

Public Draft Initial Study

Los Altos Community Center Redevelopment Project CF-01002

June 27, 2018





**Community Development Department
One North San Antonio Road
Los Altos, California 94022**

**NOTICE OF INTENT TO ADOPT
A MITIGATED NEGATIVE DECLARATION**

In compliance with the California Environmental Quality Act (CEQA), City of Los Altos has undertaken environmental review for the proposed Los Altos Community Center, and intends to adopt a Mitigated Negative Declaration. The City of Los Altos invites all interested persons and agencies to comment on the proposed Los Altos Community Center.

- Lead Agency:** City of Los Altos
- Project Location:** 97 Hillview Avenue, Los Altos, CA 94022
- Project Description:** The proposed project includes demolition of the existing 30,362 square-foot community center and construction of a new one-story 24,500 square-foot community center building at the north end of the project site. Pedestrian pathways and crosswalks would be provided throughout the site to connect the proposed parking lots and existing sidewalks to the new buildings, recreational facilities, and existing buildings surrounding the site. The driveway connections to Hillview Road would be realigned, with a total of two driveway connections (one primary and one secondary) replacing the four existing driveways.
- Public Review Period:** Friday, June 29, 2018 at 8:00am to Wednesday, July 18, 2018 at 5:00pm
- Proposed Mitigated Negative Declaration is Available for Public Review at these Locations:** City of Los Altos City Hall
1 North San Antonio Road
Los Altos, CA 94022

Los Altos Library
13 South San Antonio Road
Los Altos CA 94022

www.LosAltosCA.gov
- Address Where Written Comments May be Sent:** Zachary Dahl, AICP, Planning Services Manager
Community Development Department
1 North San Antonio Road
Los Altos, CA 94022
Ph: (650) 947-2633 Email: zdahl@losaltosca.gov
- Public Hearing:** Planning Commission
Date: August 2, 2018
Time: 7:00 pm
Location: Los Altos City Council Chambers

MITIGATED NEGATIVE DECLARATION

LOS ALTOS COMMUNITY CENTER REDEVELOPMENT

Project CF-01002

PREPARED FOR

City of Los Altos

Zach Dahl, AICP, Planning Services Manager

1 North San Antonio Road

Los Altos, CA 94022

Tel 605.947.2633

PREPARED BY

EMC Planning Group Inc.

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June 27, 2018

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MITIGATED NEGATIVE DECLARATION

Los Altos Community Center

In Compliance with the California Environmental Quality Act (CEQA)

Lead Agency:	City of Los Altos
Project Proponent:	City of Los Altos Community Development Department 1 North San Antonio Road Los Altos, CA 94022
Project Location:	97 Hillview Avenue Los Altos, CA 94022
Project Description:	The proposed project includes demolition of the existing 30,362 square-foot community center and construction of a new one-story 24,500 square-foot community center building at the north end of the project site. Pedestrian pathways and crosswalks would be provided throughout the site to connect the proposed parking lots and existing sidewalks to the new buildings, recreational facilities, and existing buildings surrounding the site. The driveway connections to Hillview Road would be realigned, with a total of two driveway connections (one primary and one secondary) replacing the four existing driveways.
Public Review Period:	Begins – 8AM Friday 6/29/18 Ends – 5PM Wednesday 7/18/18
Address Where Written Comments May Be Sent:	Zachary Dahl, AICP, Planning Services Manager City of Los Altos Community Development Department 1 North San Antonio Road Los Altos, CA 94022
Proposed Findings:	The City of Los Altos is the custodian of the documents and other material that constitute the record of proceedings upon which this decision is based. The initial study indicates that the proposed project has the potential to result in significant adverse environmental

impacts. However, the mitigation measures identified in the initial study would reduce the impacts to a less than significant level. There is no substantial evidence, in light of the whole record before the lead agency (City of Los Altos) that the project, with mitigation measures incorporated, may have a significant effect on the environment. See the following project-specific mitigation measures:

Mitigation Measures

Biological Resources

BIO-1 Approximately 14 days prior to tree removal or structure disturbance activities, the City of Los Altos shall retain a qualified biologist to conduct a habitat assessment for bats and potential roosting sites in trees to be removed, in trees within 50 feet of the development footprint, and within and surrounding any structures that may be disturbed by the project. These surveys shall include a visual inspection of potential roosting features (bats need not be present) and a search for presence of guano within the project site, construction access routes, and 50 feet around these areas. Cavities, crevices, exfoliating bark, and bark fissures that could provide suitable potential nest or roost habitat for bats shall be surveyed. Assumptions can be made on what species is present due to observed visual characteristics along with habitat use, or the bats can be identified to the species level with the use of a bat echolocation detector such as an "Anabat" unit. Potential roosting features found during the survey shall be flagged or marked. Locations off the site to which access is not available may be surveyed from within the site or from public areas.

If no roosting sites or bats are found, a letter report confirming absence shall be submitted by the biologist to the City of Los Altos and no further mitigation is required.

If bats or roosting sites are found, a letter report and supplemental documents shall be provided by the biologist to the City of Los Altos prior to demolition or grading permit issuance and the following monitoring, exclusion, and habitat replacement measures shall be implemented:

- a. If bats are found roosting outside of the nursery season (May 1 through October 1), they shall be evicted as described under (b) below. If bats are found roosting during the nursery season, they shall be monitored to determine if the roost site is a maternal roost. This could occur by either visual inspection of the roost bat pups, if

possible, or by monitoring the roost after the adults leave for the night to listen for bat pups. If the roost is determined to not be a maternal roost, then the bats shall be evicted as described under (b) below. Because bat pups cannot leave the roost until they are mature enough, eviction of a maternal roost cannot occur during the nursery season. Therefore, if a maternal roost is present, a 50-foot buffer zone [or different size if determined in consultation with the California Department of Fish and Wildlife (CDFW)] shall be established around the roosting site within which no construction activities including tree removal or structure disturbance shall occur until after the nursery season.

- b. If a non-breeding bat hibernaculum is found in a tree or snag scheduled for removal or on any structures scheduled to be disturbed by project activities, the individuals shall be safely evicted, under the direction of a qualified bat biologist. If pre-construction surveys determine that there are bats present in any trees or structures to be removed, exclusion structures (e.g. one-way doors or similar methods) shall be installed by a qualified biologist. The exclusion structures shall not be placed until the time of year in which young are able to fly, outside of the nursery season. Information on placement of exclusion structures shall be provided to the CDFW prior to construction.

If needed, other methods could include: carefully opening the roosting area in a tree or snag by hand to expose the cavity and opening doors/windows on structures, or creating openings in walls to allow light into the structures. Removal of any trees or snags and disturbance of any structures shall be conducted no earlier than the following day (i.e., at least one night shall be provided between initial roost eviction disturbance and tree removal/structure disturbance). This action will allow bats to leave during dark hours, which increases their chance of finding new roosts with a minimum of potential predation.

- BIO-2 Construction activities that include any tree removal, pruning, grading, grubbing, or demolition shall be conducted outside of the bird nesting season (January 15 through September 15) to the greatest extent feasible. If this type of construction occurs during the bird nesting season, then a qualified biologist shall conduct pre-construction surveys for nesting birds to ensure that no nests would be disturbed during project construction.

If project-related work is scheduled during the nesting season (February 15 to August 30 for small bird species such as passerines; January 15 to September 15 for owls; and February 15 to September 15 for other raptors), or if construction activities are suspended for at least two weeks and recommence during the nesting season, a qualified biologist shall conduct nesting bird surveys. Two surveys for active nests of such birds shall occur within 14 days prior to the start of construction, with the second survey conducted within 48 hours prior to the start of construction. Appropriate minimum survey radii surrounding each work area are typically 250 feet for passerines, 500 feet for smaller raptors, and 1,000 feet for larger raptors. Surveys shall be conducted at the appropriate times of day to observe nesting activities. . Locations off the site to which access is not available may be surveyed from within the site or from public areas. A report documenting survey results and plan for active bird nest avoidance (if needed) shall be completed by the qualified biologist prior to initiation of construction activities.

If the qualified biologist documents active nests within the project site or in nearby surrounding areas, an appropriate buffer between each nest and active construction shall be established. The buffer shall be clearly marked and maintained until the young have fledged and are foraging independently. Prior to construction, the qualified biologist shall conduct baseline monitoring of each nest to characterize "normal" bird behavior and establish a buffer distance, which allows the birds to exhibit normal behavior. The qualified biologist shall monitor the nesting birds daily during construction activities and increase the buffer if birds show signs of unusual or distressed behavior (e.g. defensive flights and vocalizations, standing up from a brooding position, and/or flying away from the nest). If buffer establishment is not possible, the qualified biologist or construction foreman shall have the authority to cease all construction work in the area until the young have fledged and the nest is no longer active.

PUBLIC DRAFT INITIAL STUDY

LOS ALTOS COMMUNITY CENTER REDEVELOPMENT

Project CF-01002

PREPARED FOR

City of Los Altos

Zach Dahl, AICP, Planning Services Manager

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A. BACKGROUND

Project Title	Los Altos Community Center
Lead Agency Contact Person and Phone Number	Zachary Dahl, AICP Planning Services Manager City of Los Altos Community Development Department (650) 947-2633
Date Prepared	June 25, 2018
Study Prepared by	EMC Planning Group Inc. 301 Lighthouse Avenue, Suite C Monterey, CA 93940 Richard James AICP, Principal Rachel Hawkins JD, Associate Planner
Project Location	97 Hillview Avenue Los Altos, CA 94022
Project Sponsor Name and Address	City of Los Altos Community Development Department 1 North San Antonio Road Los Altos, CA 94022
General Plan Designation	Public and Institutional
Zoning	PCF (Public and Community Facilities)

Setting

The project site is located at 97 Hillview Avenue, east of South San Antonio Road and is developed with an existing community center with approximately 30,300 square feet of floor area. The project location is shown in [Figure 1 Location Map](#), and [Figure 2 Aerial Photograph](#). The community center provides classroom and event space and includes the City's senior center, teen center and the administrative offices of the Los Altos Recreation and Community Service Department. The community center is within the City's greater civic center, which also includes the city hall, police station, library, Bus Barn Stage theater, history museum, youth center, historic apricot orchard, and interspersed park lands and play fields. Concrete pedestrian pathways generally connect the existing buildings, and vehicular circulation is provided within several connected parking lots. [Figure 3 Site Photographs](#), shows photos of the existing community center and adjacent areas.

