



## **18061 SARATOGA-LOS GATOS ROAD**

### Initial Study & Mitigated Negative Declaration

*prepared by*

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# Project Description

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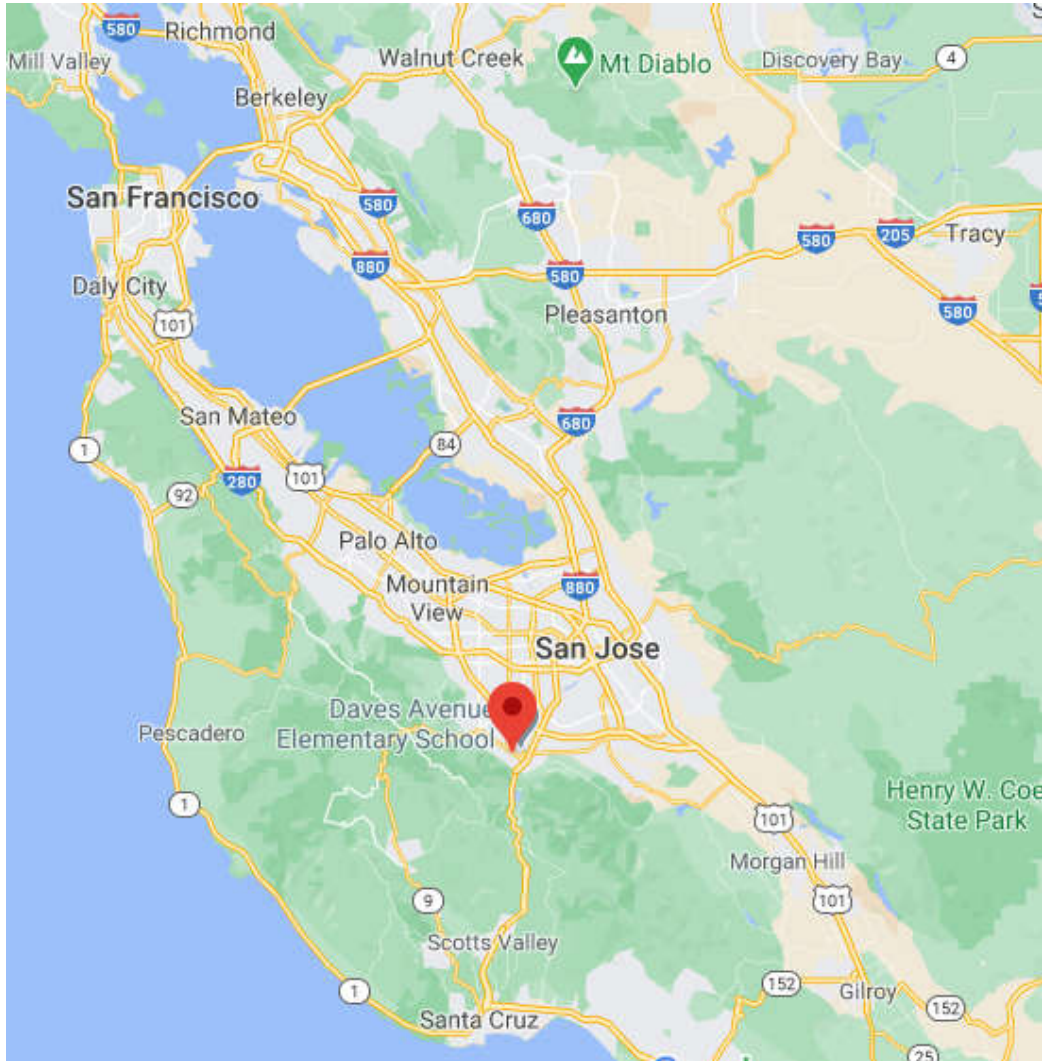
## 1. Project Location and Setting

The project site (site) is located in the City of Monte Sereno in Santa Clara County (**Figure 1**). The site, located at 18061 Saratoga - Los Gatos Road (APN 410-20-035), is a 25,444 square foot (0.58 acre) lot containing an existing single family residence (**Figure 2**). The site is surrounded by single family residential development to the southeast and northeast. The property to the northwest side of the site has been approved for a three lot subdivision. Access to the site is from Saratoga – Los Gatos Road (State Route 9), which is a designated scenic highway. Figure 3 depicts photographs of the site and surrounding as taken from Saratoga – Los Gatos Road.

## 2. Project Characteristics

The proposed project would involve subdivision of the subject property into two parcels in the R-1-8 zoning district. Parcel 1 of the subdivision comprises of 9,547 square feet at the front of the site and Parcel 2 of the subdivision is a 12,892 square foot flag lot to the rear. Approximately 3,010 square feet of Parcel 2 would be a part of a 20-foot wide shared access corridor/driveway that would provide access to both lots.

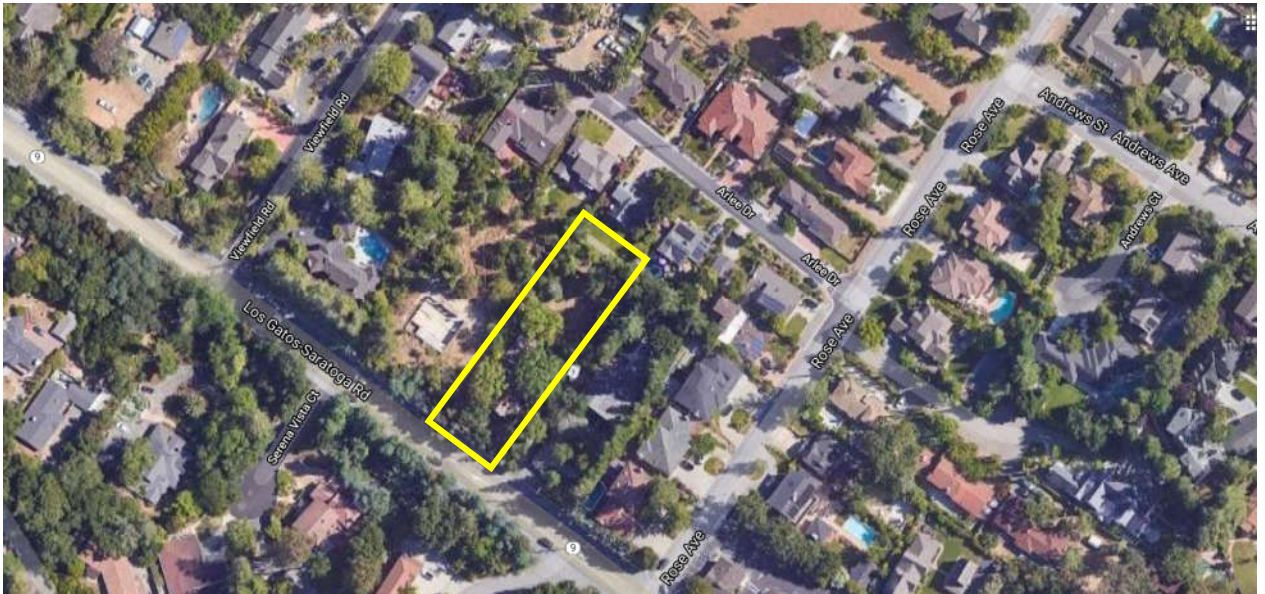
**Figure 1: Regional Location**



**Figure 1-** Regional Location in County of Santa Clara (Source: Google Maps, Accessed on November 20, 2020)



**Figure 2: Project Site Location**



**Figure 2** - Project Site Location (Source: Google Maps with parcel overlay, created on November 30, 2020)

**Figure 3: Photographs of Project Site and Surrounding Development**



**Figure 3a** – View of the site looking northeast from Saratoga - Los Gatos Road (Source: M-Group, accessed on November 20, 2020)





**Figure 3b** – View looking east toward the site from Saratoga - Los Gatos Road (wooden fence and wooden retaining wall demarcates site) (Source: M-Group, accessed on November 20, 2020)

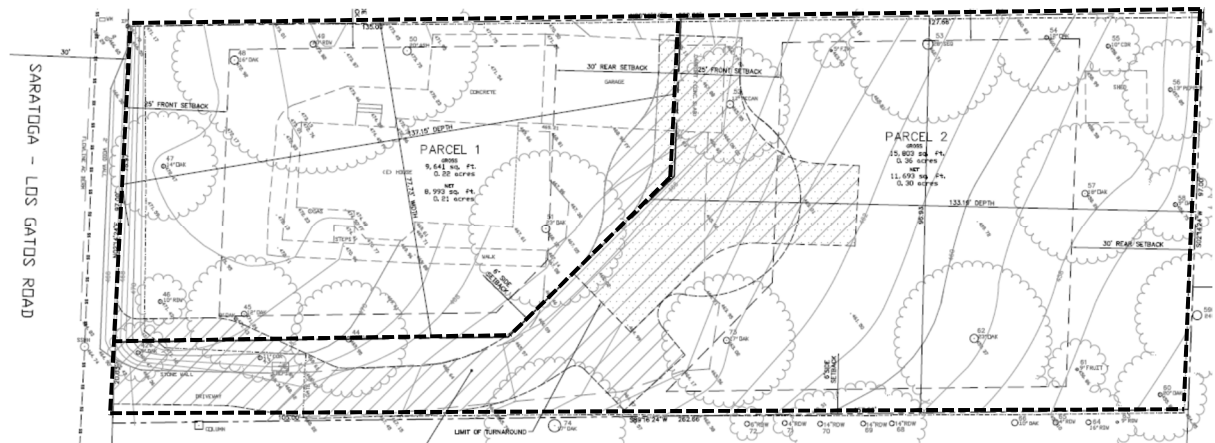


**Figure 3c** – View looking west along Saratoga - Los Gatos Road from location in front of the site (right of utility pole) (Source: M-Group, accessed on November 20, 2020)

The proposed project also includes the demolition of the existing two-story 1,360 square foot residence on the site built in 1900. Each new lot would eventually contain a single family residence.

The site plan in **Figure 4** shows the subdivision layout and the proposed location of the buildings on the subdivided lots.

**Figure 4: Proposed Subdivision Plan**



**Figure 4a – Tentative Map** (Source: Plan Set prepared by T.H.I.S. Design and Development, dated November 2020)



**Figure 4b – Proposed Site Plan** (Source: Plan Set prepared by T.H.I.S. Design and Development, dated November 2020)

## Buildings

While the Project does not propose building construction on the two lots at this time, the applicant provided preliminary building elevations and renderings to convey the proposed architectural character of the construction that would occur. When constructed, the Parcel 1 building would include a basement and the Parcel 2 building would include an attached accessory dwelling unit. **Figure 5** shows the architectural renderings of the two potential buildings on the site upon subdivision.



