



**U.S. Department of Housing and Urban
Development**

451 Seventh Street, SW
Washington, DC 20410
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Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

Project Information

Project Name: 1100 La Avenida Street Residential Project

Responsible Entity: City of Mountain View

Grant Recipient: Eden Housing, Inc.

Preparer: David J. Powers and Associates, Inc. for the City of Mountain View

Certifying Officer Name and Title: Deanna Talavera, Senior Housing Officer, City of Mountain View

Consultant: David J. Powers and Associates, Inc.

Direct Comments to: Deanna Talavera, Senior Housing Officer, City of Mountain View,
Deanna.Talavera@mountainview.gov, (650) 903-6459

Project Location: 1100 La Avenida Street, Mountain View, CA 94043
(Assessor's Parcel Number [APN] 116-14-111)

Regional and vicinity maps of the site are shown below on Figure 1 and Figure 2, respectively, and an aerial photograph of the project site and the surrounding land uses is shown on Figure 3.

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The project would demolish the two existing, single-story commercial buildings totaling 12,908 square feet and construct a new, four-story, 100-unit affordable residential apartment building that includes one level of above ground podium parking.

The project components, including the residential building, site access and parking, courtyards and landscaping, green building measures, and construction, are described below. The site plan, ministerially approved by City staff on July 2, 2021, is shown in Figure 4 and building elevations are shown in Figure 5.

Residential Building

The proposed four-story residential apartment building would be approximately 81,693 square feet with a maximum height of 46 feet to the top of the roof and provide a total of 100 units (63 studio, 18 one-bedroom, and 19 two-bedroom apartments). Two of the residential units would be reserved for the on-site property managers, and the remaining 98 units would be provided as 100 percent affordable units reserved for low-income residents earning between 30 to 60 percent of the area median income. Of the 98 units, 32 would be permanent supportive housing for chronically homeless occupants. Supportive services would be provided on-site.

The ground floor of the building would consist of podium parking, five residential units with private patios fronting La Avenida Street and Armand Drive, office spaces for the supportive services, trash room, mail room, laundry room, community room, computer room, and long-term bike storage areas. The remaining residential units would be located on the upper floors and situated around two outdoor courtyards located on-top of the podium. Residential units on the west side of the second and third floors would include private terraces.

Site Access and Parking

Vehicle access to the project site would be provided via one, two-way driveway on Armand Drive. The driveway would provide access to the ground-floor podium parking garage that would provide a total of 45 spaces, including one space for ride-share vehicles. Of the 45 stalls, 38 would be provided as mechanical stalls that allow for vertical stacking of up to two vehicles per space. The remaining seven stalls would be traditional parking stalls each accommodating one vehicle.

The proposed project would provide 100 long-term bicycle parking spaces and 10 short-term bicycle parking spaces. The long-term bicycle parking would be provided in two locations on the ground floor of the building. Short-term bicycle parking would be located on the eastern side of the site along Armand Drive.

The main pedestrian entrance for the residential building would be located on the eastern side of the building via an entrance on Armand Drive, and a secondary access path for pedestrians and bicyclists would run parallel to the western site boundary.

Courtyards and Landscaping

The project site currently contains 22 trees, 17 of which are Heritage trees that are protected under Chapter 32 of Mountain View's City Code.¹ The proposed project would remove a total of 19 trees (14 Heritage trees and five non-Heritage trees) due to conflicts with the project improvements. The three remaining Heritage trees on-site would be retained and protected during project construction.

The project includes three outdoor courtyards: one at ground level on the north side of the building and two other courtyards at the podium level. The project would plant 66 new trees, shrubs, and grass areas along the perimeter of the site and in the courtyard areas. The landscaped areas total 12,450 square feet, which accounts for approximately 30 percent of the overall project site.

Green Building Measures

The project would meet the standards required to achieve LEED Building Design and Construction (BD +C) Gold status by incorporating green building measures such as water efficient fixtures, drought tolerant landscaping, and solar panels on the rooftop on the new building. The building would also install submeters to record energy use and identify potential ways to reduce usage.

Construction

Project construction activities include demolition, site preparation, grading and excavation, building construction, architectural coatings, and paving. It is estimated that project construction would take a total of 15 months and require excavation at a maximum depth of five and a half feet below ground surface. Excavation and removal of approximately 2,335 cubic yards of soil would be necessary to accommodate the proposed building foundations, footings, and utilities. It is assumed that construction of the project would start in October 2022 and be completed in December 2023.

