the traffic volumes have decreased slightly over the past 20 years. However, with the future construction of the Hacienda site, the future traffic volume is likely to increase slightly. The future traffic volume could increase up to 20,500 vehicles ADT before an increase in the daily noise exposure occurs. Therefore, with the minimal ADT associated with the project, it is estimated that the future traffic noise levels will remain similar to current levels. Therefore, the proposed project would not contribute to an increase in traffic-generated noise in the project vicinity.

- d. Short-term noise impacts may be created during demolition of existing remaining structures on the site and construction of the proposed project. Demolition/construction

noise levels range from 68 to 96 dBA at a distance of 50 feet from the source. The residences to the west are as close as 10 feet from the project and the residence to the north is 40 feet and the residence to the east is approximately 20 feet from the project. Significant, but temporary noise excesses will occur at the homes that are adjacent to the site to the west and north and east during much of the demolition and construction, due to the close proximity of these homes to the site. Implementation of the following mitigation measure would ensure that the impact is less than significant.

Mitigation Measure

N-1 Prior to issuance of a grading permit, the following measures shall be included in the grading and construction plans:

Operational and Situational Controls

- (1) All work on site should be restricted to 8:00 a.m. to 8:00 p.m. Weekdays, 9:00 a.m. to 8:00 p.m., Saturdays and no work allowed on Sundays and Federal Holidays.
- (2) All construction noise control measures currently imposed on the project shall be maintained unless the measures outlined herein are more restrictive.
- (3) All exterior stationary equipment shall be kept at least 100 ft. from neighboring residential property line unless acoustically shielded.
- (4) No material deliveries are allowed on Sundays or Federal Holidays.
- (5) Cranes shall be located at least 100 ft. from any neighboring residential property line with the exception of cranes or lifts necessary to dismantle scaffolding.
- (6) Locate stockpiles adjacent to residential neighbors as much as possible to help shield residences from on-site noise generation.
- (7) Driveways and other vehicle travel paths shall be graded smooth to minimize vibration and "bangs" from vehicles traveling over rough surfaces.
- (8) Music shall not be audible off site.
- (9) Place long-term stationary equipment as far away from the residential areas as possible.
- (10) Keep mobile equipment (haul trucks, concrete trucks, etc.) off of local streets near residences as much as possible.
- (11) Keep vehicle paths graded smooth as rough roads and paths can cause significant noise and vibration from trucks (particularly empty trucks) rolling over rough surfaces. Loud bangs and ground-borne vibration can occur.
- (12) Limit the extent of heavy diesel engine equipment work to less than 10 consecutive days when working within 40 feet of the property lines.

Interior Work

- (1) For interior work, the windows of the interior spaces facing neighboring residences where work is being performed shall be kept closed while work is proceeding.
- (2) Noise generating equipment indoors should be located within the building to utilize building elements as noise screens.

Equipment

- (1) Earth Removal: Use scrapers as much as possible for earth removal, rather than the noisier loaders and hauling trucks.
- (2) Backfilling: Use a backhoe for backfilling, as it is less costly and quieter than either dozers or loaders.
- (3) Ground Preparation: Use a motor grader rather than a bulldozer for final grading. Wheeled heavy equipment is less noisy than track equipment. Utilize wheeled equipment rather than track equipment whenever possible.
- (4) Building Construction: Nail guns should be used where possible as they are less noisy than manual hammering.
- (5) Generators and Compressors: Use generators, compressors and pumps that are housed in acoustical enclosures rather than weather enclosures or none at all.
- (6) Utilize temporary power service from the utility company in lieu of generators wherever possible.
- (7) All stationary equipment shall be rated no higher than 85 dBA @ 25 feet under the equipment's most noisy condition.
- (8) Circular saws, miter/chop saws and radial arm saws shall be used no closer than 50 feet from any residential property line unless the saw is screened from view by any and all residences using an air-tight screen material of at least 2.0 lbs/square feet surface weight, such as 3/4" plywood.
- (9) Use electrically powered tools rather than pneumatic tools whenever possible.
- (10) Mitigation of the construction phase noise at the site can be accomplished by using quiet or "new technology" equipment.
- (11) The greatest potential for noise abatement of current equipment should be the quieting of exhaust noises by use of improved mufflers.
- (12) It is recommended that all internal combustion engines used at the project site be equipped with a type of muffler recommended by the vehicle manufacturer.
- (13) All equipment should be in good mechanical condition so as to minimize noise created by faulty or poorly maintained engines, drive-trains and other components. Worn, loose or unbalanced parts or components shall be maintained or replaced to minimize noise and vibration.
- (14) Utilize wheeled equipment rather than tracked equipment whenever possible.
- (15) Diesel vibrating compaction equipment shall not be used within 100 feet of a residential structure.

