

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: \_\_\_\_\_

Project Title: 996 Lorraine Avenue Mixed Use Development

Lead Agency: City of Los Altos

Contact Name: Sean Gallegos

Email: sgallegos@losaltosca.gov

Phone Number: 650-947-2641

Project Location: 996 Loraine Avenue, Los Altos, CA 94024

Santa Clara County

*City*

*County*

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

The project proposes to demolish the existing improvements and construct a new three-story, mixed-use building totaling approximately 17,674 square feet. The proposed mixed-use building would include approximately 962 square feet of ground floor retail, a total of 12 residential units on the second and third floors and a rooftop terrace on the fourth floor.

The project would utilize the State Density Bonus Law and the City's Affordable Housing Ordinance to exceed the allowed maximum building height and requests waivers to the front and side setbacks, third story step-back, building recess guidelines, window and balcony orientation at the side yard, specifications for windows at the side yards, and parking and loading requirements.

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

Mitigation Measures Included in the Project To avoid potentially significant impacts, the following noise and vibration mitigation measures will be implemented

**Noise (MM NOI-1.1):** For construction within 50 feet of sensitive uses, the applicant shall submit a Construction Noise Reduction Program by a qualified acoustical consultant, subject to Planning Director approval. Measures include: Use of mufflers and closed engine doors per manufacturer standards. "Quiet" air compressors; preference for hydraulic/electric over pneumatic tools. Pre-drilling and sonic pile driving if feasible. Placement and shielding of stationary equipment to direct noise away from sensitive areas. Use of smart back-up alarms or human spotters. Installation of solid plywood fencing near sensitive uses. On-site signage with contact info for noise complaints.

**Vibration (MM NOI-2.1):** A qualified acoustical professional shall prepare a Construction Vibration Operations Plan to reduce vibration to  $\leq 0.3$  in/sec PPV at 982 Loraine Avenue. Measures include: Locating equipment as far as possible from sensitive structures. Use of smaller vibratory rollers (e.g., Caterpillar CP433E) within 25 feet of older buildings. Avoiding impact demolition methods and dropping heavy equipment. Prohibition of heavy equipment (e.g., hoe rams, large bulldozers) within 25 feet of older structures. Posting contact information for a designated vibration complaint manager. Plan must be approved prior to permit issuance and included in grading/building plans.

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

The Lead Agency is unaware of any potential controversies.

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

None