

## Sample Summary for Electronic Document Submittal

15 copies of this document may be included when a Lead Agency is submitting electronic copies of environmental impact reports, negative declarations, mitigated negative declarations, or notices of preparation to the SCH. The SCH will still accept other summaries, such as an EIR summary prepared pursuant to CEQA Guidelines Section 15123, attached to the electronic copies of the document.

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

Lead Agency: City of Los Altos

Project Title: 5150 El Camino Real  
Residential  
Development

Project Location: Los Altos Santa Clara  
*City* *County*

Please provide a Project Description (Proposed Actions, location, and/or consequences).

The project proposes a Conditional Use Permit to demolish the existing office building on the site and redevelop the site with two five-story condominium buildings above one level of below-grade parking, two three-story townhome buildings with individual garages, surface visitor parking, and associated on-site improvements and landscaping. In total, the project would provide 196 residential units. The condominium buildings would provide 172 residential units and approximately 183,650 square feet. The townhome buildings would provide 24 residential units and approximately 45,200 square feet.

Three driveways onto El Camino Real (i.e., a western, central, and eastern driveway) would provide vehicular access to the project site. The western and eastern driveways would connect to the perimeter road, providing access to the townhome building's garages and visitor parking. The central driveway functions as the southern leg of the Rengstorff Avenue and El Camino Real signalized intersection and would provide access to the below-ground parking structure. The project also proposes to construct a new 17-foot wide public sidewalk on the El Camino frontage.

The project would provide a total of 290 parking spaces. One level of below-grade parking would provide 236 parking spaces for residents of the proposed condominiums. Each townhome would include an attached garage at ground level with two parking spaces, amounting to a total of 48 spaces. Six surface parking spaces would be provided for guests and two larger spaces would be provided for loading and deliveries. The project would also provide a total of 98 bicycle parking spaces, primarily located in the below-ground parking garage.

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

See attached

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

N/A

Please provide a list of the responsible or trustee agencies for the project.

Caltrans District 4

## Potentially Significant Effects

The project would result in potentially significant effects related to air quality, biological resources (nesting birds), subsurface cultural resources, hazards and hazardous materials, and noise and vibration. Mitigation measures included in the project that would reduce potential impacts to less-than-significant levels include:

- Implementation of BAAQMD best management practices to reduce fugitive dust and diesel exhaust emissions during construction;
- Development of a plan demonstrating that the off-road equipment used on-site to construct the project would achieve a fleet-wide average 93-percent reduction in DPM exhaust emissions or greater;
- Scheduling construction activities to avoid the nesting season (January 31st to September 1st), or conducting pre-construction surveys for nesting birds if construction occurs between February 1st and August 31st;
- In consultation with CDFW, creation and maintenance of construction-free buffer zones around any nests found by a qualified biologist during pre-construction surveys for the duration breeding season;
- Removal of potential nesting substrates (bushes, trees, grasses and other vegetation) prior to the start of the nesting season for any construction to be conducted after the start of the nesting season;
- Stopping of all excavation/grading activity within 50 feet of any human remains discovered on the site and consultation with the Santa Clara County Coroner and the NAHC for the appropriate procedures and protocols;
- Removal of all PCB, lead-based paint and asbestos-containing materials from the existing building prior to the issuance of demolition or grading permits, and conformance with appropriate disposal procedures;
- Demolition activities to be undertaken in conformance with Cal/OSHA standards to protect workers from exposure to asbestos;
- Selection of mechanical equipment by a qualified acoustical consultant that reduces impacts on surrounding uses, per City noise requirements;
- Modification, placement, and operation of construction equipment as necessary to minimize the impact of construction noise and vibration on existing sensitive receptors;
- Implementation of best management practices to reduce noise from construction activities near sensitive land uses, including limiting hours and days of construction, restrictions on certain equipment, locating stationary noise sources as far as possible from sensitive receptor locations, and the use of “quiet” technology and equipment and temporary noise barriers;
- Monitoring and conducting post-construction surveys of off-site structures where damage is indicated, and making repairs or providing compensation as appropriate.