Noise Complaint Management

- (1) Designate a noise complaint officer. The officer shall be available at all times during construction hours via both telephone and email. Signs shall be posted at site entries.
- (2) Notify, in writing, all residents within 300 feet of the site of construction. The notification shall contain the name, phone number and email address

of the noise complaint officer. A flyer may be placed at the doors of the residences.

- (3) A log of all complaints shall be maintained. The logs shall contain the name and address of the complainant, the date and time of the complaint, the nature/description of the noise source, a description of the remediation attempt or the reason remediation could not be attempted.

- e. The project site is not located within an airport land-use plan or within two miles of a public airport or public-use airport, and therefore, would not expose people residing in the project area to excessive noise levels.
- f. The project site is not located within the vicinity of a private airstrip, and therefore, would not expose people residing in the project area to excessive noise levels.

13. POPULATION AND HOUSING

Would the project:	<i>Potentially Significant Impact</i>	<i>Less-than-Significant Impact with Mitigation Measures Incorporated</i>	<i>Less-Than- Significant Impact</i>	<i>No Impact</i>
a. Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?				X
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

- a. According to the California Department of Finance, the population of the City of Monte Sereno as of January 1, 2018 was estimated at 3,630, with an estimated average of 2.521 persons per household. As the project is on an infill parcel, the proposed project would not extend public infrastructure or foster growth beyond that planned in the General Plan. The project would add approximately 7.5 people to the City's current population.
- b. The project is proposed on a vacant infill site so would not displace existing housing.
- c. See b. above. The project would not displace any people.

14. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of or need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services:

	<i>Potentially Significant Impact</i>	<i>Less-than-Significant Impact with Mitigation Measures Incorporated</i>	<i>Less-Than- Significant Impact</i>	<i>No Impact</i>
a. Fire protection?				X
b. Police protection?				X
c. Schools?			X	
d. Parks?			X	
e. Other public facilities?				X

- a/b The Santa Clara County Fire Department provides fire protection services to the City of Monte Sereno. The closest fire station to the project site is the Quito Fire Station at 18870 Saratoga-Los Gatos Road, approximately one mile west of the project site. The Los Gatos-Monte Sereno Police Department provides law enforcement services to the City, whose station is located at 110 East Main Street in the City of Los Gatos.

The proposed 3 single-family units on an infill parcel would not hinder the ability of the Santa Clara County Fire Department and the Los Gatos-Monte Sereno Police Department to provide adequate levels of service to the site. New development on the project site is required to comply with General Plan Policy PS-3.1 and would pay as necessary for any additional or new services or facilities needed to serve the new development. Therefore, the proposed project would not result in a substantial adverse physical impacts associated with the provision of or need for new or physically altered police or fire facility.

- c. The project site is located within the Los Gatos Union School District (grades K – 8) and the Los Gatos-Saratoga Union High School District (grades 9 – 12). Table 1 presents the student generation rates for the respective school districts. The student generation rates for the Los Gatos Union School District for single family homes are 0.234 (grades K-5) and 0.131 (grades 6-8). The student generation rates for the Los Gatos-Saratoga Joint Union High School District are 0.075 students per unit for single-family homes.

Table 1, Student Generation, presents the approximate number of student under existing conditions, and proposed land use designation conditions.

Development Scenario	Los Gatos Union School District (K-5) ₁	Los Gatos Union School District (6-8) ₁	Los Gatos-Saratoga Union High School District (9-12)	Total Students
Existing Conditions (0 units)	0.234(0) = 0	0.131(0) = 0	0.208(0) = 0	0
Proposed Project (3 Single-family residential)	0.234(3) = 0.69	0.131(3) = 0.39	0.208(3) = 0.62	3*

*Total is rounding up for all cases.