¹ A "Heritage Tree" is any tree that has a trunk with a circumference of 48 inches or more measured at 54 inches above natural grade. Multi-trunk trees are measured just below the first major trunk fork. Three species, quercus (oak), sequoia (redwood) or cedrus (cedar) are considered "Heritage" if they have a circumference of 12 inches measured at 54 inches above natural grade. Source: City of Mountain View. "Heritage Tree FAQs." Accessed March 3, 2022. https://www.mountainview.gov/depts/cs/faq/heritage_tree_faq.asp

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

The purpose of the 1110 La Avenida Street Residential Project is to develop a 100-unit, 100 percent affordable housing project for the lower-income workforce, people with disabilities, seniors on fixed incomes, and the chronically homeless in the city. The project site is located within the City's North Bayshore Precise Plan and the proposed residential project is consistent with North Bayshore Precise Plan's vision to add residential uses, including affordable housing, to serve the diverse Mountain View community.²

[Note to City: We drafted the statement of purpose and need based on a narrative provided by the applicant. Please revise as necessary per 40 CFR 1508.9(b)]

Existing Conditions and Trends [24 CFR 58.40(a)]:

Regional Outlook

The Bay Area continues to be one of the most expensive real estate markets in the country. Most Bay Area residences are unaffordable for individuals and families with average household incomes. In Santa Clara County, data from the California Employment Development Department (EDD) shows that while about one third of the County's workforce command high salaries in the range of approximately \$86,000 to \$144,000 per year, nearly half of all jobs pay low-income wages between \$19,000 and \$52,000 annually. Further, projections from EDD anticipate that more than half of the new jobs created in the County over the next few years would pay minimum wage. These working-class wages are not enough to pay for housing costs without creating a housing burden, defined as housing costs that exceed 30 percent of income. Low levels of housing production, relative to demand, contribute to this region's high housing costs. Further, the market has not produced housing that is naturally affordable to low-income households, and public resources for affordable housing have been significantly diminished in recent years. As such, both the existing and future need for affordable housing in Mountain View is considerable and far exceeds available supply.

Local Perspective

According to the Santa Clara County Housing Needs Allocation, 2023 to 2031 (see Table 1 below) prepared by the Association of Bay Area Governments (ABAG), the City of Mountain View should add 11,135 new units by 2031 (of which 2,773 would be very low, 1,597 would be low, and 1,885 would be moderate) in order to meet the needs for affordable housing.

² City of Mountain View. *North Bayshore Precise Plan*. November 25, 2014. Page 5.

Table 1: Santa Clara County Housing Needs Allocation, 2023-2031					
Jurisdiction	Very Low <50 Percent	Low < 80 Percent	Moderate <120 Percent	Above Moderate	Total
Campbell	752	434	499	1,292	2,977
Cupertino	1,193	687	755	1,953	4,588
Gilroy	669	385	200	519	1,773
Los Altos	501	288	326	843	1,958
Los Altos Hills	125	72	82	210	489
Los Gatos	537	310	320	826	1,993
Milpitas	1,685	970	1,131	2,927	6,713
Monte Sereno	53	30	31	79	193
Morgan Hill	262	151	174	450	1,037
Mountain View	2,773	1,597	1,885	4,880	11,135
Palo Alto	1,556	896	1,013	2,621	6,086
San José	15,088	8,687	10,711	27,714	62,200
Santa Clara	2,872	1,653	1,981	5,126	11,632
Saratoga	454	261	278	719	1,712
Sunnyvale	2,968	1,709	2,032	5,257	11,966
Unincorporated	828	477	508	1,312	3,125
Santa Clara County Total	32,316	18,607	21,926	56,728	129,577
Source: Association of Bay Area Governments. Regional Housing Needs Plan, San Francisco Bay Area 2023-2031. November 2021. https://abag.ca.gov/sites/default/files/documents/2021-12/proposed%20Final_RHNA_Allocation_Report_2023-2031.pdf					

Physical Setting / Existing Conditions

The City of Mountain View is located in the northwest portion of Santa Clara County. The County is located at the southern end of San Francisco Bay. Mountain View is surrounded by San Francisco Bay to the north, Sunnyvale to the east, Cupertino to the south, and Los Altos and Palo Alto to the west.