The project site is zoned Public and Community Facilities (PCF). The purpose of the PCF District is to provide for the use and occupancy of governmental, public utility, educational buildings and facilities and other uses project site consists of two parcels that are both designated as Public and Institutional on the Los Altos General Plan Land Use Policy Map. This land use designation allows the development of governmental, institutional, academic, group residence, church, and community service uses, as well as easements, rights-of-way, facilities of public and private utilities, and City-owned parking facilities. Public and Institutional facilities are intended to be compatible with the surrounding neighborhood.

Background

The Hillview Community Center was constructed in the 1940s and 1950s as an elementary school, and is functionally obsolete. A master plan to guide renewal of the civic center was adopted in 2009, along with certification of a master plan EIR. The City set aside the comprehensive renovation of its civic center and is now specifically focusing on replacement of the community center.

Description of Project

The City would demolish the existing 30,362 square-foot community center consisting of four main buildings, five smaller storage type structures and connecting breezeways. While the site would be cleared of all improvements, some of the existing trees would be retained. The site would be re-designed, with a new one-story 24,500 square-foot community center building occupying a location at the north end of the present community center site. Pedestrian pathways and crosswalks would be provided throughout the site to connect the proposed parking lots and existing sidewalks to the new buildings, recreational facilities, and existing buildings surrounding the site. The driveway connections to Hillview Road would be realigned, with a total of two driveway connections (one primary and one secondary) replacing the four existing driveways. [Figure 4 Site Plan](#), shows the proposed building uses and layout, as well as the proposed parking lot configuration. The new community center would be 5,862 square feet or approximately 19 percent smaller than the existing community center.

Other Public Agencies Whose Approval is Required

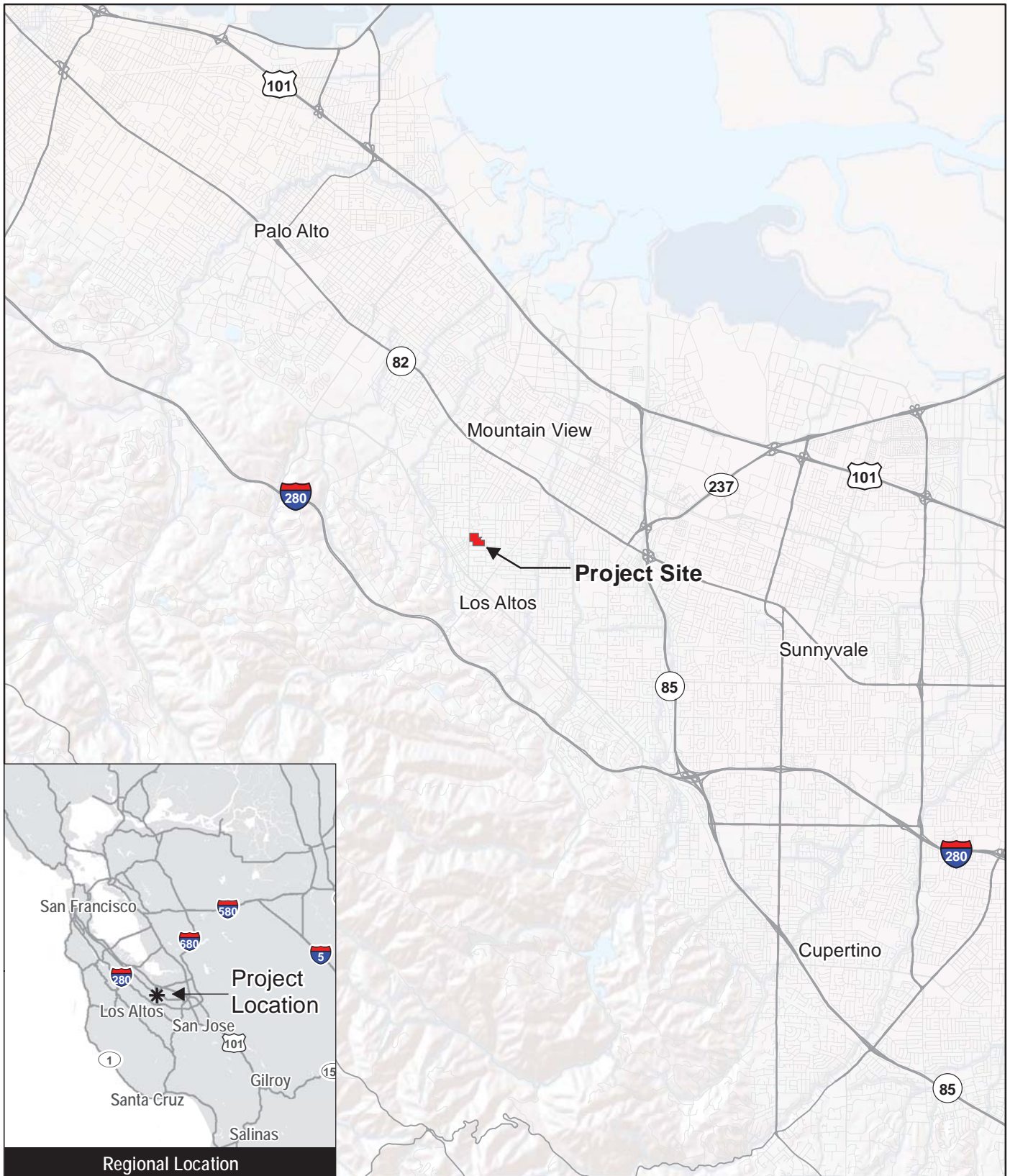
None.

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

The City is not aware of any California Native American tribes that are traditionally and culturally affiliated with the project area, and none have requested consultation.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

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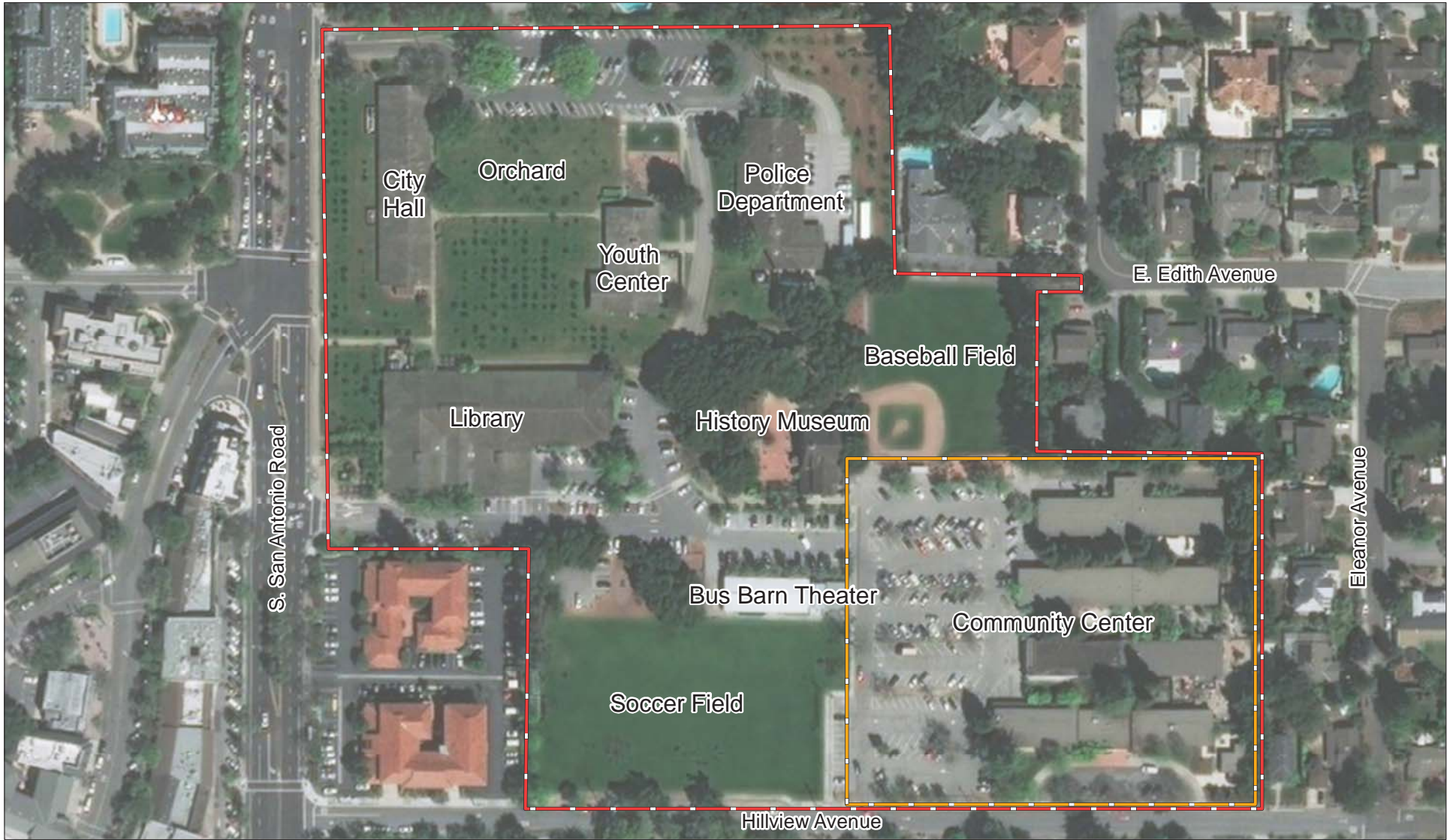


Source: ESRI 2018

Figure 1
Location Map



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0 215 feet



Civic Center Boundary



Community Center Boundary

Source: ESRI 2018



Figure 2
Aerial Photograph

This side intentionally left blank.