Project site developers would be required by law to pay development impact fees to each affected school district at the time of the building permit issuance. These fees are used by the school districts to mitigate impacts to school facilities with new development in accordance with State law. Pursuant to Section 65996(3)(h) of the California Government Code, payment of these fees “is deemed to be full and complete mitigation of impacts of any legislative or adjudicative act, or both, involving but not limited to, the planning, use, or development of real property, or any change in government organization or reorganization.” Therefore, with the payment of state-mandated impact fees, the environmental impacts associated with new students generated by the proposed project would be less than significant level.

- d. The City does not own or manage public parkland. Instead, City residents utilize parks in neighboring Los Gatos and Saratoga, as well as Vasona Lake County Park, and the El Sereno Open Space Preserve (General Plan, page 109). Policy OSC-2.1 of the General Plan states that the City will work with other jurisdictions to provide parkland and recreational facilities for Monte Sereno residents, and Policy OSC-2.2 states that the City will continue to designate State Park funds to neighboring jurisdictions when these funds cannot be effectively used within the City, and the City will collaborate with the neighboring jurisdictions to come up with park and open space opportunities for Monte Sereno residents. Policy OSC-2.3 states that the City will maintain associations with the Bachman, Oak Meadow, Vasona and other local and regional parks or recreational facilities which serve the needs of the community of Monte Sereno, and Policy OSC-2.4 requires the review of future subdivision proposals for the opportunity to incorporate new recreational opportunities into the site design and/or require parkland in-lieu fees.

Development of the project site with 3 residential units would result in an increase in the City’s population using public parks. However, implementation of the above General Plan policies and programs would result in less than significant physical impacts to park facilities.

15. RECREATION

	<i>Potentially Significant Impact</i>	<i>Less-than-Significant Impact with Mitigation Measures Incorporated</i>	<i>Less-Than- Significant Impact</i>	<i>No Impact</i>
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?			X	

- a/b The proposed project would result in an increase in population in the City by approximately 8 persons over existing conditions, and may result in an increase in the use of existing neighborhood and regional parks or other recreational facilities,. The increase would be minimal and the impact on recreational facilities would be less than significant.

16. TRANSPORTATION/TRAFFIC

Would the project:	<i>Potentially Significant Impact</i>	<i>Less-than-Significant Impact with Mitigation Measures Incorporated</i>	<i>Less-Than- Significant Impact</i>	<i>No Impact</i>
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				X
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				X
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e. Result in inadequate emergency access?				X
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decreased the performance or safety of such facilities?				X

A transportation impact analysis was prepared by Hexagon Transportation Consultants, Inc. dated February, 2018, to evaluate the transportation impacts of the proposed project. The impact analysis focuses on vehicle trips generated by the proposed project conditions. The report is included as Appendix E. Please refer to this appendix for technical details.

Proposed Project Trip Estimates

Daily vehicle trip estimates and AM and PM peak hour vehicle trip estimates for the proposed project conditions are presented in Table 2 Project Trip Generation Estimates. Since the site is currently vacant there are no trips generated under existing conditions.

Table 2 - Project Trip Generation Estimates

Land Use	Size	Unit	Daily		AM Peak Hour				PM Peak Hour			
			Trip Rate	Trips	Trip Rate	Trips In	Trips Out	Total Trips	Trip Rate	Trips In	Trips Out	Total Trips
Proposed Project												
Single Family	3	unit	9.44	28	0.74	1	2	3	0.99	2	1	3

Notes:

Trip rates are from Institute of Transportation Engineers, *Trip Generation Manual*, 10th Edition.

1. Average trip rates, in trips per unit, for Single-Family Detached Housing (Land Use 210) are used.
2. Peak hour trip rate is the estimated number of trips per hour per development unit generated by a given land use type. The peak hour is the time of the highest volume of traffic.

Project trip generation was estimated by applying to the size and use of the proposed project the appropriate trip generation rates published by the Institute of Transportation Engineers (ITE) in *Trip Generation*, 10th edition (2017). As shown in Table 1, the project would be expected to generate a total of 28 daily vehicle trips on a weekday, 14 would be inbound and 14 would be outbound.

During the AM Peak Hour, the project is estimated to generate a total of three vehicle trips; one trip would be inbound, while two would be outbound. During the PM Peak Hour, the project would similarly generate a total of three vehicle trips; two trips would be inbound while one would be outbound.

The trip generation of the proposed project would be very small. In comparison, daily traffic volume on this segment of Saratoga-Los Gatos Road (Highway 9) is 12,600. The project would, therefore, cause traffic volumes on Saratoga-Los Gatos Road to increase by 0.2%, which would be an imperceptible increase in traffic.