**Figure 5: Proposed Architectural Renderings**



**Figure 5a** – View of potential development on the subdivided site from Saratoga - Los Gatos Road (Source: Plan Set prepared by T.H.I.S. Design and Development, dated November 2020)



**Figure 5b** – View of potential development on the subdivided site, looking northwest (Source: Plan Set prepared by T.H.I.S. Design and Development, dated November 2020)

### **Tree Removal and Landscaping**

The project's *Tree Inventory, Assessment and Protection Report*, by Richard Gessner, dated August 26, 2020 assesses the existing trees onsite and adjacent to the site that could be affected by the project. The assessment includes the species, size (trunk diameter), and their health. Of the 21 trees onsite, the project plans show six of these trees being removed for the subdivision and associated improvements including a driveway. Three trees are proposed to be removed subsequently for the development of the two residences on the project site. The project proposes landscaping at the front of the property as a buffer between the property and Saratoga - Los Gatos Road. The landscaping



would be planted between the location of the proposed 30-inch tall, stone retaining wall at the front of Parcel 1 and the proposed six foot masonry wall located parallel to the property line. As shown in the renderings, a wooden gate with stone pilasters is located over the driveway at the property line. The trees in the rear of the Parcel 2 would remain to provide privacy. A six-foot tall wooden neighbor fence would be erected around the perimeter of the site connecting to the masonry wall in the front. Any work proposed within the right-of-way would require an encroachment permit from the California Department of Transportation (Caltrans).

## **Grading and Drainage**

The project proposes subdivision improvements to include the construction of a driveway to serve as access to the two parcels. The construction of the driveway entails 125 cubic yards of cut and 150 cubic yards of fill (net of 25 cubic yards of fill). Subsequent development of the residences would include 475 cubic yards of cut for Parcel 1, including grading for a basement, and 106 cubic yards of cut and 195 cubic yards of fill for the development on Parcel 2. Overall, the subdivision and development of the site would entail 706 cubic yards of cut and 345 cubic yards of fill (net 361 cubic yards of cut) to develop the site.

The site would predominantly drain towards the property boundaries with drainage captured on site and directed via storm drains to a detention/infiltration area at the front of the site, adjacent to the proposed driveway. *Sheet 2* of the project's civil plans shows the preliminary grading and drainage for the subdivision and subsequent development.

## **Construction**

The construction of the project including grading would approximately take 8-12 months to complete.

## **Approvals**

The Project requires entitlements and regulatory approval from the following agencies:

- City of Monte Sereno
  - Tentative Map – Two-lot subdivision of land (TM-20-01)
  - Final Map
  - Site Development Permit
  - Grading permit
- Other regulatory approvals
  - California Department of Transportation Encroachment Permit

## Environmental Factors Potentially Affected

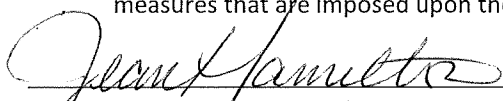
This project would potentially affect the environmental factors checked below, involving at least one impact that is "Potentially Significant" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

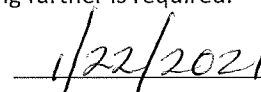
- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Aesthetics                      | <input type="checkbox"/> Agriculture and Forestry Resources  | <input checked="" type="checkbox"/> Air Quality             |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources       | <input type="checkbox"/> Energy                             |
| <input type="checkbox"/> Geology and Soils               | <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards and Hazardous Materials    |
| <input type="checkbox"/> Hydrology / Water Quality       | <input type="checkbox"/> Land Use/ Planning                  | <input type="checkbox"/> Mineral Resources                  |
| <input checked="" type="checkbox"/> Noise                | <input type="checkbox"/> Population / Housing                | <input type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Recreation                      | <input type="checkbox"/> Transportation                      | <input type="checkbox"/> Tribal Cultural Resources          |
| <input type="checkbox"/> Utilities / Service Systems     | <input type="checkbox"/> Wildfire                            | <input type="checkbox"/> Mandatory Findings of Significance |

## Determination

Based on 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 to 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 potential significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) 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.

  
\_\_\_\_\_  
Signature  
Jean Hamilton, AICP  
\_\_\_\_\_  
Printed Name

  
\_\_\_\_\_  
Date  
City Planner  
\_\_\_\_\_  
Title

## 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 "Earlier Analyses," as described in (5) below, 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 which 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.
- 8) 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



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# Environmental Checklist

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

## Impact Analysis

### a. *Would the project have a substantial adverse effect on a scenic vista?*

The project site is located on Saratoga-Los Gatos Road, which is officially designated as a California State Scenic Highway within Monte Sereno. However, the Monte Sereno General Plan does not designate specific scenic vistas within the City, which could be adversely affected by the project.

**NO IMPACT**

### b. *Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

The site contains an existing single family residence, which was constructed in 1900 and is proposed to be demolished. This residence is a vernacular two-story house that exhibits elements of many alterations and additions, principally those from the 1950s. A historic resource evaluation titled "*Historical and Architectural Evaluation Considering the property located at 18061 Los Gatos Saratoga Road City of Monte Sereno Santa Clara County, California*", dated September 3, 2020, revised October 30, 2020, was prepared by Bonnie Bamburg of "Urban Programmers" and is included in **Appendix A** of this initial study. As stated in this report, the property is not a significant historic resource based upon the architectural alterations and additions that have obscured the original form and materials.

The subject property contains a total of 22 trees, ten of which would be removed for the construction of subdivision improvements and development of two residences on the subdivided site. Tree removal is discussed in greater detail in the Biological Resources section (Section 4) of this Initial Study. Of the trees proposed for removal, one is a large coast redwood, that is 40 inches in diameter located at the front of the property near the western property line, and visible from the road. This tree is in fair condition and classified as a significant tree per the City's Tree Preservation Ordinance (Chapter 10.15 of the Municipal Code). However, the project proposes replacement trees to compensate for the loss of trees on site, including the subject tree. **LESS THAN SIGNIFICANT IMPACT**

- c. *Would the project substantially degrade the existing visual character or quality of the site and its surroundings?*

The existing visual character of the site and surroundings are primarily characterized by low density residential buildings on large lots with moderate to dense vegetation including Monte Sereno City Hall to the east of the subject property. Saratoga-Los Gatos Road to the south is a state designated scenic highway. Existing views from this road in the project vicinity consist of vegetation and fences in front of the residences. The view of the project site is marked by a low wood retaining wall and vegetated berm topped with a six foot tall wood fence. Upper portions of the residence and roofline are visible beyond (see **Figure 3a**).

Views from Saratoga-Los Gatos Road would be modified with construction of the proposed project, including widening of the existing single driveway to a two way driveway, replacement of a 24-inch tall wood retaining wall with a 30-inch tall stone retaining wall, construction of a six foot stone privacy wall upon demolition of the existing wood fence and construction of two residences.

Renderings and visual simulations from three locations at the street looking toward the property depict the visual character at project site upon project completion with vegetation growth at five and ten years hence. As shown in the renderings (**Appendix G**, Project Plans), visibility of the front residence and the stone fence from the street will be prominent at project development. This view will be softened with the growth of landscaping at year five and at year 10, when structures would only be briefly visible through the vegetation. Overall, the project will not detract from the existing visual character or quality of the site and its surroundings. **LESS THAN SIGNIFICANT IMPACT**

- d. *Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

The project site is currently developed with a single family residence, which will be demolished for the subdivision of the property and construction of two new residences. One residence would be constructed at the front of the property on a newly created parcel and a second residence would be constructed on the rear on a new flag-lot parcel. Both these residences would be 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. **LESS THAN SIGNIFICANT IMPACT**



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## 2 Agriculture and Forestry Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project have any of the following impacts:				
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest land?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Impact Analysis

- a. *Would the project convert Prime Farmland, Unique Farmland, 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 non-agricultural use?*

The subject site is shown as "Urban and Built Up Land" on the most recent maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency.<sup>1</sup> Therefore, the project, which involves a two lot subdivision of the subject property and subsequent development of the resultant lots with two single family residences, would not

<sup>1</sup> <https://maps.conservation.ca.gov/dlrp/ciftimeseries>, accessed December 27, 2020

convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance (Farmland), as shown on these maps to non-agricultural use. **NO IMPACT**

*b. Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?*

The project site is not zoned for agricultural use. The subject site and surrounding properties are developed with single-family residential uses and there is no agricultural or forest land in the vicinity of the project site. The property is not covered by a Williamson Act Contract. **NO IMPACT.**

*c. Would the project 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))?*

The project site is consistent with the subject site's zoning for residential use. The site is currently developed with a single family residence and does not contain any forest land (as defined in Public Resources Code Section 12220(g)), or timberland (as defined by Public Resources Code Section 4526) and would not conflict with timberland zoned Timberland Production (as defined by Government Code Section 51104(g)). **NO IMPACT**

*d. Would the project result in the loss of forest land or conversion of forest land to non-forest use?*

The project site is currently developed for residential use and does not contain any forest land. Therefore, the project would not result in the loss of forest land or conversion of forest land to non-forest use. **NO IMPACT**

*e. Would the project involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?*

The project subdivision would result in the creation of one new lot in addition to an existing lot, demolition of a single family residence and construction of two new single family residences. The project site is surrounded by residential development and there is no farmland or forest land in the vicinity. 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. Therefore, the project would not result in the conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use. **NO IMPACT.**



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### 3 Air Quality

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

### Air Quality Setting

The City of Monte Sereno, including the project site, is within the San Francisco Bay Area Air Basin (Basin), which is under the jurisdiction of the Bay Area Air Quality Management District (BAAQMD). As the local air quality management agency, the BAAQMD is required to monitor air pollutant levels to ensure that state and federal air quality standards are met and, if they are not met, to develop strategies to meet the standards.

The Basin is “non-attainment” (standards are not met or exceeded) for the state and federal ozone standards, the state and federal PM2.5 (particulate matter up to 2.5 microns in size) standards and the state PM10 (particulate matter up to 10 microns in size) standards. Under state law, air districts are required to prepare a plan for air quality improvement for pollutants for which the district is in non-compliance.

The BAAQMD’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.

BAAQMD CEQA Guidelines provide preliminary screening for a lead agency to consider in making a conservative determination of a project’s potential impacts on air quality based on proposed land-use (i.e., residential, commercial, industrial, etc.). Projects that are below the screening criteria are reasonably expected to result in less than significant impacts to air quality since pollutant emissions would be minimal. **Table 1** below shows the screening level thresholds for single family residential development.

**TABLE 1: BAAQMD SCREENING CRITERIA FOR SINGLE FAMILY**

Land Use Type	Operational Criteria Pollutant Screening Size	Operational GHG Screening Size	Construction-Related Screening Size
Single Family	325 du (ROG)	56 du	114 du (ROG)

Source: Table 3-1, Operational-Related Criteria Air Pollutant and Precursor Screening Level Sizes, pg. 3-2 Bay Area Air Quality Management District CEQA Guidelines, May 2017.

Notes: du = dwelling units; NOX = oxides of nitrogen; ROG = reactive organic gases, GHG = greenhouse gases.