The project site is located in an urbanized environment, specifically within the North Bayshore Precise Plan area in the City of Mountain View. The approximately 0.96-acre project site is located at 1100 La Avenida Street, at the northwest corner of La Avenida Street and Armand Drive. The site currently contains two, single-story office buildings totaling 12,908 square feet. These

buildings abut the western site boundary. The remainder of the site contains surface parking and landscaping that includes trees and shrubs fronting La Avenida Street and Armand Drive. Surrounding land uses include residential uses to the north, commercial uses (including a theater) to the west, and office and industrial uses to the south and east.

The General Plan land use designation for the project site is North Bayshore Mixed-Use, which allows for office, commercial, lodging, entertainment, and residential land uses. This designation promotes a more intense density and mix of these uses in addition to pedestrian and bike paths to connect to surrounding areas.

The project site's zoning designation is P(39) North Bayshore Precise Plan (Precise Plan). The Precise Plan defines the goals and policies for the North Bayshore area of the city and establishes Complete Neighborhood Areas and Character Areas within the Precise Plan. The Precise Plan also provides urban design principles, permitted land uses, allowable development densities, and establishes guidelines addressing building setbacks, landscaping requirements, and other design requirements within the Precise Plan area. Future development in the North Bayshore Precise Plan (including the proposed development) is subject to the mitigation measures identified in the Environmental Impact Report (EIR) completed for the Precise Plan. These mitigation measures are project conditions of approval.

The project site is located within the Pear Complete Neighborhood Area and the Edge Character Area of the Precise Plan. The Pear Complete Neighborhood Area is meant to provide a mix of high to moderate-density residential and office space in addition to cultural amenities such as theaters and institutional uses. The Precise Plan allows for a maximum Floor Area Ratio (FAR) of 1.85 in the Edge Character area and a maximum height of four-stories (55 feet) for residential buildings. The project FAR of 1.96, which exceeds the maximum allowed FAR of 1.85 under the Precise Plan for residential buildings in the Edge Character Area, is permitted pursuant to the State Density Bonus Law.

Figure 1 - Regional Map

Figure 2 – Vicinity Map

Figure 3 - Aerial Map

Figure 4 - Approved Site Plan

Figure 5 - Approved Building Elevations

Funding Information

The Santa Clara County Housing Authority (SCCHA) has committed housing assistance for the project in the form of Project Based Vouchers (PBVs) for 32 apartment units, as authorized under the HUD-VASH Program and Section 8 of the Housing Act of 1937, as amended. PBV housing assistance would be provided for an initial contract term of 20 years, with a possible automatic renewal of an additional 20 years, subject to annual appropriations from the federal government and SCCHA’s determination that the owner is in compliance with the Housing Assistance Payment contract and other applicable HUD requirements, for a total of 40 years. The estimated total funding for rental subsidy committed is \$18,984,480 (\$949,224 annual average) for the initial 20-year term of the Housing Assistance Payment contract and contingent upon the availability of funds as allocated by the federal government.

Grant Number	HUD Program	Funding Amount
X	Project-Based Vouchers through Section 8 of the Housing Act of 1937 – 7 units	\$3,964,800 (\$198,240 annually for 20 years)
X	Project-Based Vouchers through the HUD-VASH Program – 25 units	\$15,019,680 (\$750,984 annually for 20 years)

[Note to City/Applicant: Please add the grant numbers if that information is available, if not, we can delete that column.]

Estimated Total HUD Funded Amount:

\$18,984,480

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]:

\$76,180,458

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6</p>		
<p>Airport Hazards 24 CFR Part 51 Subpart D³</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The nearest civil airport is Palo Alto Airport, which is located approximately 3.5 miles (or 18,480 feet) to the northwest of the project site. Since the distance between the project site and Palo Alto Airport is greater than 15,000 feet, no additional information is required regarding the site’s proximity to a civil airport.</p> <p>The proposed project site is located approximately one mile southwest of Moffett Federal Airfield, which is a military airport operated by the National Aeronautics and Space Administration (NASA). The site also houses several National Guard units.⁴ The project site is located within the airfield’s Airport Influence Area (AIA); however, it is not located within the Accident Potential Zone (APZ) or Runway Protection Zone/Clear Zone (RPZ/CZ), as it is not</p>

³ HUD Guidance regarding compliance with 24 CFR 51 D states that additional information is necessary if a project site is within 15,000 feet of a military airport or 2,500 feet of a civil airport.