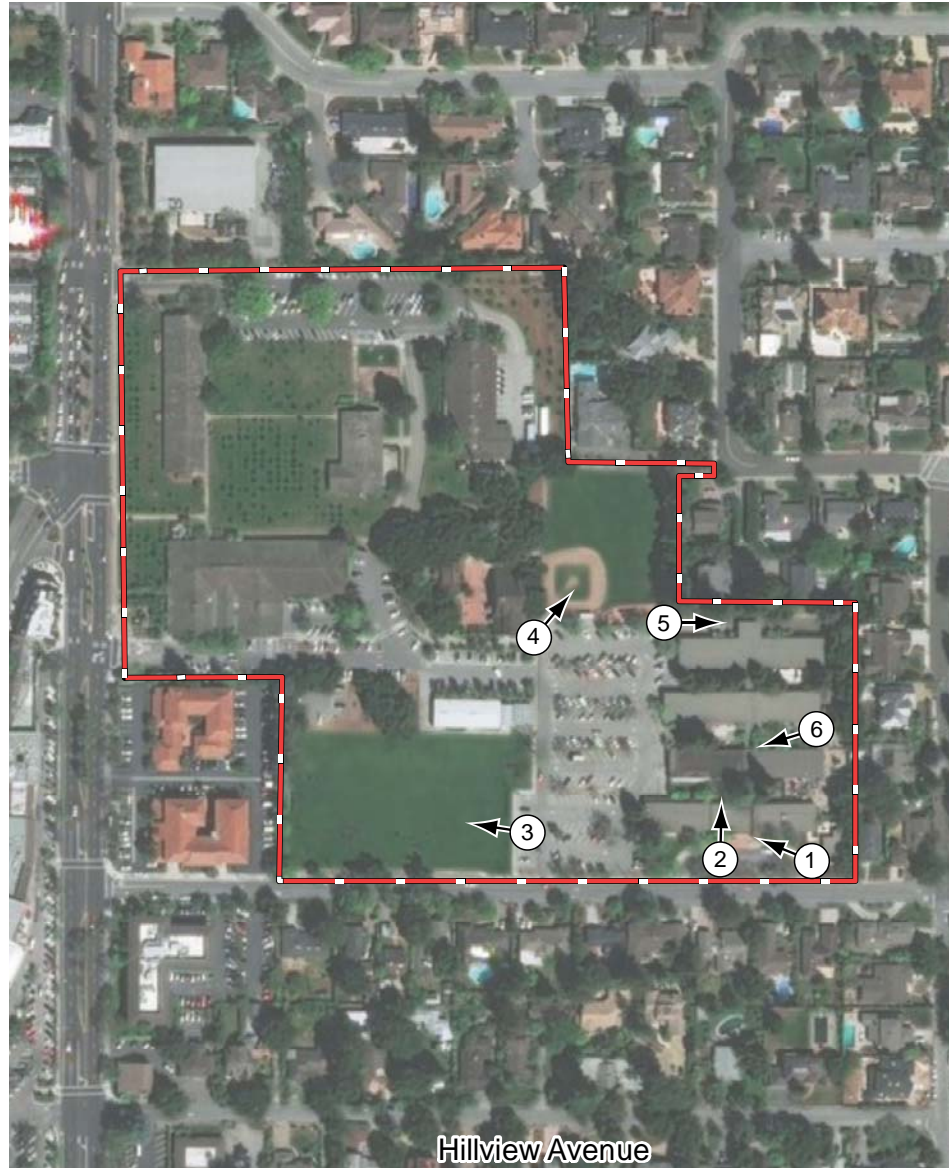
① View northwest towards Community Center main entrance



② Community Center main entrance



③ Soccer fields west of the Community Center



Project Site

Source: Google Earth 2018
Photographs: EMC Planning Group 2018



④ Baseball field north of the Community Center parking lot

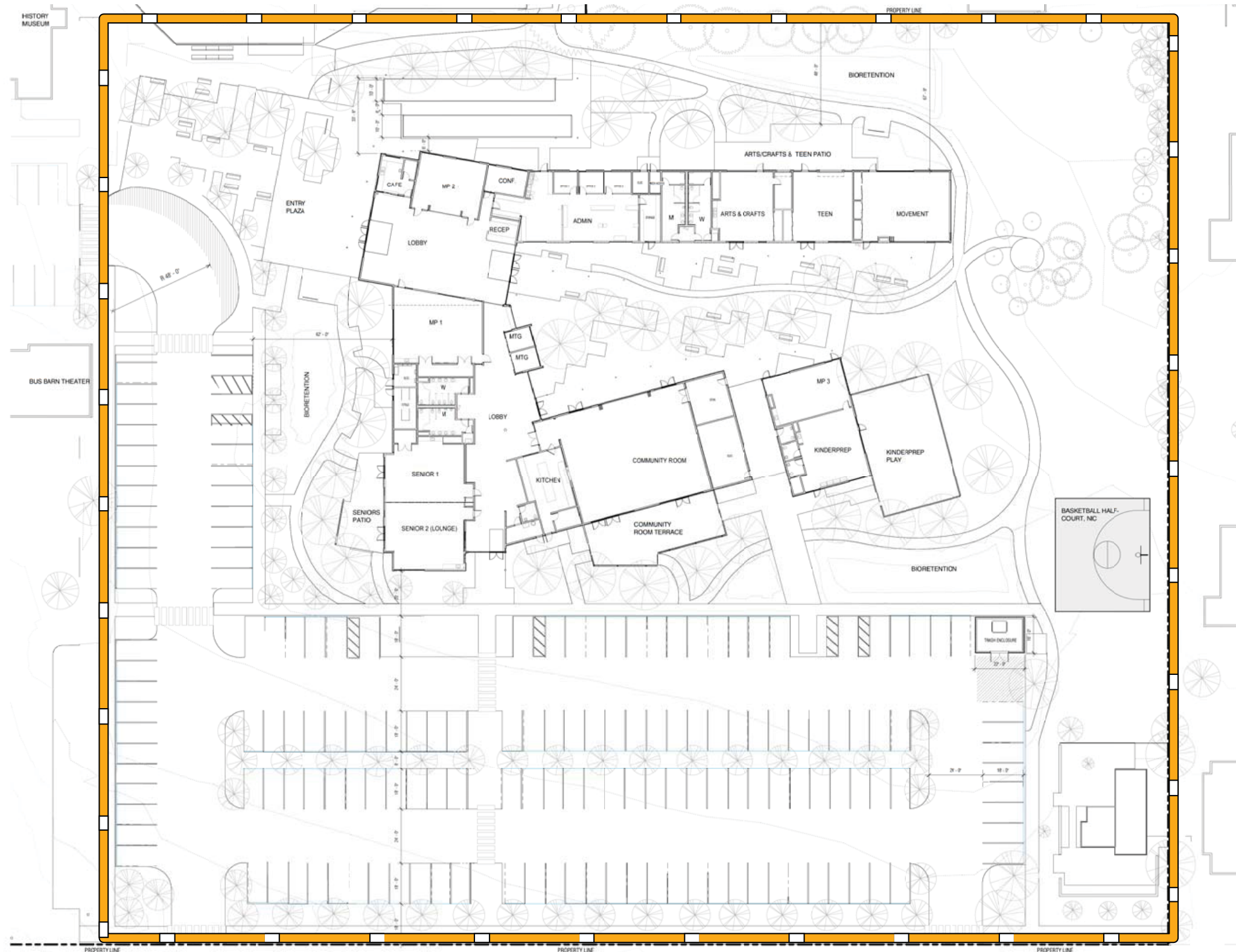


⑤ View of Community Center from the West



⑥ View of Community Center's Breezeway

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 Community Center Boundary

Source: Noll and Tam Architects 2018



Figure 4
Site Plan

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B. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

There are NOT any environmental factors, as listed below, that would be potentially affected by this project and result in an impact that is a “Potentially Significant Impact” as demonstrated by the checklist on the following pages.

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

C. DETERMINATION

On the basis of this initial evaluation:

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



Zachary Dahl, AICP, Planning Services Manager



Date

D. EVALUATION OF ENVIRONMENTAL IMPACTS

Notes

1. A brief explanation is provided for all answers except “No Impact” answers that are adequately supported by the information sources cited 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 is 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 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 it has been determined that a particular physical impact may occur, then the checklist answers 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 Impact with Mitigation Measures Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less-Than-Significant Impact.” The mitigation measures are described, along with a brief explanation of how they reduce the effect to a less-than-significant level (mitigation measures from section XVII, “Earlier Analyses,” may be cross-referenced).
6. Checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances, etc.) are incorporated. Each reference to a previously prepared or outside document, where appropriate, includes a reference to the page or pages where the statement is substantiated.
7. “Supporting Information Sources” – A source list is attached, and other sources used or individuals contacted are cited in the discussion.
8. This is the format recommended in the CEQA Guidelines as amended January 2018.
9. The explanation of each issue identifies:
 - 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 significant.