Due to the minimal trip generation associated with the project, the project would result in no impact to traffic circulation.

Other Transportation Issues

As analyzed in the transportation analysis, the site plan shows adequate site access and on-site circulation, and no significant operational issues are expected to occur as a result of the project. The 40-foot wide driveway would provide sufficient space for two-way traffic, as well as parking along both sides of the street. The proposed driveway would substantially improve

visibility at the project entrance. The project would not have an adverse effect on the existing bicycle, pedestrian, transit facilities in the study area. Therefore, no project sponsored improvements would be necessary.

17. UTILITIES AND SERVICE SYSTEMS

Would the project:	<i>Potentially Significant Impact</i>	<i>Less-than-Significant Impact with Mitigation Measures Incorporated</i>	<i>Less-Than-Significant Impact</i>	<i>No Impact</i>
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e. Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid-waste disposal needs?				X
g. Comply with federal, state, and local statutes and regulations related to solid waste?				X

a. Sanitary sewer services are provided by the West Valley Sanitation District. The district has adequate capacity to serve the site and so the proposed project would not cause the district to exceed wastewater treatment requirements of the Regional Water Quality Control Board.

b/d/e. The Santa Clara County Valley Water District and San Jose Water Company provide water service to the City of Monte Sereno. The District is responsible for designing and building local water reservoirs and water distribution facilities and operating water treatment plants. The District then sells treated water to local water retail agencies that

serve communities using their own distribution systems. San Jose Water Company is the water retailer that provides water to Monte Sereno residents.

- c. The City uses a storm water collection system, in conjunction with the natural creek drainage system, to manage storm water runoff. Storm water collected through this system ultimately drains into the San Francisco Bay (General Plan, page 121). Policy PS-31 of the General Plan requires that services and facilities for new development are paid for by developers or property owners. Any redevelopment on the project site would implement the required General Plan policies and would be required to install adequate storm water infrastructure. In addition, as discussed in Hydrology and Water Quality, the proposed development on the site will require a Municipal Regional Stormwater Permit and a Construction General Stormwater Permit that requires any new development on the site to incorporate Low Impact Design techniques and ensure that runoff does not exceed the rate and duration of that existing.

Therefore, the proposed project would not create or contribute run-off water, which would exceed the capacity of existing or planned storm water drainage systems and would not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems and the impact would be less than significant.

- f. Solid waste and recycling service is provided by West Valley Collection and Recycling (WVC&R). WVC&R is a joint venture between Green Team of San Jose and Green Waste. Solid waste is picked up Monday through Friday weekly, depending on the Monte Sereno neighborhood. Paper, plastic, metal, glass and green waste, such as lawn trimmings, can be recycled. All recyclables collected are transmitted to the Material Recovery Facility located in San Jose, where they are sorted and processed into new materials. E-waste is not collected by WVC&R at this time but may be dropped off by residents at the Material Recovery Facility (General Plan, pg. 121).
- g. Solid waste and recycling service is available to the project site and would continue with redevelopment of the project site consistent with the proposed project (3 residential units). Redevelopment of the project site with 3 residential units would be consistent with the proposed General Plan and would need to comply with all federal and state regulations as well as any local goals and policies related to solid waste. Therefore, there is no impact because the proposed project would be required to comply with applicable regulations.

18. TRIBAL CULTURAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less-than-Significant Impact with Mitigation Measures Incorporated</i>	<i>Less-Than- Significant Impact</i>	<i>No Impact</i>
a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				X
d. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources code section 5020.1(k), or ()				X
(2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. ()				X

- a. The City of Monte Sereno has not received any requests for consultation from California Native American tribes.