## Impact Analysis

*a. Would the project conflict with or obstruct implementation of the applicable air quality plan?*

The Bay Area 2017 Clean Air Plan (CAP) provides a plan to improve Bay Area air quality and protect public health as well as the climate. The project would not conflict with or obstruct implementation of the CAP because, as shown in **Table 1** above, the proposed project is below the BAAQMD’s thresholds for operational and construction air pollutant emissions (*Table 3-1, Operational-Related Criteria Air Pollutant and Precursor Screening Level Sizes*) and expected to result in less than significant impacts to air quality because of minimal levels of pollutant emission. **LESS THAN SIGNIFICANT IMPACT**

*b. Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?*

The project entails the development of two single family residences, which is well below the size of single family residential development that would exceed the BAAQMD’s thresholds for criteria pollutant emissions for both operational and construction related impacts on air quality, as shown in **Table 1** above and the air quality impacts of the project would be less than significant.

Nonetheless, BAAQMD recommends the implementation of the following mitigation measures for all proposed projects regardless of construction related emissions exceeding 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. **LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED**

## Mitigation Measures

**AQ-1.** The following basic construction mitigation measures shall be incorporated into project construction documents:

1. All exposed surfaces ( e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day;

2. All haul trucks transporting soil, sand, debris, or other loose material off-site shall be covered;
  3. 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;
  4. All vehicle speeds on unpaved surfaces shall be limited to 15 mph;
  5. 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;
  6. 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;
  7. 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
  8. 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. *Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?*

The 2017 BAAQMD CEQA guidelines (2017) 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 includes the construction of two single-family homes and does not exceed the Air District's thresholds for criteria air pollutants, as shown in **Table 1** above. Therefore, the proposed project will not result in cumulatively considerable impacts. **LESS THAN SIGNIFICANT IMPACT**

- d. *Would the project expose sensitive receptors to substantial pollutant concentrations?*

The project proposes a two lot subdivision of the property, demolition of the existing single family residence and development of two new single family residences on the newly created lots. The operation of the residential development is not expected to cause any localized emissions that could expose residences in the vicinity (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 sensitive receptors (residential uses). The short-term air quality

effects during construction of the residences would be avoided with implementation of the **Mitigation Measure AQ-1. LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED**

- e. *Would the project create objectionable odors affecting a substantial number of people?*

Operations of two single family residences on the subject property subsequent to its subdivision would not result in any significant objectionable odors affecting a substantial number of people due to the nature of the proposed use.

There may be nuisance diesel odors impacts to adjacent residences due to the operation of diesel construction equipment on-site (primarily during initial demolition and grading phases) during the construction of the two residences. However, this effect would be localized, sporadic, and short-term in nature and, therefore, less than significant. **LESS THAN SIGNIFICANT IMPACT**



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## 4 Biological Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project have any of the following impacts:				
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, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Biological Resources Setting

The subject property is surrounded by residential use 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.

A majority of the approximately 0.63 acre property supports ornamental woodland and urban/developed habitats. Characteristic vegetation on the subject site includes a mixture of planted trees and perennials. Trees include coast live oak (*Quercus agrifolia*), ornamental oaks (*Quercus spp.*), and giant sequoia (*Sequoiadendron giganteum*). Coast redwood (*Sequoia sempervirens*) dominates the surrounding properties. Planted shrubs include Chinese juniper (*Juniperus chinensis*), oleander (*Nerium oleander*), blue elderberry (*Sambucus mexicana*), breath of heaven (*Coleonema sp.*), roses (*Rosa spp.*), Cape honeysuckle (*Tecoma capensis*), and others. Perennial herbaceous plantings include Agapanthus (*Agapanthus africanus*), big periwinkle (*Vinca major*), and various smaller species. There is a small retaining wall toward the front of the property with weeds and grasses growing on top of it. These include Italian thistle (*Carduus pycnocephalus*), ripgut brome (*Bromus diandrus*), and rattlesnake grass (*Briza maxima*).

A biology report titled “*Biological Resources Analysis Report for the 18061 Saratoga Los Gatos Road Property, City of Monte Sereno, Santa Clara County, California*”, dated October 2020, was prepared by Olberding Environmental, Inc. (**Appendix B** to this initial study) The following discussion is based on the analysis incorporated in this report.

## Impact Analysis

- a. *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as candidate, sensitive, or special status in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?*

As described in the Biology Report, the California Natural Diversity Database (CNDDB) identifies eight special-status plant species as having been observed within a five mile radius of the subject property. A total of nine special-status bird species were identified as having the potential to occur on or adjacent to the property, of which only two: American peregrine falcon (*Falco peregrinus*) and yellow rail (*Coturnicops noveboracensis*), are tracked by the CNDDB.

Evidence of bat presence on the site was lacking during a field reconnaissance survey conducted on October 20, 2020. However, based on habitat suitability, it was determined that the site has moderate to low potential of being used by four bat species in a foraging or roosting capacity. The CNDDB also listed occurrences of five amphibians and one species of reptile within a five-mile radius of the subject site. Table 2 in the project’s Biology Report details these plant and wildlife species. A synopsis of the discussion pertaining to the impacts to the identified plant and wildlife species is provided below:

### Special-status Plants

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

## Special-status Wildlife

*Foraging or Nesting Raptor/Passerine Species* – The following birds have a moderate potential to occur in a breeding and foraging capacity: red-shouldered hawk (*Buteo lineatus*), red-tailed hawk (*Buteo jamaicensis*), sharp-shinned hawk (*Accipiter striatus*), and Cooper’s hawk (*Accipiter cooperii*). Peregrine falcon (*Falco peregrinus*) and yellow rail (*Coturnicops noveboracensis*) are presumed absent from the property, based on the absence of suitable habitat on the project site. There are no high cliffs, towers, or tall enough building on site on which an American peregrine falcon can breed nor are there open marshland, fields, or open spaces suitable for its foraging. Yellow rail require dense emergent marsh vegetation and wetlands, which are not present on the site.

Implementation of mitigation **BIO-1** would reduce, to a less-than-significant level, potentially significant impacts to the bird species identified above as having a moderate potential to occur on site.

*Special-status Mammal Species* – Given the presence of suitable onsite habitat (prominent structures and the large trees), bat species including pallid bat (*Antrozous pallidus*), hoary bat (*Lasiurus cinereus*), Townsend’s big-eared bat (*Corynorhinus townsendii*), Yuma myotis (*Myotis yumanensis*), and long-eared myotis (*Myotis evotis*) have a moderate to low potential to occur on the site in a foraging and roosting capacity.

Implementation of mitigation **BIO-2** would reduce, to a less-than-significant level, potentially significant impacts to the bird species identified above as having a moderate potential to occur on site.

*Special-Status Amphibians* – The subject property does not provide suitable breeding habitat for California red-legged frog (*Rana draytonii*) (CRLF), Foothill yellow-legged frog (*Rana boylei*), California tiger salamander (*Ambystoma californiense*) (CTS), Santa Cruz black salamander (*Aneides niger*), and California giant salamander (*Dicamptodon ensatus*), the five species listed in the CNDDDB as having occurrences within a five mile radius of the project site. Four of these species require creeks, streams, or wetlands for breeding and the Santa Cruz black salamander, while not requiring creeks, streams, or wetlands for breeding, is semi-aquatic and closely tied to areas adjacent to streams and creeks. There is no permanent or intermittent water source on the site with the nearest creek (Los Gatos Creek) located 0.7 miles south of the site, and a lack of upland burrows utilized by CRLF and CTS. Additionally, it is very unlikely that these amphibian species would be able to disperse onto the property due to surrounding residential development.

*Special-Status Reptiles* – The subject property does not provide suitable habitat for the Western Pond Turtle (*Emys marmorata*), the one reptile species listed on the CNDDDB within a five mile radius of the project site. There is no standing water or aquatic vegetation within the subject property, which precludes suitable habitat for the western pond turtle. The surrounding residential development make it impossible for the turtle to disperse onto the subject property.

As such, the project is likely to have a substantial adverse effect on Foraging or Nesting Raptor/Passerine Species and Special-status Mammal Species, as described above through habitat modification that would require mitigation. **POTENTIALLY SIGNIFICANT IMPACT**

## Mitigation Measures

The following mitigation measures are required to reduce the project's potentially significant impact to special status Foraging or Nesting Raptor/Passerine Species (**BIO-1**) and special status Mammal Species (**BIO-2**) to a less than significant level.

**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 project construction-related activities occur during the bird nesting season (February through August), a qualified biologist shall conduct preconstruction surveys for nesting passerine birds and raptors (birds of prey) within the subject property and the large trees on the adjacent properties 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 any bird listed under the Migratory Bird Treaty Act is found to be nesting within the project site or within the area of influence (250 feet of construction), the biologist shall establish a protective, construction free, buffer zone to protect the nesting site, which will be clearly delineated and fenced. This buffer shall be a minimum of 75 feet from the project activities for passerine birds, and a minimum of 200 feet (typically 250 feet) for raptors. The distance shall be determined by the biologist based on the site conditions (topography, if the nest is in a line of sight of the construction and the sensitivity of the birds nesting). The biologist shall monitor the nest site(s) to see if the birds are stressed by the construction activities and if the protective buffer needs to be increased. Once the young have fledged and are flying well enough to avoid project construction zones (typically by August), the project can proceed without further regard to the nest site(s). Implementation of this mitigation measure will be the responsibility of project site developers.

**BIO-2** To avoid "take" of special-status bats, prior to the removal of any existing trees or structures on the project site a bat habitat assessment shall be conducted by a qualified bat biologist during seasonal periods of bat activity (mid-February through mid-October. Feb. 15 – Apr 15, and Aug. 15 – October 30), to determine suitability of each existing structure as bat roost habitat. Structures found to have no suitable openings can be considered clear for project activities as long as they are maintained so that new openings do not occur. Structures found to provide suitable roosting habitat, but without evidence of use by bats, may be sealed until project activities occur, as recommended by the bat biologist. Structures with openings and exhibiting evidence of use by bats shall be scheduled for humane bat exclusion and eviction, conducted during appropriate seasons, and under supervision of the bat biologist. Bat exclusion and eviction shall only occur between February 15 and April 15, and from August 15 through October 30, to avoid take of non-volant (non-flying or inactive, either young, or seasonally torpid) individuals. Implementation of this mitigation measure will be the responsibility of project site developers.



## Significance After Mitigation

### LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

- b. Would the project 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 Wildlife or U.S. Fish and Wildlife Service?*

The nearest creek (Los Gatos Creek) is 0.7 miles south from the subject property. The project site is surrounded by residential development to the north, south and east, bounded by Saratoga-Los Gatos Road to the west, and lacks riparian habitat or other sensitive natural communities on itself and the immediate vicinity. As such, the development of two residences subsequent to the two lot subdivision of the site is not anticipated to have any substantial adverse effect on these resources. **NO IMPACT**

- c. Would the project 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?*

As described in the project's biology report, the federal government, acting through the U.S. Army Corps of Engineers (Corps) and the Environmental Protection Agency (EPA), has jurisdiction over all "waters of the United States" as authorized by Section 404 of the Clean Water Act (CWA) and Section 10 of the Rivers and Harbors Act of 1899 (33 CFR Parts 320-330).