1. AESTHETICS

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista? (1, 2)	<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? (4, 5,)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings? (1, 3, 4, 5, 13, 14, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (1, 3, 4, 5, 13, 14, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments:

- a. There are no scenic vistas identified in the Los Altos General Plan. Therefore, there would not be an adverse effect on a scenic vista.
- b. The project site is not within the vicinity of a designated state scenic highway and therefore, would not damage scenic resources within a state scenic highway.
- c. As outlined in the City's General Plan, the identity of Los Altos is predicated upon its small-town atmosphere as an established residential community with a historic downtown and neighborhood commercial centers. The visual character of the site and surrounding area is one of a mature mixed-use community with a small-town atmosphere. The downtown area, located southwest of the site, has a pedestrian-oriented village setting. Low-density residential neighborhoods comprising of one- and two-story structures border the site to the north, south, and east. The existing and proposed parking lot is within the west and south portions of the site. Hillview Avenue is adjacent to the southern boundary of the site and is lined with mature trees and landscaping. The project does not introduce a new land use to the project area as the project site is developed with an existing community center. The proposed re-development of the community center would be approximately 19 percent smaller than the existing community center buildings and would be similar in height and

scale to other development in the surrounding area. The new community center building would be set back about 100 feet farther from Hillview Avenue than the existing community center. New landscaping is proposed throughout the project site to replace the existing landscaping that is removed during construction of the project and to buffer views from the street toward the parking lot and new community center.

Due to the flat topography and existing surrounding development, visibility of the project site is limited. Views of the site are generally limited to the adjacent development and roadways, including Hillview Avenue. The visual change that would result from the project is not substantial. The project would be subject to the City's design review process, which will ensure the proposed redevelopment project conforms to all City design review and zoning regulations, including the City of Los Altos Design Guidelines.

Therefore, the proposed project would not degrade the existing visual character of the site or its surroundings.

- d. Nighttime lighting would continue to be provided within the parking lots, along pathways, and adjacent to buildings on the project site. The outdoor lighting proposed by the project will comply with all applicable Building and Zoning Codes, and will be designed to minimize off-site illumination and glare. The proposed project may increase the level of illumination in the project area above existing levels due to the changing placement of pathways, parking and buildings, however due to the large setbacks from adjacent residential uses, existing and proposed landscaping and fencing, and compliance with Zoning Code requirements, off-site illumination and glare will be minimized. Therefore, the light and glare impacts associated with the proposed project would be less than significant.

2. AGRICULTURE AND FOREST RESOURCES

In determining whether impacts on agricultural resources are significant environmental effects and in assessing impacts on agriculture and farmland, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use? (5, 7)	<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? (5, 6)	<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))? (1, 3)	<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? (1, 3, 5)	<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 nonagricultural use or conversion of forest land to non-forest use? (1, 2, 3, 5, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

- a.-e. The project site is currently developed with a community center and associated parking. The project site is identified as “Urban and Built up Land” on the California Department of Conservation’s Santa Clara County Important Farmlands Map 2014 (2016). There are no Williamson Act parcels on or in the vicinity of the project site. There is no forest or agricultural land in the vicinity of the project site; the City maintains an historic apricot orchard near the city hall, but the proposed project does not include any changes in this area. Additionally, the surrounding properties are currently developed with commercial or residential uses. Therefore, the proposed project would not conflict with the provisions of the Williamson Act or agricultural zoning, and no impacts to agricultural, forest land, or lands zoned for commercial timber, would occur as a result of the project.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan? (8, 15, 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (8, 15, 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)? (8, 15, 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations? (5, 8, 15, 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people? (5, 8, 15, 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments:

- a. The City of Los Altos, including the project site, is within the Bay Area Air Quality Management District (hereinafter “air district”). Air quality management districts must prepare air quality plans specifying how state air quality standards would be met. The air district’s most recent adopted plan is the Bay Area 2017 Clean Air Plan: Spare the Air, Cool the Climate (2017 CAP). The 2017 CAP includes feasible measures to minimize ozone precursor emissions and halt the movement of these ozone and its precursors into nearby air basins builds upon the air district’s determination to minimize the emissions of fine particulate matter and toxic air contaminants (Bay Area Air Quality Management District 2017b).

The proposed project is a rebuild of an existing community center. The proposed project would not conflict with the implementation of the 2017 CAP because it would not increase the regional population growth nor would it cause significant changes in

vehicle travel. The proposed project also maintains the main objective of the 2017 CAP, which is to not exceed the air district's thresholds for operational air pollutant emission (see "b)" below). Further, the proposed project is consistent with the City's Climate Action Plan, which is consistent with the 2017 CAP; therefore, the proposed project would not conflict with the air district's clean air planning efforts.

- b. The air district is responsible for monitoring emissions and developing air quality plans for the San Francisco Bay area, including Santa Clara County and has published comprehensive guidance on evaluating, determining significance of, and mitigating air quality impacts of projects and plans in CEQA Air Quality Guidelines ("CEQA guidelines"). The CEQA guidelines were initially adopted in 1999 and most recently updated in 2017.

Table 3-1, "Operational-Related Criteria Air Pollutant and Precursor Screening Level Sizes" on page 3-3 of the 2017 air district CEQA guidelines contains the screening criteria that provides an indication of when a project's construction and operational emissions should be quantified based on identified size criteria. For government (civic center) projects, the screening threshold project size is 149,000 square feet (Bay Area Air Quality Management District 2017a). The existing community center is 30,362 square feet and the proposed community center that will replace the existing facility will be approximately 24,500 square feet. Therefore, there would be a decrease in building area and the project would fall below the threshold and would have a less-than-significant operational impact on air quality.

Table 3-1 also contains screening criteria for construction impacts of new development projects. For government (civic center) residential uses, construction emissions impacts are less than significant for projects of 277,000 square feet. The proposed project involves the construction of a 24,500 square foot building and therefore, would result in a less-than-significant impact from construction emissions. However, cumulative construction activities are identified by the air district as having potential to result in cumulative impacts on air quality from contribution of PM₁₀ (particulate matter) emissions. As such, the air district recommends implementation of the following standard permit conditions whether or not construction-related emissions exceed applicable thresholds of significance (Bay Area Air Quality Management District 2017a, p.8-4). The short-term air quality effects during project construction would be avoided with implementation of the Air District measures listed as standard permit conditions below.

Standard Permit Conditions

- All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- 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.
- All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.
- All roadways, 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.
- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five 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.
- 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.
- 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.

Implementation of the above standard permit conditions would mitigate impacts to a less-than-significant level.

- c. The possible effects of a project are individually limited but cumulatively considerable when viewed in connection with the effects of past projects, the effects of current projects, and the effects of probable future projects. The construction of an approximately 24,500-square foot community center in place of the existing 30,362 square foot community center would not result in an increase in the net amount of criteria air pollutants that would exceed quantitative thresholds including those for ozone precursors and therefore, impacts are not cumulatively considerable.

- d. Operation of the community center is not expected to cause any localized emissions that could expose sensitive receptors to unhealthy air pollutant levels, because no significant operational sources of pollutants are proposed onsite. Construction activities would result in localized emissions of dust and diesel exhaust that could result in temporary impacts to adjacent land uses that include sensitive receptors (residential uses). The short-term air quality effects during project construction would be avoided with implementation of the air district's standard permit conditions listed in "b)" above. The proposed project would not result in significant localized, concentrated operational emissions that would expose sensitive receptors to unhealthy air pollutant levels.
- e. The proposed project would involve construction activities that could create localized odors from diesel exhaust emissions. However, the construction activities are temporary and would be mitigated to a less-than-significant level through the air district's conditions listed in "b)" above.

4. BIOLOGICAL RESOURCES

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service? (4, 5, 18, 19, 20)	<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 US Fish and Wildlife Service? (4, 5, 18, 19, 20)	<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? (4, 5, 11, 18, 19, 20)	<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? (4, 5, 18, 19, 20)	<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? (3, 4, 5, 18, 19, 20, 26)	<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? (4, 5, 18, 19, 20)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

- a. The project site is surrounded by urban development. It contains developed structures and parking lot, with areas of ornamental landscaping, including mostly non-native trees and shrubs. No natural plant communities/wildlife habitats are present on or near the site. However, special status bats and nesting birds are common in the area and could occur on the project site.

Special Status Bats. The following California Species of Special Concern have low potential to occur on the site: western mastiff bat (*Eumops perotis californicus*), pallid bat (*Antrozous pallidus*), western red bat (*Lasiurus blossevillii*), hoary bat (*Lasiurus cinereus*) and Townsend's big-eared bat (*Corynorhinus townsendii*). These bat species utilize a wide variety of habitats, including grasslands, scrublands, woodlands, forests, and structures. These species either roost in tree bark or tree hollows, in tree foliage, or in buildings. Potential habitat for these special-status bat species occurs on the project site within buildings that will be demolished and within trees that will be removed, as well as within similar habitat areas immediately adjacent to the site. Potential impacts to special-status bats are significant. If individuals are present on the project site, construction activities could result in the direct loss (mortality) of individual animals. Implementation of the following mitigation measure will reduce these potential impacts to a less-than-significant level.

Mitigation Measure

- BIO-1. Approximately 14 days prior to tree removal or structure disturbance activities, the City of Los Altos shall retain a qualified biologist to conduct a habitat assessment for bats and potential roosting sites in trees to be removed, in trees within 50 feet of the development footprint, and within and surrounding any structures that may be disturbed by the project. These surveys shall include a visual inspection of potential roosting features (bats need not be present) and a search for presence of guano within the project site, construction access routes, and 50 feet around these areas. Cavities, crevices, exfoliating bark, and bark fissures that could provide suitable potential nest or roost habitat for bats shall be surveyed. Assumptions can be made on what species is present due to observed visual characteristics along with habitat use, or the bats can be identified to the species level with the use of a bat echolocation detector such as an "Anabat" unit. Potential roosting features found during the survey shall be flagged or marked. Locations off the site to which access is not available may be surveyed from within the site or from public areas.