Source: HUD Exchange. “Airport Hazards.” Accessed April 19, 2022. Available at:

<https://www.hudexchange.info/programs/environmental-review/airport-hazards/#:~:text=If%20within%2015%2C000%20feet%20of,the%20airport%20operator%20stating%20so>

⁴ Office of Governor Gavin Newsom. “California Military Installations and Operational Areas”. Accessed April 19, 2022. Available at: https://militarycouncil.ca.gov/s_californiamilitarybases/.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
		located within 15,000 feet of the end of the runway at Moffett Federal Airfield. ⁵
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Pursuant to the Statutes, Executive Orders, and Regulations listed in 24 CFR Section 58.5, there are no Coastal Barrier Resources Act (COBRA) buffer zones in California. Therefore, the project will not affect or be affected by any coastal barrier resources. ⁶
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a] ⁷	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	According to FEMA flood map number 06085C0037H, the proposed project site is located in Zone X, which is an area with reduced flood risk due to a levee. The project site is not located in a special flood hazard area. ⁸
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Santa Clara County is considered a non-attainment area for ground-level ozone (marginal) and PM _{2.5} (moderate) under the Federal Clean Air Act. As part of an effort to attain and maintain ambient air quality standards for ozone and PM _{2.5} , HUD established de minimus level thresholds for ozone (Volatile Organic Compounds [VOCs] / Reactive Organic Gases [ROG] and NO _x) and PM ₁₀ , which are

⁵ Santa Clara County Airport Land Use Commission. *Moffett Federal Airfield Comprehensive Land Use Plan*. November 18, 2016.

⁶ U.S. Fish & Wildlife Service. “Coastal Barrier Resources System Mapper”. Accessed April 19, 2022. Available at: <https://fwsprimary.wim.usgs.gov/CBRSMapper-v2/>.

⁷ Section 202 of the Flood Disaster Protection Act of 1973 (42 USC 4106) requires that projects receiving federal assistance and located in an area identified by the Federal Emergency Management Agency (FEMA) as being within a Special Flood Hazard Area (SFHA) be covered by flood insurance under the National Flood Insurance Program (NFIP).

⁸ FEMA. “FEMA Flood Map Service Center”. Accessed April 19, 2022. Available at: <https://msc.fema.gov/portal/search?AddressQuery=1100%201a%20avenida%20mountain%20view%20ca#searchresultsanchor>.

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6</p>		
		<p>all 100 tons per year for marginal and moderate non-attainment areas.</p> <p><u>Construction Emissions</u> Construction activities, particularly during site preparation and grading, would temporarily generate fugitive dust in the form of PM₁₀ and PM_{2.5}. Sources of fugitive dust would include disturbed soils at the construction site and trucks carrying uncovered loads of soils. Unless properly controlled, vehicles leaving the site would deposit mud on local streets, which could be an additional source of airborne dust after it dries.</p> <p>Construction period emissions for the project were analyzed in the technical air quality analysis that was conducted for the project (See Appendix A for additional details). The resulting criteria pollutant emission from the construction phase would be up to 0.58 tons per year of ROG, 0.46 tons per year of NO_x, and 0.02 tons per year of PM_{2.5} exhaust. Emissions would be below the HUD de minimis thresholds of 100 tons per year for ROG, NO_x and PM_{2.5}. For these reasons, the project's criteria air pollutant construction emissions would not result in a substantial contribution to regional air pollution.</p> <p>In addition, project Condition of approval (COA) 60 requires the project to implement standard construction emission reduction measures that would reduce construction-</p>