Field reconnaissance survey of the subject property on October 20, 2020, did not identify any wetland/waters on the property that may be considered jurisdictional (federally protected) by the U.S. Army Corps of Engineers (Corps)<sup>2</sup> because the subject site lacks evidence of all three parameters (wetland soils, hydrology, and vegetation) that are used to indicate wetlands. Therefore, the project would not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means. **NO IMPACT**

- d. Would the project 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?*

The project entails a two lot subdivision and development of a single family residence on each of the two lots. The project site has been previously developed and currently contains a single family residence and is surrounded by residential development on three sides and bounded by the Saratoga-Los Gatos Road on one side. The project location and the project's biology report do not indicate that the project would 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. **NO IMPACT**

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<sup>2</sup> The federal government, acting through the U.S. Army Corps of Engineers (Corps) and the Environmental Protection Agency (EPA), has jurisdiction over all "waters of the United States" as authorized by Section 404 of the Clean Water Act (CWA) and Section 10 of the Rivers and Harbors Act of 1899 (33 CFR Parts 320-330).

- e. *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

The City's Tree Preservation Ordinance (Chapter 10.15) requires a permit from the City's Site and Architecture Commission or City Council for the removal of significant trees within the City, where significant trees are defined below. Specifically, but not exclusively, no trees larger than six (6) inches in diameter may be removed without City Council approval.

**Significant 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.

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 City's General Plan open space and conservation element also 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.

Project Plans, dated November 9, 2020 (Sheet C 1) and the project's arborist report, "*Tree Inventory, Assessment, and Protection Report*", prepared by Monarch Consulting Arborists, dated August 26, 2020 (**Appendix C** to this Initial Study) includes a "Tree Disposition Table" that outlines the species, size, and removal or preservation status of the tree in the course of construction of the improvements associated with the subdivision and future development of the two residences on the subdivided property, as shown in **Table 2**.

TABLE 2: TREE DISPOSITION				
Number	Species	Size	Condition	Action/Reason
43	Coast Live Oak	8	Good	Remove/Subdivision/Driveway
42	Italian Cypress	11	Good	Remove/Subdivision/Driveway
44	Coast Live Oak	16	Fair	Save – Parcel 1
45	Coast Live Oak	12.8	Fair	Remove/Subdivision/Driveway
46	Coast Redwood	10	Fair	Remove/Subdivision/Driveway
47	Coast Live Oak	14.5	Good	Save – Parcel 1
48	Coast Live Oak	16	Good	Save – Parcel 1
49	Coast Redwood	40	Fair	Remove/House 1
50	Ash	19.5	Good	Remove/House 1
51	Black Oak	23	Fair	Remove/Subdivision/Driveway
52	Pecan	17	Fair	Remove/Subdivision/Driveway
53	Giant Sequoia	28	Poor	Remove/House 2
54	Coast Live Oak	12	Good	Save – Parcel 2
55	Deodar Cedar	10	Fair	Save – Parcel 2
56	Pepper	13	Poor	Save – Parcel 2
57	Coast Live Oak	18	Good	Save – Parcel 2
58	Coast Live Oak	9	Good	Save – Parcel 2
59	Coast Redwood [Nbr]	24	Fair	Protect Neighbor Tree
60	Coast Live Oak	20	Good	Save – Parcel 2
61	Apple	9	Poor	Save – Parcel 2
62	Coast Live Oak	23	Fair	Save – Parcel 2
63	Coast Redwood [Nbr]	9	Good	Protect Neighbor Tree
64	Coast Redwood [Nbr]	16	Good	Protect Neighbor Tree
65	Coast Redwood [Nbr]	14	Good	Protect Neighbor Tree
66	Coast Live Oak [Nbr]	10	Poor	Protect Neighbor Tree
67	Coast Redwood [Nbr]	32	Good	Protect Neighbor Tree
68	Coast Redwood [Nbr]	14	Good	Protect Neighbor Tree
69	Coast Redwood [Nbr]	14	Good	Protect Neighbor Tree
70	Coast Redwood [Nbr]	14	Good	Protect Neighbor Tree
71	Coast Redwood [Nbr]	4	Fair	Protect Neighbor Tree
72	Coast Live Oak [Nbr]	6	Good	Protect Neighbor Tree
73	Coast Live Oak	17	Good	Save – Parcel 2
74	Coast Live Oak	17	Poor	Save – Parcel 2

As shown in the “Tree Disposition Table”, the subject property contains 21 trees, majority of which are coast live oak or coast redwood trees. Additionally, there are 12 trees including coast live oak

and coast redwoods, primarily along the eastern boundary of the side on the neighboring property. The project proposes a removal of six trees for improvements associated with the subdivision, and three trees associated with the future development of the two residences on the subdivided property. The plans further show the planting of 12, 24-inch box trees (no species identified). This appears to be consistent with General Plan policy OSC-5.2 regarding tree replacement requirements. **LESS THAN SIGNIFICANT IMPACT**

- f. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

The project site is not located within the jurisdiction of any adopted/approved habitat conservation plan. The Santa Clara Valley Habitat Plan applies to areas in the County in which the project site is located but it is located outside the Santa Clara Valley Habitat Plan permit area. Therefore, the project would not conflict with the provision of any adopted/approved habitat plan and natural community conservation plan. **NO IMPACT**

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## 5 Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project have any of the following impacts:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Impact Analysis

- a) *Would the project cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?*

As discussed previously in this initial study, the subject property contains an existing residence, which was constructed in 1900. This residence is a vernacular two-story house that exhibits elements of many alterations and additions, principally those from the 1950s. The historic resource evaluation prepared for this residence (**Appendix A** of this initial study) concluded that the existing residence on the subject property is not a significant historic resource based upon the architectural alterations and additions that have obscured the original form and materials. **No IMPACT**

- b) *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?*
- c) *Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*
- d) *Would the project disturb any human remains, including those interred outside of dedicated cemeteries?*

According to the Monte Sereno General Plan 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. There is no evidence of potentially sensitive archaeological, unique paleontological resource and human remains associated with the project site. The project site also does not incorporate unique geologic features. However, there is the possibility of an accidental

discovery or recognition of archaeological and/or paleontological resources or human remains during construction activities. **POTENTIALLY SIGNIFICANT IMPACT**

### Mitigation Measures

The following mitigation measures would reduce the potential impacts to a less than significant level.

**CR-1.** 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 and/or paleontologist, as required. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented. The aforementioned statement shall be included in all construction documents associated with development of the project site and implementation of this mitigation measure will be the responsibility of project developers.

**CR-2.** 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. The aforementioned statement shall be included in all construction associated with redevelopment of the project site. Implementation of this mitigation measure will be the responsibility of project site developers.

### Significance After Mitigation

**LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED**

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## 6 Energy

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project have any of the following impacts:				
e. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Impact Analysis

- Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?*
- Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

The project would be considered to result in wasteful, inefficient or unnecessary consumption of energy if it failed to comply with applicable regulations/policies and failed to incorporate applicable, feasible energy demand reduction/efficiency measures. The project would be subject to energy conservation requirements in the California Energy Code (Title 24, Part 6, of the California Code of Regulations, California's Energy Efficiency Standards for Residential and Nonresidential Buildings) and CALGreen (Title 24, Part 11 of the California Code of Regulations). The City adopted Reach Codes that are considered enhanced energy codes that support all-electric use for new construction. Compliance with these codes is ensured through the building permit process. **LESS THAN SIGNIFICANT IMPACT**

## 7 Geology and Soils

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project have any of the following impacts:				
a. Expose people or structures to potentially 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Strong seismic ground shaking?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit or that would become unstable as a result of the project, and potentially result in on or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



Geotechnical investigation of the site was conducted and associated report/s, dated August 25, 2020, prepared by Pollak Engineering, Inc. (**Appendix D** to this initial study). The following discussion is based on the analysis incorporated in these reports.

## Impact Analysis

*a1. Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving 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?*

The project site is not located in the Alquist-Priolo Earthquake Fault Zone as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist. The San Andreas Fault is located approximately 2.8 miles southwest of the project site. The site is located within the Monte-Vista- Shannon Fault Zone, however no faults are known to lie within the site.

Fault rupture occurs when the ground surface fractures because of fault movement during an earthquake and almost always follows preexisting fault traces, which are zones of weakness. The likelihood of a surface fault rupture occurring on this site is considered low, according to the project's geotechnical investigation report. **LESS THAN SIGNIFICANT IMPACT**

*a2. Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?*

Monte Sereno is located in the San Francisco Bay region, which is one of the most seismically active regions in the United States, because of the regions proximity to the San Andreas Fault system. The proximity to faults can result in strong seismic ground shaking. As stated in the project's geotechnical investigation report, based on historical evidence, it is likely that at least one significant earthquake will produce strong ground motions at this site during the design life of the proposed improvements, which would expose people or structures to potential substantial adverse effects involving strong seismic ground shaking. **POTENTIALLY SIGNIFICANT IMPACT**

## Mitigation Measures

**GEO-1** The applicant shall provide evidence that structural considerations for construction on this site include the design parameters listed under CBC Seismic Design Criteria, and recommendations of the project's geotechnical investigation report/s are included in the project grading and building plans.

## Significance After Mitigation

### **LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED**

*a3. Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?*

Liquefaction is a phenomenon associated with fine-grained, loosely-packed sands and gravels subjected to ground shaking because of seismic activity. Liquefaction can lead to total and/or differential settlement and is largely dependent upon the intensity of ground shaking and response of soils underlying the site. According to the geotechnical investigation report, prepared for the project, based on the observed soil material, the probability of liquefaction is low. **LESS THAN SIGNIFICANT IMPACT**

- a4. Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?*

There are no known landslides near the project site, nor is the project site in the path of any known landslides. **NO IMPACT**

- b. Would the project result in substantial soil erosion or loss of topsoil?*

Development of the project will require site preparation and grading activities that will potentially result in soil erosion or the loss of topsoil if not properly controlled. However, ground disturbing activities of the project will be expected to be carried out in accordance with the City of Monte Sereno's Erosion and Sediment Control Plan requirements (Chapter 9.04 of the Municipal Code).

**LESS THAN SIGNIFICANT IMPACT**

- c. Would the project be located on a geologic unit or that would become unstable as a result of the project, and potentially result in on or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?*

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. **LESS THAN SIGNIFICANT IMPACT**

- d. Would the project 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?*

Information presented in the project's geotechnical investigation report characterizes site surface soils have a low to medium potential to expand upon increases in moisture content. However, construction would occur pursuant to mitigation measure **GEO-1**, which require implementation of the recommendations in the geotechnical investigation report for the project. **LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED**

- e. Would the project 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?*

No onsite septic tanks or alternative wastewater treatment facilities are proposed as part of the project. **NO IMPACT**

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## 8 Greenhouse Gas Emissions

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project have any of the following impacts:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with any applicable plan, policy, or regulation adopted to reduce the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Climate Change and Greenhouse Gas (GHG) Emissions

Climate change is the observed increase in the average temperature of the Earth's atmosphere and oceans along with other substantial changes in climate (such as wind patterns, precipitation, and storms) over an extended period of time. Climate change is the result of numerous, cumulative sources of GHGs, gases that trap heat in the atmosphere, analogous to the way in which a greenhouse retains heat. Common GHGs include water vapor, carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxides (N<sub>2</sub>O), fluorinated gases, and ozone. GHGs are emitted by both natural processes and human activities. Of these gases, CO<sub>2</sub> and CH<sub>4</sub> are emitted in the greatest quantities from human activities. Emissions of CO<sub>2</sub> are largely by-products of fossil fuel combustion, whereas CH<sub>4</sub> results from off-gassing associated with agricultural practices and landfills. Man-made GHGs, many of which have greater heat-absorption potential than CO<sub>2</sub>, include fluorinated gases, such as hydrofluorocarbons (HFCs), perfluorocarbons (PFC), and sulfur hexafluoride (SF<sub>6</sub>) (Cal EPA 2015).