If no roosting sites or bats are found, a letter report confirming absence shall be submitted by the biologist to the City of Los Altos and no further mitigation is required.

If bats or roosting sites are found, a letter report and supplemental documents shall be provided by the biologist to the City of Los Altos prior to demolition or grading permit issuance and the following monitoring, exclusion, and habitat replacement measures shall be implemented:

- a. If bats are found roosting outside of the nursery season (May 1 through October 1), they shall be evicted as described under (b) below. If bats are found roosting during the nursery season, they shall be monitored to determine if the roost site is a maternal roost. This could occur by either visual inspection of the roost bat pups, if possible, or by monitoring the roost after the adults leave for the night to listen for bat pups. If the roost is determined to not be a maternal roost, then the bats shall be evicted as described under (b) below. Because bat pups cannot leave the roost until they are mature enough, eviction of a maternal roost cannot occur during the nursery season. Therefore, if a maternal roost is present, a 50-foot buffer zone [or different size if determined in consultation with the California Department of Fish and Wildlife (CDFW)] shall be established around the roosting site within which no construction activities including tree removal or structure disturbance shall occur until after the nursery season.
- b. If a non-breeding bat hibernaculum is found in a tree or snag scheduled for removal or on any structures scheduled to be disturbed by project activities, the individuals shall be safely evicted, under the direction of a qualified bat biologist. If pre-construction surveys determine that there are bats present in any trees or structures to be removed, exclusion structures (e.g. one-way doors or similar methods) shall be installed by a qualified biologist. The exclusion structures shall not be placed until the time of year in which young are able to fly, outside of the nursery season. Information on placement of exclusion structures shall be provided to the CDFW prior to construction.

If needed, other methods could include: carefully opening the roosting area in a tree or snag by hand to expose the cavity and opening doors/windows on structures, or creating openings in walls to allow light into the structures. Removal of any trees or snags and disturbance of any structures shall be conducted no earlier than the following day (i.e., at least one night shall be provided between initial roost eviction disturbance and tree removal/structure disturbance). This action will allow bats to leave during dark hours, which increases their chance of finding new roosts with a minimum of potential predation.

Implementation of mitigation measure BIO-1 would reduce the potential significant impact to special-status bats to a less-than-significant level by requiring pre-construction surveys and incorporation of appropriate avoidance and minimization measures should evidence of roosting bats be found on the project site.

Nesting Birds. Common urban-tolerant native bird species may nest in structures or ornamental trees on and adjacent to the project site. Future construction activities and vegetation removal therefore may have potential to adversely affect nesting birds protected under the federal Migratory Bird Treaty Act and California Fish and Game Code, should they be present during construction activities or vegetation removal. If protected species are nesting in or adjacent to the project site during the bird nesting season (January 15 through September 15), then construction activities or vegetation removal could result in the loss of fertile eggs or nestlings, or otherwise lead to the abandonment of active nests. Implementation of the following mitigation measure would ensure impacts to nesting birds would be less than significant:

Mitigation Measure

BIO-2. Construction activities that include any tree removal, pruning, grading, grubbing, or demolition shall be conducted outside of the bird nesting season (January 15 through September 15) to the greatest extent feasible. If this type of construction occurs during the bird nesting season, then a qualified biologist shall conduct pre-construction surveys for nesting birds to ensure that no nests would be disturbed during project construction.

If project-related work is scheduled during the nesting season (February 15 to August 30 for small bird species such as passerines; January 15 to September 15 for owls; and February 15 to September 15

for other raptors), or if construction activities are suspended for at least two weeks and recommence during the nesting season, a qualified biologist shall conduct nesting bird surveys. Two surveys for active nests of such birds shall occur within 14 days prior to the start of construction, with the second survey conducted within 48 hours prior to the start of construction. Appropriate minimum survey radii surrounding each work area are typically 250 feet for passerines, 500 feet for smaller raptors, and 1,000 feet for larger raptors. Surveys shall be conducted at the appropriate times of day to observe nesting activities. . Locations off the site to which access is not available may be surveyed from within the site or from public areas. A report documenting survey results and plan for active bird nest avoidance (if needed) shall be completed by the qualified biologist prior to initiation of construction activities.

If the qualified biologist documents active nests within the project site or in nearby surrounding areas, an appropriate buffer between each nest and active construction shall be established. The buffer shall be clearly marked and maintained until the young have fledged and are foraging independently. Prior to construction, the qualified biologist shall conduct baseline monitoring of each nest to characterize “normal” bird behavior and establish a buffer distance, which allows the birds to exhibit normal behavior. The qualified biologist shall monitor the nesting birds daily during construction activities and increase the buffer if birds show signs of unusual or distressed behavior (e.g. defensive flights and vocalizations, standing up from a brooding position, and/or flying away from the nest). If buffer establishment is not possible, the qualified biologist or construction foreman shall have the authority to cease all construction work in the area until the young have fledged and the nest is no longer active.

Implementation of mitigation measure BIO-2 would reduce the potentially significant impact to nesting birds to a less-than-significant level by requiring pre-construction surveys and incorporation of appropriate avoidance and minimization measures should evidence of protected nesting birds be found on the project site.

- b. Sensitive natural communities are defined by local, state, or federal regulatory agencies as habitats that support special-status species, provide important habitat values for wildlife, represent areas of unusual or regionally restricted habitat types, and/or provide high native biological diversity. No sensitive natural communities or riparian habitats exist on the project site. Therefore, no impacts to sensitive natural communities would occur.

- c. As confirmed through the site visit and review of the U.S. Fish and Wildlife Service National Wetlands Inventory, the project site does not contain any wetlands or waterways. Therefore, no impacts to wetland or waterway resources within the jurisdiction of the U.S. Army Corps of Engineers, the California Department of Fish and Wildlife, or the Regional Water Quality Control Board would occur.
- d. In general, wildlife movement corridors provide connectivity between habitat areas, enhancing species richness and diversity, and usually also provide cover, water, food, and breeding sites. Wildlife movement includes migration (i.e., usually movement one way per season), inter-population movement (i.e., long-term dispersal and genetic flow), and small travel pathways (i.e., daily movement within an animal's territory). The project site is surrounded by urban development in all directions, and does not contain wildlife movement corridors or native wildlife nursery sites. Therefore, no impacts to wildlife movement corridors or native wildlife nursery sites would occur.
- e. An arborist report and tree survey that evaluated all trees on and adjacent to the community center site was prepared by SBCA Tree Consulting in February of 2018 and is included as Appendix A. The survey included a total of 255 trees, of which 200 are on or directly adjacent to the project site. The survey also included 55 trees adjacent to the Bus Barn Theater and soccer field, but since these trees are outside the project site and will not be impacted by the project, they are excluded from this discussion. The trees surveyed were identified by species, size and health and given a suitability for retention ranking. The City's Tree Protection Ordinance (Municipal Code Chapter 11.08), protects all trees that have a circumference greater than 48-inches (approximately 15-inches diameter).

Of the 200 trees on or directly adjacent to the site, there are 58 protected trees. The project will remove a total of 129 trees, of which 31 trees are considered protected since they exceed 48-inches in diameter. To be consistent with the intent of the Tree Protection Ordinance's goal of a 1:1 replacement ratio, the project is proposing to plant at least 130 new trees around the new community center, in the parking lot and along the Hillview Avenue frontage, which would achieve an overall a tree replacement ratio of approximately 1:1 and more than adequately replace all protected trees removed.

To ensure that all existing trees that will be preserved on and adjacent to the site are properly protected during the construction process, standard tree protection measures will be employed, which includes installation and maintenance of tree protection fencing, mulching, and irrigation. Based on the number of replacement

trees that will be planted and the implementation of standard tree protection measures, the project's impact on trees would be less than significant.

- f. The project site is not located within the Santa Clara Valley Habitat Plan permit area. The project will not conflict with any adopted habitat conservation plan.

5. CULTURAL RESOURCES

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource as defined in section 15064.5? (21)	<input type="checkbox"/>	<input type="checkbox"/>	✓	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to section 15064.5? (18, 19, 20)	<input type="checkbox"/>	<input type="checkbox"/>	✓	<input type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (18, 19, 20)	<input type="checkbox"/>	<input type="checkbox"/>	✓	<input type="checkbox"/>
d. Disturb any human remains, including those interred outside of dedicated cemeteries? (18, 19, 20)	<input type="checkbox"/>	<input type="checkbox"/>	✓	<input type="checkbox"/>

Comments:

- a. The community center was originally constructed as an elementary school during 1949 and 1950. Additional wings were built in late 1950s and the school was later repurposed as a community center in 1975. The facility is built in the “finger style” prevalent for school design at the time of its construction. Although the facility is in excess of 50 years old, it fails to meet any other of the City’s criteria (per Code Section 12.44.040) for designation as a historic resource or historic landmark and has never been listed on the City’s Historic Resources Inventory (HRI).
- b.-d. The project site is within the territory of the Ohlone and Muwekma Indian tribes, who had settlements along creeks in the area. While past construction has unearthed some archaeological findings with evidence of prehistoric habitation and burial sites in Los Altos, the literature review conducted for the Community Center Master Plan EIR found no record of known historic or prehistoric sites within the project boundaries or within a quarter mile of the site. The project area is considered to have low to moderate archaeological sensitivity. The nearest riparian zones, which are common Native American habitation areas, are Adobe Creek, which is approximately one-half mile west of the site and Hale Creek, which is approximately one mile east of the site.

