City of Los Altos

MITIGATED NEGATIVE DECLARATION

Pursuant to the California Environmental Quality Act, the City of Los Altos has prepared this Mitigated Negative Declaration for the following project.

Proposed Project: 996 Loraine Avenue Mixed-Use Project

Location: The project site is located at 996 Loraine Avenue, Los Altos, California 94024, within the County of Santa Clara (APN: 189-15-086).

Project Proponent: Albert Wang and Kevin Denardi
Denardi Wang Homes
4962 El Camino Real, Suite 223
Los Altos, CA 94022

Finding: The proposed project will not have a significant effect on the environment.

Reasons Supporting the Finding:

- An Initial Study of Environmental Effects has been prepared that identified the project would not result in potentially significant impacts that are individually limited or cumulatively considerable with the implementation of City standard conditions of approval and the below mitigation measures.
- There is no substantial evidence, in light of the whole record before the City, that the project (with the incorporation of City standard conditions of approval and identified mitigation measures) would have a significant effect on the environment.

Mitigation Measures Included in the Project: The following mitigation measures are included in the project to avoid potentially significant effects.

- **Noise and Vibration**

  MM NOI-1.1: The project shall implement the following standard measures to reduce temporary construction noise:

  - For development projects involving construction within 50 feet of sensitive receivers, the applicant shall develop a site-specific Construction Noise Reduction Program prepared by a qualified acoustical consultant to reduce construction noise impacts to the maximum extent feasible, subject to review and approval of the Planning Director in advance of issuance of building permits. The following measures to minimize exposure to construction noise shall be included:
    - Mufflers. During excavation and grading construction phases, all construction fixed or mobile, shall be operated with closed engine doors and shall be equipped with properly operating and maintained mufflers consistent with manufacturers' standards.

- Air compressors. Utilize "quiet" models of air compressors and other stationary noise sources to the greatest extent practicable. Select hydraulically or electrically powered equipment and avoid pneumatically powered equipment where feasible.
- Pile driving. If pile driving is required, pre-drill foundation pile holes to minimize the number of impacts required to seat the pile. Examine whether the use of sonic pile driving is feasible and quieter. If so, utilize that method.
- Stationary Equipment. All stationary construction equipment shall be placed so that the emitted noise is directed away from the nearest sensitive receivers. Construction temporary noise barriers or partial enclosures to acoustically shield such equipment to the maximum extent feasible.
- Smart Back-Up Alarms. Mobile construction equipment shall have smart back-up alarms that automatically adjust the sound level of the alarm in response to ambient noise levels. Alternatively, back-up alarms shall be disabled and replaced with human spotters to ensure safety when mobile construction equipment is moving in the reverse direction.
- Perimeter Noise Reduction. Construct solid plywood fences around construction sites adjacent to operational businesses, residences or other noise-sensitive land uses where the noise control plan analysis determines that a barrier would be effective at reducing noise.
- Signage. For the duration of construction, the applicant or contractor shall post a sign in a construction zone that includes contact information for any individual who desires to file a noise complaint.

MM NOI-2.1: The project applicant shall retain a qualified acoustical professional to prepare a Construction Vibration Operations plan. The applicant is responsible for ensuring the plan is implemented during construction to reduce vibration levels to 0.3 in/sec PPV or less at 982 Loraine Avenue. The plan shall include, but is not limited to, the following measures:

- Place operating equipment on the construction site as far as possible from vibration-sensitive receptors.
- Use smaller vibratory rolling equipment, for example the Caterpillar model CP433E vibratory compactor, within 25 feet of older buildings.
- Select demolition methods not involving impact tools.
- Avoid dropping heavy equipment within 25 feet of older buildings, and use alternative methods for breaking up existing pavement, such as a pavement grinder.
- Hoe rams, large bulldozers, drill rigs, loaded trucks, and other similar equipment shall not be used within 25 feet of adjacent older buildings.
- Designate a person responsible for registering and investigating claims of excessive vibration. The contact information of such person shall be clearly posted on the construction site.

- Prior to issuance of any demolition, grading, or building permits for the project, the applicant shall submit a Construction Vibration Operations Plan to the Director of Development Services for review and approval. Additionally, the measures shall be included on the issued Grading Permit and Building Permit plans.

Initial Study Prepared by: City of Los Altos

I, Sean Gallegos, hereby certify that this Mitigated Negative Declaration was prepared in accordance with the provisions of the California Environmental Quality Act of 1970, as amended, and all applicable State and City Guidelines.

By: Sean Gallegos Date: 6-24-25

Sean Gallegos
Senior Planner