The accumulation of GHGs in the atmosphere regulates the earth's temperature. Without the natural heat trapping effect of GHGs, Earth's surface would be about 34° C cooler (Cal EPA 2015). However, it is believed that emissions from human activities, particularly the consumption of fossil fuels for electricity production and transportation, have elevated the concentration of these gases in the atmosphere beyond the level of naturally occurring concentrations.

### Thresholds of Significance

Pursuant to the requirements of SB 97, the Resources Agency adopted amendments to the CEQA Guidelines for the feasible mitigation of GHG emissions and analysis of the effects of GHG emissions. The adopted CEQA Guidelines provide regulatory guidance on the analysis and mitigation of GHG emissions in CEQA documents, while giving lead agencies the discretion to set quantitative or qualitative thresholds for the assessment and mitigation of GHGs and climate change impacts.

The vast majority of individual projects do not generate sufficient GHG emissions to directly influence climate change. However, physical changes caused by a project can contribute incrementally to cumulative effects that are significant, even if individual changes resulting from a project are limited. The issue of climate change typically involves an analysis of whether a project's contribution towards an impact would be cumulatively considerable. "Cumulatively considerable" means that the

incremental effects of an individual project are significant when viewed in connection with the effects of past projects, other current projects, and probable future projects (CEQA Guidelines, Section 15064[h][1]).

The General Plan, effective as of 2009, states that the City will establish a greenhouse gas emissions reduction target and will develop an action plan to meet this target (Monte Sereno General Plan, page 88). With these goals in mind, Monte Sereno has established a “Build it Green” checklist which is required for all new residential development, although Monte Sereno does not currently have a qualified GHG reduction plan. The City adopted Reach Codes that are considered enhanced energy codes that promote all-electric for new construction.

To evaluate whether a project may generate a quantity of GHG emissions that may have a significant impact on the environment, a number of operational bright-line significance thresholds have been developed by state agencies. The BAAQMD identifies screening levels for evaluation of operational GHG emissions based on project size as described in the Air Quality section of this initial study. As shown in **Table 1** included in the Air Quality Section, the screening size for operational impacts from GHG emissions is 56 dwelling units for single-family use.

## Impact Analysis

- a. *Would the project generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?*

The project site would create greenhouse gas emissions (GHG 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 project would involve the demolition of the existing single family residence and construction of two new single family residences on the subject site, which is below the BAAQMD screening size for operational impacts from GHG emissions. Based on this factor no further evaluation is warranted of project generated GHG emissions.

Temporary GHG emission would occur during site preparation and construction for improvements on the subject site from fossil based fuels typically used in construction equipment, worker and building supply vehicles. The BAAQMD does not have an adopted Threshold of Significance for construction-related GHG emissions but the incorporation of best management practices described in **Mitigation Measure AQ-1** in the Air Quality Section of this initial study would serve to reduce GHG emissions during construction. **LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED**

- b. *Would the project conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

Monte Sereno does not have an adopted greenhouse gas emissions reduction plan, which is not anticipated to be developed within the scope of this project. Hence, the City relies on the BAAQMD guidance on evaluating and determining GHG impacts and mitigations. As discussed above, the project is below the BAAQMD screening size for operational impacts of GHG emissions and mitigations are incorporated for construction related GHG emissions. The City has adopted Reach energy codes that require electrical outlets for water heaters, clothes dryers and cooking appliances, electrical vehicle charging outlet and dedicated circuit breakers to support these outlets in new construction. **LESS THAN SIGNIFICANT IMPACT**

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## 9 Hazards and Hazardous Materials

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project have any of the following impacts:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Expose people or structures to a significant risk of loss, injury or death	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				

## Impact Analysis

- a. *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

The project proposes a two lot subdivision with the demolition of a single family residence and construction of one single family residence on each lot. It would not involve the routine transport, use, or disposal of hazardous waste. There would be nominal amounts of hazardous material in the form of fuels and other construction materials, which are routinely used during construction processes. The project would need to obtain a demolition permit, which would ensure that any asbestos, PCBs, lead paint and other potentially hazards associated with the building are disposed of properly. Households typically have small amounts of cleaning supplies. These materials do not pose an elevated risk to public health and safety. **NO IMPACT**

- b. *Would the project 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?*

As discussed in item a. above, there would be nominal amounts of hazardous materials that are routinely used during construction processes and do not pose an elevated risk to public health and safety. The project would need to obtain a demolition permit to ensure disposal of any potential hazardous materials. Therefore, the project would not 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. **NO IMPACT**

- c. *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?*

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. **NO IMPACT**

- d. *Would the project 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, would it create a significant hazard to the public or the environment?*

The project site is not a hazardous waste site and there are no listed hazardous materials sites within one half mile of the project site as indicated by a search of the online data management



systems of the California State Water Resource Control Boards (GeoTracker)<sup>3</sup> and the Department of Toxic Substances Control (EnviroStar)<sup>4</sup>.

Geotracker lists sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater, and EnviroStar incorporates list of hazardous waste facilities and sites with known contamination or sites where there may be reasons to investigate further. These lists are compiled pursuant to Government Code Section 65962.5. As the project site is not included on these lists of hazardous materials sites, the project would not create a significant hazard to the public or the environment. **NO IMPACT**

- 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, would the project result in a safety hazard for people residing or working in the project area?*

The project site is not within an airport land use plan nor is it within two miles of a public airport. The nearest airports are San Jose International Airport, which is located 12 miles to the northeast and Reid-Hillview Airport, which is 16 miles to northeast of the project site. **NO IMPACT**

- f. *For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working the project area?*

The project site is not near a private landing strip. **NO IMPACT**

- g. *Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

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. The development of the project site with two residential units would not impair the implementation of this plan. **NO IMPACT**

- h. *Would the project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?*

According to State published Fire Hazard Severity Zone Maps, the project site is located within a local responsibility area wildfire hazard zone<sup>5</sup>. However, the Quito Fire Station is located approximately one mile to the west of the project site and the project site would have access to emergency fire protection services more quickly than the average response time. Additionally, Policy HS-1. 8 of the *Monte Sereno General Plan* would 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). Consistency of the residential development on the subject site with Policy HS-1. 8 of the *Monte Sereno General Plan* would ensure that the project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires. **NO IMPACT**

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<sup>3</sup> <https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=18061+Saratoga+Los+Gatos+Road+Los+Gatos>, last accessed December 30, 2020

<sup>4</sup> <https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=18061+Saratoga+Los+Gatos+Road+Monte+Sereno>, last accessed December 30, 2020

<sup>5</sup> <https://egis.fire.ca.gov/FHSZ/>, last accessed December 31, 2020

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## 10 Hydrology and Water Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project have any of the following impacts:				
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 or the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially increase the rate, volume, or flow duration of stormwater runoff or alter the existing drainage pattern of the site or area, including altering the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Place housing within a 100-year flood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				
h. Place structures in a 100-year flood hazard area that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Expose people or structures to a significant risk of loss, injury, or death involving flooding, including that occurring as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Result in inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Impact Analysis

### a. *Would the project violate any water quality standards or waste discharge requirements?*

The project involves a two lot subdivision of an existing 25,444 square foot single family lot, demolition of the existing residence and development of the two lots with two new single family residences, which would be required to comply with the provisions of the Municipal Regional Stormwater Permit. The Municipal Regional Stormwater Permit applicable to Santa Clara County regulates discharges from all storm sewer systems in the County, including those in Monte Sereno.

The provisions of the Municipal Regional 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 must provide for pre-treatment of runoff before it enters the City's or Caltrans' storm water system.

The project would be required to comply with the provisions of the Municipal Regional Stormwater Permit as discussed in item c-e below. Additionally, the project would be subject to the provisions of *Chapter 8.04, Stormwater Management and Discharge Control Regulations of the City of Monte Sereno Municipal Code*, which have been reviewed and approved by the City's Public Works Staff to ensure compliance. Therefore, the project would not violate any water quality standards or waste discharge requirements. **NO IMPACT**

### b. *Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering or the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?*

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. With respect to surface water that recharges the groundwater, the project site is not located in a groundwater recharge area. Therefore, 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 (SCVWD). According to the SCVWD's 2015 Urban Water Management Plan, there is adequate groundwater recharge within the Basin, and over the years, SCVWD's water importation and groundwater management activities have stabilized groundwater levels. Consequently, the proposed project would not substantially deplete groundwater resources nor substantially interfere with groundwater recharge. **NO IMPACT**

- c. *Would the project substantially increase the rate, volume, or flow duration of stormwater runoff or alter the existing drainage pattern of the site or area, including altering the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?*

The project site does not contain any streams or rivers that could be potentially altered during project development on the site. The project site is primarily developed with an existing single family residence, a detached garage, a concrete driveway and a carport with a concrete slab that constitute impervious surfaces on site. Surface water runoff appears to be conveyed to the rear and the eastern side of the property with no capture system or infiltrates into the ground.