The visual field inspection of the site conducted for the Community Center Master Plan EIR was limited to the open ground portions of the site, specifically the fields and orchards surrounding the city hall, police station, and soccer field. The field inspection did not find any of the indicators typical of Native American use or habitation, such as darker than surrounding soil of a more friable nature than native soil, evidence of fires (ash, charcoal, fire altered rock or earth), concentrations of fresh water or salt water shellfish, concentrations of stone and bone, and artifacts of these materials. No evidence of historic trash deposits that may have been created in the early 20th century were observed on the surface. Given the history of orchard discing and plowing in this area, it is likely that any archaeological materials that existed in the area would have already been brought to the surface.

Although it is not anticipated that archaeological resources are present on the property, it is possible that unknown archaeological resources could be discovered during grading and excavation. Thus, the project will include following Standard Permit Conditions that requires appropriate measures to be implemented for the avoidance and/or protection of archaeological resources and human remains in the event they are discovered.

Standard Permit Conditions

- In the event that prehistoric or historic resources are encountered during excavation and/or grading of the site, all activity within a 50-foot radius of the find will be stopped, the Director of Community Development will be notified, and the archaeologist will examine the find and make appropriate recommendations prior to commencement of construction. Recommendations could include collection, recordation, and analysis of any significant cultural materials. A report of findings documenting any data recovery during monitoring would be submitted to the Director of Community Development.
- In the event that human remains are discovered during excavation and/or grading of the site, all activity within a 50-foot radius of the find will be stopped. The Santa Clara County Coroner will be notified and will make a determination as to whether the remains are of Native American origin. If the remains are determined to be Native American, the Coroner will notify the Native American Heritage Commission (NAHC) immediately. Once NAHC identifies the most likely descendants, the descendants will make recommendations regarding proper burial, which will be implemented in accordance with Section 15064.5(e) of the CEQA Guidelines.

- c. Paleontological resources are the fossilized remains of organisms from prehistoric environments found in geologic strata. Most of the City is situated on alluvial fan deposits of Holocene age that have a low potential to contain significant nonrenewable paleontological resources.

Although it is improbable that paleontological resources would be discovered on-site due to the already disturbed nature of the site and distance from the San Francisco Bay, construction activities could potentially result in the accidental destruction and disturbance of paleontological resources and would result in a significant impact to paleontological resources. The project will comply with all applicable City regulatory programs pertaining to unknown buried paleontological resources and will include the following Standard Permit Conditions for avoiding and reducing construction related paleontological resources impacts.

Standard Permit Conditions

- The project proponent shall ensure all construction personnel receive paleontological resources awareness training that includes information on the possibility of encountering fossils during construction; the types of fossils likely to be seen, based on past finds in the project area; and presented by a qualified paleontologist.
- If vertebrae fossils are discovered during construction, all work on the site shall stop immediately until a qualified professional paleontologist can assess the nature and importance of the find and recommend appropriate treatment. Treatment may include preparation and recovery of fossil materials so that they can be housed in an appropriate museum or university collection and may also include preparation of a report for publication describing the finds. The City will be responsible for ensuring that the recommendations of the paleontological monitor regarding treatment and reporting are implemented.

Because the proposed project would comply with the applicable City policies and regulatory programs related to paleontological resources including the City's Standard Permit Conditions, implementation of the proposed project would have a less-than-significant paleontological resources impact.

6. GEOLOGY AND SOILS

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
(1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42? (1, 13, 19, 20)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(2) Strong seismic ground shaking? (1, 19, 20)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(3) Seismic-related ground failure, including liquefaction? (1, 19, 20)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(4) Landslides? (1, 19, 20)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil? (1, 19, 20)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? (1, 19, 20)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, creating substantial risks to life or property? (1, 19, 20)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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? (1, 19, 20)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

- a. The proposed community center building is planned to be built in approximately the same location as the existing community center and would be smaller than the existing building by approximately 19 percent. Because the new building would meet

current seismic code requirements that the existing on-site structures do not, the proposed project would reduce risks to people and property associated with seismic shaking by constructing new facilities that meet current building code standards. Therefore, there would be no impacts associated with the following:

- (1) **Earthquake Faults.** The project site is not in the vicinity of a known earthquake fault as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map.
 - (2) **Seismic Ground Shaking.** As identified in the Community Center Master Plan EIR, the project site is in a seismically active area (page 124). The major earthquake faults in the project area are the San Andreas Fault, located approximately five miles southwest of the site, and the Hayward Fault and the Calaveras Fault, both of which are located approximately 15 miles northeast of the site. It is reasonable to expect that the project area would be subject to intense ground shaking during an earthquake, as would all areas of the region. To avoid or minimize potential damage from seismic shaking, all portions of the project would be designed and constructed in accordance with the seismic design guidelines in the most recent California Building Code and will implement all design recommendations included in the geotechnical report.
 - (3) **Seismic Related Ground Failure Including Liquefaction.** According to the Community Center Master Plan EIR, the project site is not located within a seismically-induced liquefaction hazard zone, as identified by the County of Santa Clara and State of California; therefore, the potential for soil liquefaction is expected to be low at the project site. The proposed building would be built in conformance with the California Building Code and design recommendations from the geotechnical report.
 - (4) **Landslides.** According to the Los Altos General Plan, landslides are unlikely to occur where slopes are less than 15 percent. The project site and immediately surrounding areas have flat topography not subject to landslides.
- b.-d. **Soil Erosion, Unstable or Expansive Soils.** The soils on the site are mapped as Pleasanton loam, which consists of well drained gravelly clay loam underlain by sedimentary alluvium. This type of soil has no erosion hazard and a moderate expansion potential. Expansive soils shrink and swell as a result of moisture changes, which can cause heaving and cracking of slabs-on-grade, pavements, and structures founded on shallow foundations. The project would be required to implement best management practices during grading and site preparation activities including erosion, sediment, wind, dust, tracking, non-storm water management and waste management control. Additionally, the proposed building would be built in conformance with the California Building Code and design recommendations from the geotechnical report.

- e. **Septic Tanks.** The future community center development would connect to the City's wastewater collection system and be served by the regional wastewater treatment plant. There is no impact associated with septic tanks or alternative wastewater disposal systems.

7. GREENHOUSE GAS EMISSIONS

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (8, 16, 17)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (8, 16, 17)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

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

The project site creates greenhouse gas (GHG) emissions largely indirectly from the generation of electricity for the existing community center and fuel combustion related to vehicle trips. Solid waste processing makes up a small amount of the total generation of greenhouse gas emissions.

The air district identifies screening levels for evaluation of operational GHG emissions based on project size as described in the Air Quality section of this initial study. The applicable land use category of the air district’s screening criteria tables for the project is “government (civic center).” For operational impacts from GHG emissions, the screening size is 27,000 square feet. The project consists of approximately 24,500 square feet and would be a net decrease of building area from the existing 30,362 square-foot facility, so there would be no impact related to operational GHG emissions.

During site preparation and construction of the project, GHGs would be emitted through the operation of construction equipment and from worker/builder supply vehicles, which typically use fossil-based fuels to operate. Project excavation, grading, and construction would be temporary, occurring only over the construction period, and would not result in a permanent increase in GHG emissions. In addition, compliance with the Standard Permit Conditions (described above in Section 4, Air

Quality) to limit air quality impacts during construction as required by air district (specifically, minimizing idling times) would further reduce construction GHG emissions. The impact from construction emissions associated with the project, therefore, would be less than significant.

The proposed project is reconstruction of the existing use on the same site, consistent with the General Plan land use designation, and would comply with all applicable mandatory measures of the Los Altos Climate Action Plan required by the City. The proposed project would have no impact on the environment with regard to greenhouse gas emissions.

- b. The City's Climate Action Plan has been prepared in accordance with the air district's CEQA guidelines, and is in conformance with Section 15183.5, which covers greenhouse gas reduction plans. Because the proposed project is consistent with the city's Climate Action Plan and the air district's CEQA Guidelines, the proposed project would not conflict with any plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases.

8. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (1, 19, 20, 21)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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? (1, 19, 20)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (1, 19, 20)	<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, create a significant hazard to the public or the environment? (9, 10, 24)	<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 a public-use airport, result in a safety hazard for people residing or working in the project area? (1, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area? (1, 4)	<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? (5, 15)	<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 involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

- a.,b. Project implementation would result in the demolition and redevelopment of the community center on the project site. The proposed project does not include industrial or other uses that require the routine transport, use, or disposal of hazardous waste. Nominal amounts of hazardous material in the form of fuels and other construction materials are routinely used during construction processes. These materials do not pose an elevated risk to the public.

Development of the proposed project will require the demolition of the existing single-story community center. Lead-based paint was banned from use in construction in 1978. Buildings constructed prior to 1980 may contain building materials that contain asbestos. The existing building were constructed from the late 1940's to late 1950's and remodeled in the late 1970's. Therefore, the buildings could contain lead-based paint and/or asbestos. Demolition of the existing building could expose construction workers, surrounding residences, and/or the environment to asbestos, lead based paint and/or polychlorinated biphenyls which would represent a risk to public health and safety and would be a significant impact.

Demolition of the existing structures on the project site would be completed in accordance with Occupational Safety and Health Administration (OSHA) and Environmental Protection Agency (EPA) standards that protect workers and persons off-site from exposure to asbestos, lead based paint, and polychlorinated biphenyls. Building materials classified as hazardous materials would be disposed of in accordance with federal, state, and local laws and regulations and therefore impacts would be mitigated to a less-than-significant level.