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6</p>		
		<p>related criteria air pollutant emissions further below the HUD de minimis thresholds of 100 tons per year for ROG, NO_x, and PM_{2.5}.</p> <p><u>Operational Emissions</u> The Bay Area Air Quality Management District (BAAQMD) has established screening criteria based on project size to identify proposed projects that could generate operational-related criteria air pollutants that exceed BAAQMD thresholds of significance of 54 pounds per day (or 10 tons per year) of ROG, NO_x, or PM_{2.5}; or 82 pounds per day (or 15 tons per year) of PM₁₀. The BAAQMD thresholds are more stringent than the HUD de minimis thresholds of 100 tons per year.</p> <p>The BAAQMD screening threshold for Low-Rise Apartment (which is the type of development proposed by the project) is 451 dwelling units. The project proposes 100 units, which is below the BAAQMD screening level. The project, therefore, would generate operational criteria pollutant emissions below the BAAQMD thresholds and the HUD de minimis thresholds. In addition, since the existing on-site office uses would be demolished as a result of the project, the net operation emissions from the project would be even less. The project does not include any stationary sources of emissions (e.g., generators).</p> <p>In summary, the project would not cause a violation of a federal ambient air quality</p>

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
		standard or substantially contribute criteria air pollutant emissions. The project would, therefore, be in compliance with the federal Clean Air Act.
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d) ⁹	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	California’s coastal zone generally extends 1,000 yards inland from the mean high tide line. In significant coastal estuarine habitat and recreational areas, it extends inland to a maximum of five miles; in developed urban areas it generally extends inland less than 1,000 yards. ¹⁰ The project site is approximately 18.5 miles east of the California coastline, therefore, it is not located in the coastal zone and would not involve development in the coastal zone.
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2) ¹¹	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	A number of investigations have been completed for the site, including a Phase I Environmental Site Assessment, groundwater sampling, and soil vapor sampling. A summary of the findings of these investigations is provided below, and additional details can be found in Appendix B.

⁹ The Coastal Zone Management Program (CZMP) is authorized by the Coastal Zone Management Act (CZMA). Projects that can affect a coastal zone must be carried out in a manner consistent with the state CZMP under Section 307(c) and (d) of the CZMA.

¹⁰ California Coastal Commission. “Description of California’s Coastal Management Program (CCMP).” Accessed April 19, 2022. Available at: https://www.coastal.ca.gov/fedcd/ccmp_description.pdf.

¹¹ As described in 24 CFR Part 50.3(i) and 24 CFR 58.5(i)(2), properties that would be used in HUD programs should be free of hazardous materials that could affect the health and safety of occupants and should have the previous uses on-site evaluated for potentially hazardous uses. These evaluations should be conducted by qualified professionals and particular attention should be paid to the sites within the general proximity of locations that contain hazardous wastes.

Source: Department of Housing and Urban Development. “Site Contamination.” Accessed May 13, 2022. Available at: <https://www.hudexchange.info/programs/environmental-review/site-contamination/>.

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6</p>		
		<p><u>Project Site History</u> Prior to the construction of the existing buildings on-site in 1979 and 1980, the site was used for agriculture (i.e., grass crops) up until the 1970s. After the buildings were constructed, several tenants occupied the site and utilized or stored hazardous materials on-site.</p> <p>None of the previous tenants (a landscaping company and printing business) on-site were found to have violations or any kind of regulatory oversight other than production of the hazardous materials business plans and inventory lists that were overseen by local agencies. Additional detail about the previous tenants are included in Appendix B.</p> <p><u>Database Results and On-Site Sampling</u> The project site is not listed on any environmental databases; however, there are sites within the site vicinity that were identified as regulatory-listed sites. Given the type of contamination, current case status, location of these sites in relation to the project site, and results of the on-site soil, groundwater, and soil vapor sampling completed, it was concluded that the project site is not impacted by off-site sources of contamination. The results of the on-site sampling show that contaminants were not detected above regulatory screening levels (refer to Appendix B for additional details).</p>

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6</p>		
		<p>Out of prudence, the City is requiring COAs 11 and 12, which require that the project prepare a Soil Management Plan (SMP) to establish management practices for handling contaminated soil, soil vapor, or other materials if encountered during construction. The SMP has been submitted to the San Francisco Bay Regional Water Quality Control Board (Water Board), which is the overseeing regulatory agency. The Water Board has provided written approval of the SMP and determined that it is adequate to support redevelopment activities on-site (see Appendix C). Pursuant to the SMP and COA 61, if contaminated material is found on-site, it shall be disposed of following all applicable best management practices that limit human exposure to potential contaminants.</p> <p>Based on this discussion, there would be no adverse impacts regarding hazardous materials that would result from project implementation.</p>
<p>Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is located in an urban area, surrounded by development, and is currently fully developed with two office buildings, surface parking areas, and limited amounts of ornamental landscaping around the perimeter of the site. Most of the site is covered by impervious surfaces, and the landscaped areas are comprised of turf lawn, shrubs, and trees.</p> <p>The EIR for the North Bayshore Precise Plan included a survey of valuable habitat</p>