The project would yield an increase in impervious surfaces on the project site through structural coverage and impervious paving, which could potentially increase erosion. However, the project would include an onsite system of stormwater drains to capture the water and convey it to the public stormwater drainage system to the front of the property with onsite energy dissipater and detention/ infiltration system for treatment of surface runoff to minimize any untreated surface runoff into the public stormwater drainage system. The project would be required to comply with the regulations incorporated in *Chapter 8.04 of the City's Municipal Code*. These regulations address Storm Water Management and Discharge Control. **LESS THAN SIGNIFICANT IMPACT**

- d. *Would the project 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 runoff in a manner which would result in flooding on- or off-site?*

As discussed in item c. above the project would yield an increase in impervious surfaces on the project site through structural coverage and impervious paving, which could potentially increase the rate or amount of surface runoff to cause flooding on or off-site. However, as described above the proposed improvements include onsite energy dissipater and detention/ infiltration system to regulate surface runoff into the public stormwater drainage system. **LESS THAN SIGNIFICANT IMPACT**

- e. *Would the project create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?*

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 91). *Policy PS-31 of the Monte Sereno General Plan* requires that developers or property owners pay for services and facilities for new development. Additionally, Low Impact Design (LID) techniques, as reviewed and approved by the Public Works Department, would ensure that runoff does not exceed the rate and duration of that existing before development and pre-treatment of runoff before it enters the City's stormwater system. **LESS THAN SIGNIFICANT IMPACT**

*f. Would the project otherwise substantially degrade water quality?*

Site preparation/grading and construction would involve disturbance and exposure of soils, which could promote erosion. Sheet 4 of 4 of the project plans proposes an erosion control plan, which will be reviewed by the Public Works Department to ensure it meets the City's requirements. **LESS THAN SIGNIFICANT IMPACT**

*g. Would the project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?*

Large scale flooding is not a significant hazard in the City (*Monte Sereno General Plan*, page 49). According to the Federal Emergency Management Agency (FEMA), the project site is not located within the 100-year flood hazard area and future development on the project site would not result in the placement of housing within the 100-year flood hazard area. **NO IMPACT**

*h. Would the project place structures in a 100-year flood hazard area that would impede or redirect flood flows?*

As discussed under item g. above, the project site is not located within the 100-year flood hazard area and would, thus, not impede or redirect flood flows with placement of structures within the 100-year flood hazard area. **NO IMPACT**

*i. Would the project expose people or structures to a significant risk of loss, injury, or death involving flooding, including that occurring as a result of the failure of a levee or dam?*

The project site is located approximately one mile southwest of Vasona dam and reservoir. However, it is not in a dam inundation area<sup>6</sup> and the City of Monte Sereno General Plan does not mention dam failure as an issue of concern. 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. **NO IMPACT**

*j. Would the project result in inundation by seiche, tsunami, or mudflow?*

Seiches are large waves generated in enclosed bodies of water in response to ground shaking. Vasona reservoir, located approximately one mile northeast of the project site is the closest enclosed body of water to the project site. The dam is designed with certain freeboard presumed to prevent spills from seiche events and flooding from a seismically-induced seiche is unlikely. The project site is located inland and is not at risk of inundation by a tsunami. The project site is not located at the base of a hill and the area surrounding is developed with single-family homes on heavily vegetated sites. The project site would not be subject to inundation by mudflow. **NO IMPACT**

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<sup>6</sup> Association of Bay Area Governments, <http://resilience.abag.ca.gov/wp-content/documents/2010LHMP/MonteSereno-Annex-2011.pdf>, accessed December 31, 2020

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## 11 Land Use and Planning

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project have any of the following impacts:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 Comprehensive Plan, CAP, or the City's Zoning Ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with an applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Impact Analysis

*a. Would the project physically divide an established community?*

The project site is located in the Foothill neighborhood of Monte Sereno, which is in the area to the north of Saratoga-Los Gatos Road (State Route 9). The neighborhood has a diverse housing stock varying from small to large-sized homes that are widespread and sit on irregularly-shaped lots of varying sizes. The project site is an infill parcel in this neighborhood, currently developed with a single family residence and surrounded by residential development to the north, south and east, and bounded by Saratoga-Los Gatos Road to the south. It is not anticipated that the project would divide an established community. **NO IMPACT**

*b. Would the project 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?*

The General Plan land use designation for the project site is Single-Family Residential with a maximum of 3-5 dwelling units per acre. The subject site is in the R1:8000 zoning district, which is a residential district allowing for a minimum of 8,000 square foot lot size. The project involves a subdivision of the existing 25,444 square feet lot into two lots for construction of two residences. The two lots created upon subdivision of the subject property would be 9,547 square foot (front parcel) and 15,897 square foot (rear parcel) in size of which 3,010 square feet is dedicated to the access corridor, for a net size of 12,892 square feet. As such, the project would



be consistent with the General Plan land use designation and zoning applicable to the subject property. **NO IMPACT**

- c. *Would the project conflict with an applicable habitat conservation plan or natural community conservation plan?*

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. **NO IMPACT**

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## 12 Mineral Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project have any of the following impacts:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Impact Analysis

- a. *Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*
- b. *Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?*

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 project would not result in impacts to known mineral resources or result in the loss of availability of a locally important resource recovery site. **NO IMPACT**

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## 13 Noise

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project result in any of the following impacts:				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. For a project located in 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, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project near a private airstrip, would it expose people residing or working in the project area to excessive noise?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Noise Setting

#### Noise

Noise is unwanted sound that disturbs human activity. Environmental noise levels typically fluctuate over time, and different types of noise descriptors are used to account for this variability. Noise level measurements include intensity, frequency, and duration, as well as time of occurrence. Noise level (or volume) is generally measured in decibels (dB) using the A-weighted sound pressure level (dBA). The A-weighting scale is an adjustment to the actual sound power levels to be consistent with that of human hearing response, which is most sensitive to frequencies around 4,000 Hertz (about the highest note on a piano) and less sensitive to low frequencies (below 100 Hertz).

Because of the logarithmic scale of the decibel unit, sound levels cannot be added or subtracted arithmetically. If the physical intensity of a sound is doubled, the sound level increases by 3 dBA, regardless of the initial sound level. For example, 60 dBA plus 60 dBA equals 63 dBA. Where ambient noise levels are high in comparison to a new noise source, the change in noise level would be less than 3 dBA. For example, when 70 dBA ambient noise levels are combined with a 60 dBA noise source the resulting noise level equals 70.4 dBA.

Noise that is experienced at any receptor can be attenuated by distance or the presence of noise barriers or intervening terrain. Sound from a single source (i.e., a point source) radiates uniformly outward as it travels away from the source in a spherical pattern. The sound level attenuates (or drops off) at a rate of 6 dBA for each doubling of distance. For acoustically absorptive, or soft, sites (i.e., sites with an absorptive ground surface, such as soft dirt, grass, or scattered bushes and trees), ground attenuation of about 1.5 dBA per doubling of distance normally occurs. A large object or barrier in the path between a noise source and a receiver can substantially attenuate noise levels at the receiver. The amount of attenuation provided by this shielding depends on the size of the object, proximity to the noise source and receiver, surface weight, solidity, and the frequency content of the noise source. Natural terrain features (such as hills and dense woods) and human-made features (such as buildings and walls) can substantially reduce noise levels. Walls are often constructed between a source and a receiver specifically to reduce noise. A barrier that breaks the line of sight between a source and a receiver will typically result in at least 5 dBA of noise reduction.

### *Vibration*

Vibration is a unique form of noise because its energy is carried through buildings, structures, and the ground, whereas noise is simply carried through the air. Thus, vibration is generally felt rather than heard. Some vibration effects can be caused by noise; e.g., the rattling of windows from passing trucks. This phenomenon is caused by the coupling of the acoustic energy at frequencies that are close to the resonant frequency of the material being vibrated. Typically, groundborne vibration generated by manmade activities attenuates rapidly as distance from the source of the vibration increases. The ground motion caused by vibration is measured as particle velocity in inches per second and is referenced as vibration decibels (VdB) in the U.S.

The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels for many people. Most perceptible indoor vibration is caused by sources within buildings such as operation of mechanical equipment, movement of people, or the slamming of doors. Typical outdoor sources of perceptible groundborne vibration are construction equipment, steel wheeled trains, and traffic on rough roads.

### *Regulatory Setting*

Figure HS-5 (*Monte Sereno General Plan*, page 120) included in the Plan's Health and Safety Element depicts projected future noise levels for sample roadways based on future traffic levels in 2030. However, the City's General Plan does not contain quantifiable noise standards for any type of land use. The City of Monte Sereno Planning Department accepts 60 dB DNL as the normally acceptable exterior limit for residential land-use.

Chapter 9.07 of the Monte Sereno Municipal Code establishes permitted hours for construction and mechanical blowers. Construction requiring a building permit is permitted from 8:00 a.m. to 8:00 p.m. Monday through Friday, 9:00 a.m. to 5:00 p.m. Saturday and prohibited on Sundays and holidays. Construction not requiring a permit can occur at any time.

## Project Site Noise Environment

The on-site noise environment is controlled primarily by vehicular traffic sources on Saratoga - Los Gatos Road (State Route 9), which carries an Average Daily Traffic (ADT) volume of 17,500 vehicles, as reported by CalTrans.

A noise study, dated October 16, 2020, was prepared by Edward L. Pack Associates for the project to assess potential noise impacts (**Appendix E** to this initial study). Due to the effects of the COVID-19 pandemic, traffic volumes and patterns are abnormal. Thus, this study uses traffic noise data acquired less than three years ago for the subdivision immediately adjacent to the west of the project site. The traffic volumes for Saratoga - Los Gatos Road do not change dramatically year to year. Thus, the previous traffic data are deemed valid for existing (non-COVID-19) and future conditions. Findings of the noise study are summarized below. The noise exposures outlined below account for the noise attenuation provided by a six foot high noise control barrier along the front and side of the home on the front lot, closest to Saratoga - Los Gatos Road:

### A. Exterior Noise Levels

- The existing exterior noise exposures at the most impacted planned private front yard of the residence envisioned on the front lot (34 feet to 77 feet from the centerline of Saratoga - Los Gatos Road) range from 56 to 58 dB DNL near the building setback to 60 dB DNL just behind the barrier. Under future traffic conditions, the noise exposures are expected to remain at 56-60 dB DNL.
- The existing exterior noise exposure at the most impacted planned rear yard of the home on the front lot, 111 feet from the centerline of Saratoga - Los Gatos Road, will be up to 60 dB DNL. Under future traffic conditions, the noise exposure is expected to remain at 60 dB DNL.
- The unshielded (bare site) existing and future 60 dB DNL noise contour line is 183 feet from the centerline of Saratoga - Los Gatos Road or 159 feet from the south property line.
- The existing exterior noise exposures at the most impacted planned building setback of the home on Lot 1 and at the ground floor elevation of the front yard (54 feet from the centerline of Saratoga - Los Gatos Road) are up to 57 dB DNL. Under future traffic conditions, the noise exposures are expected to remain at 57 dB DNL.
- The existing exterior noise exposures at the most impacted planned building setback of the home on the front lot and at the upper floor elevation (54 feet from the centerline of Saratoga - Los Gatos Road) are up to 60 dB DNL. Under future traffic conditions, the noise exposures are expected to remain at 60 dB DNL.
- The entire rear lot would be outside of the 60 dB DNL noise contour with the exception of the access driveway.

### B. Interior Noise Exposures

- The interior noise exposures in the most impacted living spaces of the front lot will be up to 35 dB DNL. Under future traffic conditions, the noise exposure is expected to remain at 35 dB DNL.
- The interior noise exposures in the most impacted living spaces on the rear lot will be lower than 45 dB DNL under existing and future traffic conditions as the exterior noise exposures are below 70 dB DNL.