- c. There are no schools within a quarter mile of the project site. There are two child care operations that operate within the existing community center, but these operations would be relocated to another site prior to any construction activities. Furthermore, as described in item "a-b" above, the project would not require the routine transport, use, or disposal of hazardous materials.
- d. Ninyo & Moore performed a Phase I Environmental Site Assessment (ESA) for the site, included as [Appendix B](#). Based on the information compiled during the preparation of this report, this assessment has revealed evidence of two Recognized Environmental Conditions (RECs) in the vicinity of the site associated with previous reported mechanical repair and degreasing of school district vehicles. However, both of the sites are located outside of the project footprint and would not be disturbed or impacted by the community center development; therefore, there would be no associated environmental impacts.

A search of the California Regional Water Quality Control Board's GeoTracker database did not identify any sites with environmental issues within a 1,000-foot radius from the project site. A search of the California Department of Toxic Substances Control Envirostor database indicates one toxic cleanup incident on or in the vicinity of the project site, Hillview-Eleanor Area Plume (43490059). This site consists of two wells serving the City of Los Altos and parts of Sunnyvale, Mountain View, and Cupertino. Levels of carbon tetrachloride between 4 and 17 parts per billion (ppb) have been found in groundwater from the wells. The cleanup status is noted as "backlog as of 10/5/2005." Grading/excavation activities associated with the proposed project would not extend to the groundwater, which is located approximately 150 feet below ground surface. For these reasons, groundwater contamination in the project area is not expected to pose a hazard to people or the environment during construction or operation of the proposed project.

- e.,f. The project site is not within an airport land use plan, is not within two miles of a public airport, and is not near a private landing strip. The nearest airports are Palo Alto Airport, approximately five miles to the north, and Norman Y. Mineta San Jose International Airport, approximately 10 miles to the east.
- g. The proposed project consists of the demolition and rebuild of an existing community center. The new community center would be smaller in size and provide for less traffic. Additionally, the project design includes improved internal circulation. The proposed project would not interfere with response during an emergency. There would be no impact related to implementation of an emergency plan.
- h. According to the California Department of Forestry and Fire Protection (CAL FIRE) the project site is within a Local Responsibility Area Non-Very High Fire Hazard Severity Zone. Therefore, there is no impact related to risks associated with wildland fires.

9. HYDROLOGY AND WATER QUALITY

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements? (15, 18, 19, 20)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 of the local groundwater table level (e.g., would the production rate of preexisting nearby wells drop to a level which would not support existing land uses or planned uses for which permits have been granted? (15, 18, 19, 20, 25)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in <i>substantial erosion or siltation on- or off-site?</i> (15, 18, 19, 20)	<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 run-off in a manner which would result in <i>flooding on- or off-site?</i> (15, 18, 19, 20)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create or contribute run-off water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted run-off? (15, 18, 19, 20)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Otherwise substantially degrade water quality? (15, 18, 19, 20)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Place housing within a 100-year flood hazard area as mapped on Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (15, 18, 19, 20, 22)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (15, 18, 19, 20, 22)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
i. Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam? (15, 18, 19, 20)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
j. Be subject to inundation by seiche, tsunami, or mudflow? (15, 18, 19, 20)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓

Comments:

a., f. In accordance with the Santa Clara Valley Urban Runoff Pollution Prevention Program, the proposed project would treat runoff on the site prior to allowing runoff to enter the City’s storm drainage system. This will be achieved through a variety of methods, including the use of bioswales or detention basins. Although the project does not include specific runoff treatment control measures at the design review stage, the proposed site plan includes many landscaped areas throughout the site that provide opportunities for the installation of grass swales or bioretention areas. Using biofilters not only removes pollutants from the storm water, but also helps control the storm water rate of runoff from the site.

Specific treatment control, source control, and site design measures to be incorporated in the project will be determined during the final design stages. Site design measures would include minimizing directly connected impervious surface area and redirecting runoff from impervious surfaces to pervious surfaces. Source control includes measures such as locating and covering trash enclosures to minimize potential for pollutants to enter storm drainage system.

Prior to issuance of building permits, a Storm Water Management Plan (SWMP) will be developed to ensure compliance with City of Los Altos and National Pollutant Discharge Elimination System (NPDES) permit requirements.

The proposed project will be required to comply with all City of Los Altos ordinances, policies, and processes regarding the post-construction treatment of storm water runoff. Specifically, the SWMP will ensure compliance with City of Los Altos and NPDES permit requirements. The SWMPs will meet the criteria for storm water protection outlined in Chapter 10.16 of the Los Altos Municipal Code. Therefore, impacts would be less than significant.

- b. According to the 2015 Urban Water Management Plan, water served by the Los Altos Suburban District comes from local groundwater and local and imported surface water purchased from the Santa Clara Valley Water District. The proposed project would replace the existing facility with a smaller more efficient facility which would result in an equal or reduced demand for water compared to existing conditions. The project site does not currently contribute to recharging of groundwater aquifers. The depth to groundwater at the project site is greater than 50 feet below ground surface. Development of the proposed project would include trenching for utilities and grade beams; the depth of such excavation would be shallow and would not reach groundwater depth. The project would not result in an increased demand for groundwater, deplete groundwater supply, or interfere with groundwater recharge.
- c.-e. The project proposes to maintain the existing drainage pattern of the site, as well as the existing connections to the City's storm drainage system. Connecting to the existing storm drains would facilitate the removal of water from the site during storm events, helping prevent localized flooding. Some of the storm water drainage would be captured within landscaped areas throughout the site with grass swales or bioretention areas. The proposed project would not contribute runoff water which would exceed the capacity of the existing storm water drainage system, nor significantly change the drainage conditions in the project area.
- g., h. Based on the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps, the project site is located in Flood Zone X. Zone X is designated as areas of 0.2 percent annual chance flood, areas of one percent annual chance flood with average depths of less than one foot or with drainage areas of less than one square mile, and areas protected by levees from one percent annual chance floods.
- i. The project site is not within any dam failure inundation zone.
- j. There are no landlocked bodies of water near the project site that would affect the site in the event of a seiche. There are no bodies of water near the project site that would affect the site in the event of a tsunami. The project area is flat and there are no hills or mountains in proximity that would affect the site in the event of a mudflow.

10. LAND USE AND PLANNING

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Physically divide an established community? (15)	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (1, 2, 15, 18)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
c. Conflict with any applicable habitat conservation plan or natural community conservation plan? (18)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓

Comments:

- a. The project is the rebuild of an existing community center which is currently and would continue to be compatible with the surrounding residential neighborhoods. The project would not divide an established community.
- b. The proposed project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect. The project site is designated as Public and institutional on the Los Altos Land Use Policy Map. This land use designation allows the development of governmental, institutional, academic, group residence, church, and community service uses, as well as easements, rights-of-way, facilities of public and private utilities, and City-owned parking facilities. Public and Institutional facilities are intended to be compatible with the surrounding neighborhood. As a re-build of the existing community center, the project is consistent with this land use designation and is compatible with the surrounding neighborhoods.
- c. There are no habitat conservation plans or natural community conservation plans adopted for the project area. Therefore, the proposed project would not conflict with any applicable habitat conservation plan or natural community conservation plan.

11. MINERAL RESOURCES

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Result in loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (18)	<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 in a local general plan, specific plan, or other land-use plan? (18)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

- a.-b. The project site is located within a developed area. No record exists of gravel or other mineral resource extraction in the project area. Therefore, the project would not result in loss of availability of a known mineral resource that would be of value to the region and the residents of the state or result in the loss of availability of a locally important mineral resource recovery site delineated in a local general plan, specific plan, or other land use plan.

12. NOISE

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or in applicable standards of other agencies? (1,14, 18, 19, 20, 23)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in exposure of persons to or generation of excessive ground-borne vibration or ground borne noise levels? (1,14, 18, 19, 20)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (1,14, 18, 19, 20, 23)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (1,14, 18, 19, 20, 23)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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, expose people residing or working in the project area to excessive noise levels? (1, 18, 19, 20)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project located within the vicinity of a private airstrip, expose people residing or working in the project area to excessive noise levels? (1,14, 18, 19, 20)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

a.,c.,d. The project site is adjacent to public and institutional uses and residential neighborhoods, with some commercial office uses and Downtown Los Altos to the west. The project site is bordered by single-family residences to the north, south, and east. The neighboring residences are considered sensitive noise receptors. The existing library on the site is considered a sensitive receptor and adjacent commercial buildings to the west and on-site institutional uses, such as the city hall, police

station, and private preschool facility, also have interior spaces sensitive to noise. The Natural Environment and Hazards Element of the Los Altos General Plan contains policies and goals which pertain to desired noise levels for various land uses located within the City. These policies and goals are expressed in terms of the CNEL. According to Policy 7.2, the maximum acceptable outdoor noise exposure levels are 60 dBA CNEL for single-family residential areas and 70 dBA CNEL for libraries, parks, and recreation areas. The City's Noise Ordinance (adopted as Chapter 6.16 of the Municipal Code) further limits acceptable sound levels for various land uses. The Noise Ordinance establishes interior and exterior noise standards by zoning district for daytime and nighttime hours, and identifies prohibited acts relative to noise, including maximum noise levels at affected properties for mobile and stationary noise sources. The sections of the Noise Ordinance applicable to the proposed project is included in the Acoustical Analysis prepared for the proposed project by WJV Acoustics (refer to [Appendix C](#))

Operational Noise. Mechanical equipment would be located at various locations throughout the community center. Roof-mounted HVAC equipment would be screened by a solid parapet wall, which would provide acoustical shielding of associated noise levels. WJVA analyzed manufacturer-supplied noise level data for the proposed mechanical equipment. Noise levels associated with proposed mechanical equipment were calculated to be in the range of approximately 39-46 dB at nearby residential land uses. Such levels are below applicable noise level standards and below existing ambient noise levels in the project vicinity and impacts would be less than significant.