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
		<p>locations in the area and the potential habitat locations for special-status species. The project site is designated as a Developed/Landscaped habitat area, and no rare, threatened, endangered, or special-status species are known to be present on-site.¹²</p> <p>According to the U.S. Fish and Wildlife Service, there are no critical habitat areas for threatened or endangered species on-site or in the vicinity of the project site.¹³ Additionally, there are no wetlands that could provide valuable habitat on or immediately adjacent to the project site that would be impacted by implementation of the project.¹⁴</p> <p>Based on this discussion, and the absence of critical habitat on the project site, the project would not impact any federally protected, threatened, or endangered species and would not adversely modify their critical habitats.</p>
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C ¹⁵	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	A HUD Explosives and Fire Hazards Review was completed on May 26, 2022 for the proposed project (Appendix D).

¹² City of Mountain View. *North Bayshore Precise Plan: Draft Environmental Impact Report*. State Clearinghouse #2013082088. March 2017.

¹³ U.S. Fish & Wildlife Service. "USFWS Threatened & Endangered Species Active Critical Habitat Report." Accessed April 21, 2022. Available at: <https://ecos.fws.gov/ecp/report/table/critical-habitat.html>.

¹⁴ U.S. Fish & Wildlife Service. "National Wetlands Inventory." <https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper>.

¹⁵ Per 24 CFR 51 C, stationary aboveground storage tanks must be located at a distance of at least one mile from the project site. If no storage tanks are found, then no further compliance or documentation pertaining to aboveground stationary storage tanks is necessary.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
		<p>The review included a visual survey of the project area and consultation with the Santa Clara County Environmental Health Department (SCCEHD) and Mountain View Fire Department (MVFD). The review and survey were completed in accordance with 24 CFR Part 51 C. There are no explosive or flammable operations on the project site. The survey identified 30 businesses within one mile of the site reporting storage of materials that warranted calculation of Acceptable Separation Distance (ASD). The project site is not located within the ASDs of any of the identified businesses.¹⁶</p> <p>Therefore, all identified above-ground storage containers satisfy and exceed the required ASD for the quantities of the chemicals present. There are no facilities storing quantities of explosive and/or flammable materials that did not meet the ASDs in conformance with HUD 24 CFR Part 51 C.</p>
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658 ¹⁷	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	The project site is located in an urban area, surrounded by existing development and is zoned P(39) North Bayshore Precise Plan in the Pear Complete Neighborhood Area which is meant to provide a mix of high to moderate-density residential and office space. The

¹⁶ Running Moose Environmental Consulting, LLC. *HUD Explosive and Fire Hazards Review - Proposed Housing Development: 1100 La Avenida Street Mountain View, California*. May 26, 2022.

¹⁷ Federal projects are subject to Farmland Protection Policy Act (FPPA) requirements if they may irreversibly convert farmland to a nonagricultural use. According to 7 CFR 658.2(a), the FPPA does not apply to projects already in or committed to urban development, which includes lands identified as “urban/built-up” on the USDA Important Farmland Maps.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
		<p>proposed project would demolish the two existing office buildings and redevelop the site with a multi-family residential building.</p> <p>According to the USDA Web Soil Survey, the project site is classified as Urban land.¹⁸</p> <p>Therefore, the project would not result in the conversion of farmland to nonagricultural uses and would not be subject to the FPPA.</p>
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<p>Compliance with Executive Order 11988, Floodplain Management, is required if a project involves property acquisition, land management, construction, or improvement within a 100-year floodplain; or a “critical facility” such as a hospital or fire department within a 500-year floodplain.</p> <p>According to FEMA flood map number 06085C0037H, the project site is located in unshaded Zone X, which is an area with reduced flood risk due to a levee. The project site is not located within the 100- or 500-year floodplain or the special flood hazard area, therefore, the project complies with Executive Order 11988.¹⁹</p>
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<p><u>Historic Resources</u></p> <p>The project site is not listed on the City of Mountain View’s Register of Historic Resources, California’s Historic Resources</p>

¹⁸ United States Department of Agriculture. “Web Soil Survey.” Accessed May 24, 2022. Available at: <https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>.