## Impact Analysis

- a. *Would the project 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 applicable standards of other agencies?*

As described under “Regulatory Setting” the City of Monte Sereno does not have quantifiable noise standards for any type of land use but accepts 60 dB DNL as the normally acceptable exterior limit for residential land-use. As described under “Project Site Noise Environment”, the noise exposures will be within the 60 dB DNL City of Monte Sereno exterior noise criterion, and within 45 dB DNL, which is the limits of the interior noise exposure design criterion recommended for this project. **LESS THAN SIGNIFICANT IMPACT**

- b. *Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?*

The project involves a two lot subdivision of the subject property, the demolition of a single residence and construction of two single family residence. This project is not anticipated to create ground-borne vibrations during operations of the residences. Grading and other project activity related to construction would potentially create perceptible ground borne vibration. However, these vibrations would be temporary and limited to the construction period. **LESS THAN SIGNIFICANT IMPACT**

- c. *A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?*

The primary source of permanent ambient noise levels in the project vicinity is traffic on Saratoga-Los Gatos Road adjacent to the project site on the south side. Based on the analysis presented in the project’s noise assessment study traffic volumes for Saratoga-Los Gatos Road have not changes dramatically year to year. In 1996 Average Daily Traffic (ADT) volume for Saratoga - Los Gatos Road was 20,100 vehicles, which decreased to 17,500 vehicles ADT in 2016. According to the information included in the project’s traffic study titled “*Trip Generation and Access Report for the Proposed Development at 18061 Saratoga-Los Gatos Road in Monte Sereno, California*”, prepared by Hexagon Transportation Consultants, Inc., dated October 16, 2020 (**Appendix F** to this Initial Study)., daily traffic volume on this segment of Saratoga-Los Gatos Road was 13,400 in 2017<sup>7</sup>. This information represents a further decrease in traffic from 2016 to 2017. Future traffic volume estimates for Saratoga - Los Gatos Road were not available from CalTrans. 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.

The project’s traffic study incorporates estimates of the traffic generated by the project. Based on the Institute of Transportation Engineers (ITE) trip generation rates, and credit for the existing residential development on the project site, it is estimated that the project would generate an additional 10 daily trips, with one outbound trip occurring during the PM peak hour. An Increase of 10 daily trips in traffic due to the project would be minimal and it is estimated that the future traffic noise levels will remain similar to current levels. Therefore, the project would not contribute to a substantial increase in traffic-generated noise in the project vicinity. **NO IMPACT**

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<sup>7</sup> Caltrans District 4 Route 9 Traffic Volumes.  
<https://dot.ca.gov/programs/traffic-operations/census/traffic-volumes/2017/route-7-10>



- d. *A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?*

A substantial temporary or periodic increase in ambient noise levels above exiting levels may occur in the project vicinity due to the demolition and construction activity for subdivision improvements and the development of two residences on the property. **POTENTIALLY SIGNIFICANT IMPACT**

### Mitigation Measures

Implementation of the following mitigation measure would ensure that the temporary or periodic increase in ambient noise levels in the project vicinity is less than significant.

**N-1** Prior to issuance of a demolition and grading permits, 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 5:00 p.m., Saturdays and no work allowed on Sundays and public holidays as observed by the City.
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 feet 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, if any, 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.
4. Utilize wheeled equipment rather than track equipment whenever possible.
5. Building Construction: Nail guns should be used where possible as they are less noisy than manual hammering.
6. Generators and Compressors: Use generators, compressors and pumps that are housed in acoustical enclosures rather than weather enclosures or none at all.
7. Utilize temporary power service from the utility company in lieu of generators wherever possible.
8. All stationary equipment shall be rated no higher than 85 dBA@25 feet under the equipment's most noisy condition.
9. 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 ½" plywood.
10. Use electrically powered tools rather than pneumatic tools whenever possible.
11. Mitigation of the construction phase noise at the site can be accomplished by using quiet or "new technology" equipment.
12. The greatest potential for noise abatement of current equipment should be the quieting of exhaust noises by use of improved mufflers.
13. 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.
14. 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.
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.

### Significance After Mitigation

#### **LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED**

- e. *For a project located in 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, would the project expose people residing or working in the project area to excessive noise levels?*

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. **NO IMPACT**

- f. *For a project near a private airstrip, would it expose people residing or working in the project area to excessive noise?*

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. **NO IMPACT**

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## 14 Population and Housing

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project result in any of the following impacts:				
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial amounts of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Impact Analysis

- a. *Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

The population of the City of Monte Sereno as of January 1, 2020 was estimated at 3,594, which reflects a minimal increase from a population of 3,586 persons as of January 1, 2019. The proposed project would result in the development of one additional single family residence on an infill parcel, which would not induce substantial population growth or entail improvements off site. As such, the project being on an infill parcel, currently developed with a single family residence, would not extend public infrastructure or foster growth beyond that planned in the General Plan. **NO IMPACT**

- b. *Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*

The project proposes development of two single family residences upon demolition of one existing single family residence on the subject site. In effect, the project would not displace existing housing, necessitating the construction of replacement housing elsewhere, but add one single family residence to the City on the project site. **NO IMPACT**

- c. *Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

Based on discussion in item b. above, the project would not displace substantial numbers of people and, thereby, would not necessitate the construction of replacement housing elsewhere. **NO IMPACT**

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## 15 Public Services

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Would the project result in any of the following impacts:

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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 public services:

i. Fire protection	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Police protection	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Parks	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v. Other public facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Impact Analysis

*a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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 public services:*

*i. Fire protection*

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, which allows the project site to have access to emergency fire protection services more quickly than the average response time. The development of two residences on the subject site on an existing property would not hinder the ability of the Santa Clara County Fire Department to provide adequate levels of service to the site. Policy PS-3.1 of the City's General Plan require that services and facilities for new development or annexation be paid for by developers or

property owners and the new development would pay as necessary for any additional or new fire protection services or facilities needed to serve the new development. **LESS THAN SIGNIFICANT IMPACT**

ii. *Police protection*

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. Same as the fire protection services, development of two residences on the subject site on an existing property would not hinder the ability of the Monte Sereno Police Department to provide adequate levels of service to the site. Consistent with City of *Monte Sereno General Plan Policy PS-3.1*, the new development would pay as necessary for any additional or new police protection services or facilities needed to serve the new development. **LESS THAN SIGNIFICANT IMPACT**

iii. *Schools*

The project site is located within the Los Gatos Union School District (grades K- 8) and the Los Gatos-Saratoga Joint Union High School District (grades 9 - 12). 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. Based on these rates, Table 3 below shows the approximate number of students under existing conditions, and proposed project attributable to the subject property.

TABLE 3: STUDENT GENERATION			
Development Scenario	Los Gatos Union School District (grades K- 5)	Los Gatos Union School District (grades 6-8)	Los Gatos-Saratoga Joint Union High School District (grades 9 - 12).
Existing Conditions (One Single Family Residence)	0.234*1=0.234	0.131*1=0.1311	0.075*1=0.0751
Project (2 single family residences)	0.234*2= 0.468	0.131*2=0.262	0.075*2=0.150

As shown in Table 3, the addition of one single family residence would not result in substantial impact to schools. Additionally, the project 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." **LESS THAN SIGNIFICANT IMPACT**

iv. *Parks*

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 (*Monte Sereno General Plan*, page 109). Development of the project



site with two residential units would result in an increase in the City's population using public parks.

However, under the rubric of the General Plan goal of provide adequate parks and recreational facilities for Monte Sereno residents, implementation of the following policies that ensure provision of park services to Monte Sereno residents would result in less than significant impacts because of the proposed project.

Policy OSC-2.1: Work with other jurisdictions to provide parkland and recreational

Policy OSC-2.2: Continue to designate State Park funds to neighboring jurisdictions when these funds cannot be effectively used within the city. Collaborate with the neighboring jurisdictions to come up with park and open space opportunities for Monte Sereno residents.

Policy OSC-2.3: 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.

Policy OSC-2.4: Review future subdivision proposals for the opportunity to incorporate new recreational opportunities into the site design and/or require parkland in-lieu fees.

#### **LESS THAN SIGNIFICANT IMPACT**

##### *v. Other public facilities*

There are no libraries within the City's boundaries, the Saratoga Library, located at 13650 Saratoga Avenue in the City of Saratoga northwest of Monte Sereno, serves residents of Monte Sereno. The nearest hospitals to Monte Sereno are Columbia Good Samaritan at 2425 Samaritan Drive in San Jose and the Community Hospital of Los Gatos.

As stated in Section 14, Population and Housing, the project will neither directly nor indirectly induce growth in the area. It would only result in the addition of one single family residence to the city on an infill lot. As a result, the project would not pose any substantial burden for other municipal and public facilities, such as those described above and used by the residents of Monte Sereno.

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## 16 Recreation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project result in any of the following impacts:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Impact Analysis

- 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?*

In Monte Sereno, the average family size in a household is 3.3 persons<sup>8</sup>. With the addition of one single family residence above existing conditions, the project would result in a minimal increase of approximately three persons in the City and, thereby, minimal 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. As such, the project would not cause substantial physical deterioration of the facility to occur or be accelerated. **No Impact**

- 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?*

The project entails development of two single family residences subsequent to a two lot subdivision of the subject property. It would result in a minimal increase in the City's population as discussed above that is not likely to require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment. **No Impact**

<sup>8</sup> [https://www.towncharts.com/California/Demographics/Monte-Sereno-city-CA-Demographics-data.html#:~:text=Monte%20Sereno%20depicts%20it%20has%20a%20Family%20Size%20of%203.3,3.4%20\(%20only%20slightly%20larger\)](https://www.towncharts.com/California/Demographics/Monte-Sereno-city-CA-Demographics-data.html#:~:text=Monte%20Sereno%20depicts%20it%20has%20a%20Family%20Size%20of%203.3,3.4%20(%20only%20slightly%20larger),), accessed December 30, 2020

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## 17 Transportation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project result in any of the following impacts:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

This analysis is based upon the transportation analysis, “*Trip Generation and Access Report for the Proposed Development at 18061 Saratoga-Los Gatos Road in Monte Sereno, California*” prepared for the project by Hexagon Transportation Consultants, Inc. (Hexagon), dated October 16, 2020 (**Appendix F** to this Initial Study).

## Trip Generation

Trip generation rates for single family homes are determined based on the *Institute of Transportation Engineers Trip Generation Manual*, 10th Edition, 2017. According to the assessment incorporated in the project’s traffic report, the project would be expected to generate a total of 19 daily vehicle trips on a weekday. As shown in Table 4, during the AM Peak Hour, the project is estimated to generate a total of one outbound vehicle trip. During the PM Peak Hour, the project would similarly generate a total of two vehicle trips (one inbound and one outbound). As shown in **Table 4**, based on the ITE trip generation rates and credits for the existing use (one single family residence), trip generation attributable to the project would be an additional 10 daily trips with one outbound trip occurring during the AM peak hour and a total of two PM peak hour trips inclusive of one outbound and one inbound trip.

**TABLE 4: PROJECT TRIP GENERATION**

Land Use	Size	AM Peak Hour Trips			PM Peak Hour Trips		
		In	Out	Total	In	Out	Total
Proposed Project							
Single-Family Home <sup>1</sup>	2 d.u.	0	1	1	1	1	2
Existing Uses							
Single-Family Home <sup>1</sup>	1 d.u.	0	1	1	1	0	1
Net new vehicle trips		0	0	0	0	1	1

Notes: d.u. – dwelling units

<sup>1</sup> Single-Family Detached Housing (Land Use 210), ITE Trip Generation Manual, 10<sup>th</sup> Edition (2017), average rates for General Urban/Suburban settings are used.

Source: Hexagon 2020, Appendix F

## Impact Analysis

- a. *Would the project 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?*

The City of Monte Sereno General Plan identifies regional traffic as the main source of traffic increase in the city. The increase in regional traffic through the city would likely occur on the three major thoroughfares: Saratoga-Los Gatos Road (State Route 9), Winchester Boulevard and Quito Road that connect Monte Sereno to surrounding communities. Collector and local street designed to provide internal circulation within the city accommodate lower traffic volumes and speed.