Traffic Noise. A traffic analysis for the project was prepared by Hexagon Transportation Consultants, Inc. (March 22, 2018). The analysis indicated that because the project would not increase the size of the existing community center and would not add services, it is not expected to generate any net new trips. Therefore, it can be reasonably assumed that the project would not result in any quantifiable increase in traffic noise exposure at nearby noise-sensitive receivers. While the new community center would not be expected to result in any net new trips, WJVA modeled the noise levels from community center traffic trips along Hillview Avenue to estimate project-related traffic noise in respect to overall existing noise in the project vicinity. WJVA utilized the FHWA Traffic Noise Model to quantify project-related traffic noise exposure along Hillview Avenue. Non-project traffic noise was determined to be 55.5 dB Ldn which indicates that noise levels resulting from traffic associated with the community center contributes a very small portion to the overall existing ambient noise levels along Hillview Avenue and traffic related noise impacts would be less than significant.

Construction Noise. Construction activities would substantially increase noise levels at sensitive receptors in the project area and on the project site. Noise from construction activities would exceed 60 dBA L_{eq} and the ambient noise environment by at least five dBA L_{eq} for a period of one year or more and maximum noise levels would exceed 75 dBA L_{max} at exterior areas of the surrounding residences which is a significant impact. The Noise Ordinance establishes interior and exterior noise standards by zoning district for daytime and nighttime hours, and identifies prohibited acts relative to noise, including maximum noise levels at affected properties and hours during which construction is permitted. The noise ordinance allows for increases in noise related to construction activities during permitted construction hours. Compliance with the noise ordinance will ensure impacts are less than significant.

- b. Vibration levels generated during project construction activities may at times be perceptible at neighboring land uses, but vibration levels would not be excessive. Further, the project does not involve impact type operations that would be a source of significant ground vibration. Therefore, impacts would be less than significant.
- e., f. The project site is not located within an airport land use plan or within the vicinity of a private airstrip or public use airport.

13. POPULATION AND HOUSING

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
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)? (15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓

Comments:

- a. The proposed project is designed to serve the existing population and would not result in population growth or foster growth; therefore, there would be no impacts.
- b., c. The proposed project is the rebuild of an existing community center and would not displace people or housing. Therefore, the project would not necessitate the construction of replacement housing elsewhere and there would be no impacts related to the construction of replacement housing.

14. PUBLIC SERVICES

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

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Fire protection? (15, 18)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
b. Police protection? (15, 18)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
c. Schools? (15, 18)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
d. Parks? (15, 18)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
e. Other public facilities? (15, 18)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓

Comments:

- a.-e. The project is the rebuild of an existing community center and is not a population generating project. The new community center would be smaller than the existing facility and the programming that will be offered at the new community center will remain the same; thus there will be no impacts.

15. RECREATION

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
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? (4, 5, 15)	<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? (4, 5, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

- a., b. The project is not a population generating project. Existing soccer and baseball fields will remain within the civic center. The proposed project would not 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 or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment

16. TRANSPORTATION/TRAFFIC

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
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? (18, 19 20, 23)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? (18, 19 20, 23)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (18, 19 20, 23)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (18, 19 20, 23)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
e. Result in inadequate emergency access? (18, 19 20, 23)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decreased the performance or safety of such facilities? (18, 19 20, 23)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓

Comments:

- a.,b. According to the *Traffic Analysis for the New Hillview Community Center* (traffic study) ([Appendix D](#)), the proposed community center would be smaller than the existing

community center and would provide similar services as the existing community center. Therefore, the project is not expected to generate any net new trips, and trips from the site may be reduced. There would be no associated traffic impacts.

- c. The proposed project does not include uses that generate air traffic or that have potential to affect air traffic patterns.
- d.,e. The proposed project site plans were reviewed by a traffic engineer during the planning process for the community center, and would not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections). The proposed project would be required to adhere to City roadway design standards and guidelines when designing pedestrian facilities, roadway widths, turning radii and intersections where the on-site roadways intersect with existing roadways, and emergency access. Of the four existing driveways, two would be removed and two would be relocated along Hillview Avenue, which would enhance pedestrian safety, reduce potential traffic conflict points along Hillview Avenue improve traffic and emergency vehicle access. Therefore, the proposed project would have no impact related to emergency access or hazardous circulation design.
- f. The VTA bus service along San Antonio Road provides connections to the San Antonio Transit Center and the Caltrain station, which are both located on Showers Drive, north of the project site. The existing pedestrian facilities, including sidewalks and crosswalks, would continue to provide access between the bus stops on San Antonio Road and the project site. The proximity to transit and pedestrian-friendly design measures included in the project support transit as a viable transportation mode for accessing the site. The bus stops along San Antonio Road are sufficient to serve the proposed uses on the project site. Therefore, the proposed project would not adversely impact transit facilities in the area.

The proposed project would include circulation facility improvements that are consistent with city standards and circulation plans to accommodate transit, bicycle, and pedestrian facility needs. Specifically, the proposed project would add a new pedestrian path connecting the sidewalk along Hillview Avenue and the building entrance. The proposed project would add two crosswalks to provide a connection between the community center and Hillview Park and other nearby public facilities. Through its design review and approval processes, the City will ensure that related improvements are provided consistent with City policies, plans, and programs regarding public transit, bicycle, or pedestrian facilities. Therefore, there would be no conflicts with such plans.

17. TRIBAL CULTURAL RESOURCES

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
(1) 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 (1, 19, 20)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. (1, 19, 20)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments:

- a. The CEQA statute as amended by Assembly Bill (AB) 52 (Public Resources Code Sections 21073 and 21074) define “California Native American tribe” and “tribal cultural resources.” A California Native American tribe is defined as a Native American tribe located in California that is on the contact list maintained by the Native American Heritage Commission. “Public Resources Code Section 21080.3.1 outlines procedures for tribal consultation as part of the environmental review process. No California Native American tribe has requested consultation per AB 52. In the event unknown tribal cultural resources are discovered, standard permit conditions will be adhered for the appropriate treatment and protection of such resources. Impacts would be less than significant.

18. UTILITIES AND SERVICES SYSTEMS

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (15, 18)	<input type="checkbox"/>	<input type="checkbox"/>	<input 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? (15, 18)	<input type="checkbox"/>	<input type="checkbox"/>	<input 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? (15, 18)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (15, 18)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
e. Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (15, 18)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid-waste disposal needs? (15, 18)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
g. Comply with federal, state, and local statutes and regulations related to solid waste? (15, 18)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓

Comments:

- a.-g. The proposed project is the rebuild of an existing community center. The new community center would be smaller than the existing facility and would not increase the demand for utilities or landfill capacity compared to existing development on the site.

19. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Does the project have the potential to degrade the quality of the environment; substantially reduce the habitat of a fish or wildlife species; cause a fish or wildlife population to drop below self-sustaining levels; threaten to eliminate a plant or animal community; substantially reduce the number or restrict the range of an endangered, rare, or threatened species; or eliminate important examples of the major periods of California history or prehistory? (18, 19, 20)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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) (18, 19, 20)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly? (18, 19, 20)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

- a. There is no significant habitat located on the site. There is the potential for disturbance of bats or birds, which is mitigated to a less-than-significant level, but the project would not have the potential to degrade the quality of the environment; substantially reduce the habitat of a fish or wildlife species; cause a fish or wildlife population to drop below self-sustaining levels; threaten to eliminate a plant or animal community; substantially reduce the number or restrict the range of an endangered, rare, or threatened species; or eliminate important examples of the major periods of California history or prehistory.
- b. With implementation of applicable standard conditions of approval, the proposed project would not result in any impacts that are individually limited, but cumulatively considerable.

- c. With implementation of standard conditions of approval, the project would not result in environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly.

E. SOURCES

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15. **Noll & Tam Architects. *Los Altos Hillview Community Center Site Plans*. May 16, 2018.**

16. Bay Area Air Quality Management District. April 2017b. *Final 2017 Clean Air Plan*. San Francisco, CA.
17. **City of Los Altos. *Los Altos Climate Action Plan*. December 2013.**
18. **City of Los Altos. *Los Altos Community Center Master Plan, Draft Environmental Impact Report*. November 2009.**
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20. **City of Los Altos. *Addendum to the Los Altos Community Center Master Plan, Draft Environmental Impact Report*. July 2015.**
21. **EMC Planning Group. February 2018. *DPR Forms 523a and 523b – Hillview Community Center, Los Altos, CA, Historic Evaluation*.**
22. Federal Emergency Management Agency (FEMA) Service Center. Flood
<https://msc.fema.gov/portal/search?AddressQuery=97%20Hillview%20Ave%20los%20altos%20ca#searchresultsanchor> accessed May 17, 2018.
23. **Hexagon Transportation Consultants, Inc. *Traffic Analysis for the New Hillview Community Center*. May 9, 2018.**
24. ***Ninyo & Moore. Phase 1 Environmental Site Assessment Report*. September 25, 2017.**
25. **Los Altos Suburban District. 2015 Urban Water Management Plan. June 2016.**
26. **SBCA Tree Consulting, Tree Survey. February 1, 2018**

All documents indicated in bold are available for review at the **Los Altos City Hall, 1 North San Antonio Road, Los Altos CA 94022 (650) 947-2750** during normal business hours.

All documents listed above are available for review at EMC Planning Group Inc., 301 Lighthouse Avenue, Suite C, Monterey, California 93940, (831) 649-1799 during normal business hours.