19. ENERGY

Would the project:

	<i>Potentially Significant Impact</i>	<i>Less-than-Significant Impact with Mitigation Measures Incorporated</i>	<i>Less-Than- Significant Impact</i>	<i>No Impact</i>
a. Result in wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operations?				X

- a. Implementation of the project would be considered to result in wasteful or inefficient consumption of energy if it failed to comply with applicable regulations/policies and failed to incorporate applicable, feasible energy demand reduction/efficiency measures. The three primary sources of long-term energy consumption from new development and operations will be fuel use in vehicles traveling to and from the project, use of natural gas, and use of electricity. California Assembly Bill No. 1493 (“Pavley I Rule”) and Advanced Clean Cars program are the state regulations regarding fuel efficiency standards for vehicles in California, designed to reduce wasteful, unnecessary and inefficient use of energy for transportation. The California 2008 Energy Action Plan Update, California Code of Regulations (Title 24), Green Building Standards Code and the Energy Efficiency Act of 2006 are state regulations expected to reduce forecasted natural gas and electricity demand across the state. At the individual project level, the Green Building Standards Code and Title 24 energy standards would be implemented by the City through the building permit process. With required conformance to applicable energy conservation/efficiency regulations and standards that reduce energy consumption and by virtue of its scale and design, the proposed project would not result directly or indirectly result in inefficient, wasteful, and unnecessary consumption of energy.

20. WILDFIRE

Would the project:	<i>Potentially Significant Impact</i>	<i>Less-than-Significant Impact with Mitigation Measures Incorporated</i>	<i>Less-Than-Significant Impact</i>	<i>No Impact</i>
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?			X	
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire??			X	
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X	
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X	

a-c. Less than significant. Monte Sereno faces the greatest ongoing threat from a wind-driven fire in the Wildland/Urban Interface area found in the hillsides in the southern part of the City according to the 2017 Santa Clara County Operational Hazard Mitigation Plan. The project is located in a very high fire hazard area of local responsibility according to the 2007 State Fire Safety and Hazard Severity Maps. Because the project is located in a very high fire hazard area, the project could be impacted by a wild land fire. The project will be required to meet and provide all fire safety and protection required by the Monte Sereno Building Code for development in a very high fire hazard area.

The Santa Clara County Fire Department provides Fire Protection services to the City of Monte Sereno. The proposed subdivision and proposed development will be reviewed for compliance with the California Building Code Chapter 7A - Materials and Construction Methods for Exterior Wildfire Exposure and Chapter 49 of the California Fire Code - Requirements for Wildland-Urban Interface Fire Areas. Adherence to the California Building Code and Fire Code would reduce impact to less than significant impact.

d). Less than significant impact. Implementation of the project's stormwater improvements require some modification to the existing site bringing the forward part of the site down to the existing grade with the Highway. Project features will be constructed within the site utilizing, and the area will be stabilized during construction by use of construction BMPs. Additionally, implementation of the project's stormwater features would remedy an existing unchecked drainage currently inundating the properties adjacent to the north on Arlee Drive. The project

proposes features to better manage, direct, and contain runoff, and has been designed to maintain stormwater flows within the project area.

20. MANDATORY FINDINGS OF SIGNIFICANCE

	<i>Potentially Significant Impact</i>	<i>Less-than-Significant Impact with Mitigation Measures Incorporated</i>	<i>Less-Than-Significant Impact</i>	<i>No Impact</i>
a. Does the project have the potential to degrade the quality of the environment; substantially reduce the habitat of a fish or wildlife species; cause a fish or wildlife population to drop below self-sustaining levels; threaten to eliminate a plant or animal community; substantially reduce the number or restrict the range of an endangered, rare, or threatened species; or eliminate important examples of the major periods of California history or prehistory?		X		
b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)		X		
c. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		X		

Comments:

- a. The proposed project would result in the removal up to twenty (20) trees, which are considered “Significant Trees” (including both native and non-native species) or undesirable by the City of Monte Sereno. The project also has the potential to have an adverse effect on protected nesting birds and nesting bats. Mitigation measures are presented in Section 4, Biological Resources that would reduce significant and potentially significant impacts to a less than significant level.

There is no evidence to suggest that the proposed project has the potential to eliminate important examples of the major periods of California history or prehistory. However, during grading activities, there is always the potential to inadvertently disturb previously unknown historic and prehistoric resources. In the event this should occur, mitigation measures are included herein to ensure the impact would not be significant.

- b. The proposed project’s impacts and potential impacts in the following areas have the potential to be cumulatively considerable: impacts to sensitive biological resources; and short-term construction related air quality and noise impacts. However, mitigation measures

presented herein would ensure that the proposed project's contribution to cumulative impacts is not considerable.

- c. The proposed project is a housing development and does not have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly. Although there is some potential for air quality impacts to nearby sensitive resources during construction activities, a mitigation measure has been included herein to ensure the impact is not substantial.