Public transit service, bicycle routes and sidewalks for pedestrians in Monte Sereno are limited. Saratoga-Los Gatos Road does not carry any public transit routes, although the road includes a

five foot Class II bicycle lane in either directions in front of and the area of the project site and a four foot wide sidewalk on the north side of the road i.e., adjacent to the front boundary of the subject property to its south. The project site is on a straight section of the roadway approximately 265 feet away from the intersection with Rose Avenue, and 350 feet away from the intersection with Viewfield Road, which are local streets located to the east and west of the of the project site, respectively.

As presented above under “Trip Generation” the project would yield a total of 10 daily trips, which is a minimal addition to the daily volume of traffic on Saratoga-Los Gatos Road, which was a total of 13,400 average daily trips in the road segment in the area of the project site in 2017, that may increase up to 20,500 vehicles due to the future construction of the Hacienda site. The increase in traffic volume due to the project represents an imperceptible increase in vehicular traffic on Saratoga-Los Gatos Road, which would not have significant impact on the traffic and circulation on Saratoga-Los Gatos Road and the area of the project site. **LESS THAN SIGNIFICANT IMPACT**

- b. *Would the project 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?*

Santa Clara County has established a Congestion Management Program (CMP), in accordance with California Statute, Government code 65088. The intent of the CMP legislation is to develop a comprehensive transportation improvement program among local jurisdictions that will reduce traffic congestion and improve land use decision-making and air quality. VTA serves as the Congestion Management Agency (CMA) for Santa Clara County and maintains the county’s CMP.

As discussed under item a above the project will generate imperceptible new traffic on designated roads and highways and would, thus, not conflict with the CMP. **LESS THAN SIGNIFICANT IMPACT**

- c. *Would the project 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?*

There are no airports in Monte Sereno. The closest airport is the Mineta San Jose International Airport, approximately 12 miles to the northeast of the project site. Reid-Hillview Airport is located 16 miles to northeast of the project site Other airports in the region include San Francisco International Airport and Oakland International Airport, and Palo Alto Airport, which is a general aviation airport in the city of Palo Alto in Santa Clara County near the south end of San Francisco Bay on the western shore. All of these are farther away from the project site. As such, the location of the project is well outside of the established airport flight pattern. **NO IMPACT**

- d. *Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

The posted speed limit along Saratoga-Los Gatos Road is 35 miles per hour. The project site is along a straight section of the roadway. For 800 feet west of the project site, and 2,800 feet east of the site, the roadway alignment has no horizontal curves. Also, while the roadway has a three percent uphill slope traveling from east to west along this straight segment, there are no vertical curves. This results in a tangent roadway segment over ½ mile in length, providing good visibility.

An existing 12 foot wide driveway provides access to the site, which will be replaced by a 20 foot wide driveway in the same general location, as shown on the site plan (Sheet C 1) included in the project plans. Analysis presented with photographs in the project’s traffic report depict adequate visibility for vehicles exiting from the exiting driveway from and onto Saratoga-Los Gatos Road without encroaching onto the path of travel of oncoming vehicles due to the presence of adjacent

property driveway on the east side, and both a sidewalk and bike lane along the north side of Saratoga-Los Gatos Road, adjacent to the front of the property. There is two-way left-turn lane on Saratoga-Los Gatos Road that also benefits site access and promotes safety. **NO IMPACT**

*e. Would the project result in inadequate emergency access?*

The project site is located on the north side of Saratoga-Los Gatos Road and is accessed from this road. Saratoga-Los Gatos Road, which is a well-travelled roadway, which is 50 feet wide at the project site and would provide adequate access, including emergency access to the site. As shown on the project's site plan driveway improvements on the subject site would include a fire turn around, reviewed for approval by the City's Public Works Department. **NO IMPACT**

*f. Would the project conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?*

Transit service in Santa Clara County is provided by the Santa Clara Valley Transportation Authority (VTA). The City of Monte Sereno is serviced by Transit services currently available in Santa Clara County including the VTA light rail service and regular, express and commuter bus routes. The City is serviced by Local Bus Line #48 that runs through Monte Sereno with stops along Winchester Boulevard. VTA light rail does not run through Monte Sereno. The closest light rail station stop is the Winchester station at the southern end of the Green Line (Old Ironsides-Winchester) in the City of Campbell (northwest of Monte Sereno). While sidewalks for pedestrian movement and bicycle facilities in the city are limited, the "Bicycle and Pedestrian Master Plan, Town of Los Gatos 2020" prepared in partnership between the Town of Los Gatos and City of Monte Sereno identifies Saratoga-Los Gatos Road (State Route 9) for bicycle improvement projects.

As described above under item a, Saratoga-Los Gatos Road includes a five foot Class II bicycle lane in either directions in front of and the area of the project site and a four foot wide sidewalk on the north side of the road i.e., adjacent to the front boundary of the subject property to its south. According to the project's traffic study, Saratoga-Los Gatos Road is a popular recreational cycling route on weekends, although pedestrian and bicycle volumes were observed to be low during the weekdays. Analysis presented in the project's traffic study indicates that due to adequate site and stopping distances and the availability of a two-way left-turn lane on Saratoga-Los Gatos Road at the project site for vehicles entering and existing the site, the project is not anticipated to substantially decrease the performance or safety of bicycle and pedestrian facilities at the project site. **LESS THAN SIGNIFICANT IMPACT**



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## 18 Tribal Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project result in any of the following impacts:				
<p>Would the project 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, 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:</p>				
a. 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. 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 Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Impact Analysis

*Would the project 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, 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:*

- a. *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*

The City of Monte Sereno has not identified any tribal cultural resources in its jurisdiction and no local tribes have asked to be notified in writing of projects in the Monte Sereno, pursuant to the

provisions of Public Resources Code section 21080.3.1 subd. (b) and Assembly Bill 32. Therefore, the project would have no impact on a tribal cultural resource that is 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). **NO IMPACT**

- b. 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 Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.*

As discussed under item a, the City of Monte Sereno has not identified any tribal cultural resources in its jurisdiction and no local tribes have requested notification in writing of projects in the Monte Sereno. Additionally, Mitigation Measure **CR-2**, included in the Cultural Resources section, provides protection of cultural resources in the event of accidental discovery. Therefore, the proposed project would have less than significant impacts on Tribal Cultural Resources. **LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED**

## 19 Utilities and Service Systems

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project result in any of the following impacts:				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Impact Analysis

- a. *Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?*

Sanitary sewer services are provided by the West Valley Sanitation District. The development proposed as part of the project is consistent with the anticipated level of development identified

and evaluated in the General Plan and the district has adequate capacity to serve the site. Therefore, the proposed project would not cause the district to exceed wastewater treatment requirements of the Regional Water Quality Control Board. **NO IMPACT**

- b. *Would the project 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?*

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.

The San Jose Water Company Urban Water Management Plan (UWMP) assumes a population growth of 1.1-1.5%. The UWMP indicates that sufficient water supplies are expected to be available through normal and/or multiple dry years until 2025. While it is expected that water shortages may occur in the event of an extended drought period after 2025, the project which involves the development of one additional single family residence is not expected to require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities. As described above under item a, the Sanitation District has adequate capacity to treat all existing and future wastewater volumes. **NO IMPACT**

- c. *Would the project 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?*

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 development on the project site would implement the required General Plan policies and would be required to install adequate storm water infrastructure. **NO IMPACT**

- d. *Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?*

As described above under item b. there are sufficient water supplies available to serve the project from existing entitlements and resources **NO IMPACT**

- e. *Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

As discussed above under item a, there is adequate wastewater capacity to serve the two single family residences that would be developed on the subject site as part of the project. Therefore, no new facilities are required for the project. **NO IMPACT**

- f. *Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?*

Solid waste and recycling services are 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. Other, non-recyclable solid waste materials are eventually transferred to the Guadalupe Sanitary Landfill located at 15999 Guadalupe Mines Road, San Jose, approximately 5.5 miles southeast of the City of Monte Sereno. The Guadalupe Sanitary Landfill is estimated to be in service until August 2048 and can accommodate the project's solid waste disposal needs. **NO IMPACT**

- h. Would the project comply with federal, state, and local statutes and regulations related to solid waste?

As discussed above, available solid waste and recycling services are adequate for the development proposed by the project. The development proposed by the project site would be consistent with the 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. **NO IMPACT**

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project result in any of the following impacts:				
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Require the installation of 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose people or structure to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Impact Analysis

*If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:*

- a. *Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?*

The project site is located in local responsibility area lands classified as very high fire hazard severity zone. The Quito Fire Station is located approximately one mile to the west of the project site and the project site would have access to emergency fire protection services more quickly



than the average response time. The project site is an infill parcel and project development in this site would not obstruct evacuation routes or response. **NO IMPACT**

- b. *Would the project due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or uncontrolled spread of a wildfire?*
- c. *Would the project require the installation of 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?*

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. **LESS THAN SIGNIFICANT IMPACT**

- d. *Would the project expose people or structure to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.*

The project site is not located at the base of a hill and the nearest stream (Los Gatos Creek) is located 0.7 miles south of the site. Therefore, the subject site, and development on it, is not at a significant risk of downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. **LESS THAN SIGNIFICANT IMPACT**

## 21 Mandatory Findings of Significance

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Does the project have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a. *Does the project have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*

The project site does not provide suitable habitat for identified special status species as described in the Biological Resources section of this initial study. The project would have the potential to have an adverse effect on protected nesting birds and bats due to proposed tree removal and demolition of existing residence on the site. 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 that the proposed project would have an adverse effect on or eliminate important examples of the major periods of California history or prehistory. Nonetheless, grading activity on the site could have the potential to uncover and inadvertently disturb previously unknown historic and prehistoric resources. In the event of such an occurrence, mitigation measures are included in Section 5, Cultural Resources to ensure the impact would not be significant. **LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED**

- 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)?*

The analysis of cumulative impacts for each environmental factor can employ one of two methods to establish the effects of other past, current, and probable future projects. A lead agency may select a list of projects, including those outside the control of the agency, or, alternatively, a summary of projections. These projections may be from an adopted general plan or related planning document, or from a prior environmental document that has been adopted or certified, and these documents may describe or evaluate the regional or area-wide conditions contributing to the cumulative impact.

Monte Sereno is a residential community where a project such as the one evaluated in this initial study is expected and it does not conflict with the level and intensity of development previously envisioned within Monte Sereno’s General Plan. Therefore, the project’s cumulative impacts will be less than significant. **LESS THAN SIGNIFICANT IMPACT**

- c. *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

The proposed project involves a two lot subdivision , demolition of an existing single family residence and development of the newly created lots with a single family residence on each lot. Operations of the project would not have environmental effects that will cause substantial adverse effect on human beings, either directly or indirectly. However, during construction phases there is potential for air quality and noise impacts to nearby sensitive receptors. Mitigation measures have been included in Section 3, Air Quality and Section 13, Noise to ensure that the impacts in these areas are less than significant. **LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED**

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## LIST OF PREPARERS

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