¹⁹ FEMA. “FEMA Flood Map Service Center”. Accessed April 19, 2022. Available at: <https://msc.fema.gov/portal/search?AddressQuery=1100%201a%20avenida%20mountain%20view%20ca#searchresultsanchor>.

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6</p>		
		<p>Inventory, or the National Register of Historic Places.²⁰</p> <p>The two buildings on-site were constructed in 1979 and 1980, which makes them less than 50 years old.²¹ The existing structures are less than 50 years old and do not possess exceptional importance.²² The buildings, therefore, are not historic properties as defined in 36 CFR 800.4.</p> <p>Since no historic resources are present on-site, a finding of no historic properties affected as defined at 36 CFR 800.11(d) appeared appropriate for this undertaking. A request for review and historic resources determination was submitted to the State Historic Preservation Officer (SHPO) by the XX on XX, 2022 for concurrence of finding of no historic properties affected. [Note to City: We will update this section once the letter has been sent and we have the response from SHPO.]</p> <p><u>Archaeological Resources</u> There are no know archaeological resources on-site; however, it is possible that undiscovered resources may be uncovered</p>

²⁰ City of Mountain View. *Mountain View Register of Historic Resources*. Accessed April 22, 2022. Available at: <https://www.livablemv.org/wp-content/uploads/2018/09/MV-Local-Historic-Registry-List.pdf>.

²¹ Resolution Environmental Services. *Phase 1 Environmental Site Assessment – La Avenida Apartments*. September 2021.

²² The National Register guidelines state that a property less than 50 years old must possess “exceptional importance” in order to be listed on the National Register. This exceptional importance can only be demonstrated where there is sufficient scholarly research, journalistic investigation, or other published material to allow the property to be evaluated according to the four criteria of the National Register.

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6</p>		
		<p>during construction activities. To limit any potential adverse effects to these resources, the project would comply with COAs 62 and 63, which require a work stoppage until the resources or human remains can be identified and evaluated for historical significance.</p>
<p>Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><u>Short-Term Noise Generation and Exposure</u> Construction of the project would take approximately 15 months and would result in short-term increases in noise on-site from construction activities. These construction activities would utilize heavy machinery to perform demolition, site excavation, grading, hauling of materials, and construction of the proposed structure. The nearest sensitive receptors to the site are the residences directly adjacent to the northern boundary of the project site.</p> <p>Consistent with the City’s construction noise requirements (Section 8.70 of the Mountain View City Code), construction would not occur between the hours of 6:00 p.m. and 7:00 a.m. on Monday through Friday, or on Saturdays, Sundays, or holidays. Project construction would only take place during the City’s allowed construction hours. Additionally, the project is required to comply with COA 48, which requires noise-reduction measures during the construction period that limit excessive noise generation by equipment and construction activities.</p>

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6</p>		
		<p>Based on this discussion, there would be limited adverse project impacts from short-term construction noise.</p> <p><u>Long-Term Noise Generation and Exposure</u> HUD environmental noise regulations are set forth in 24 CFR Part 51B. The following noise standards for new housing construction are applicable to this project:</p> <p>Interior:</p> <ul style="list-style-type: none"> • Acceptable – 45 DNL or less <p>Exterior:</p> <ul style="list-style-type: none"> • Acceptable – 65 DNL or less. • Conditionally unacceptable – exceeding 65 DNL but not exceeding 75 DNL. • Unacceptable– Exceeding 75 DNL. <p>The Environmental Noise Study completed for the project evaluated the project against HUD Site Acceptability Standards (see Appendix E). This analysis concluded that future noise levels on-site along La Avenida Street would be DNL 66 dBA, and noise levels at the proposed courtyards would be less than DNL 65 dBA. There are private residential patios proposed on the ground-floor of the building along La Avenida Street; however, these patios would not be considered locations where it is determined that quiet outdoor space is required in an area</p>

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
		<p>ancillary to the principal use on the site.²³ The noise exposure at the common outdoor use areas would be equal to or less than DNL 65 dBA due to acoustical shielding from the proposed building. The predicted 65 dBA exterior noise level would be acceptable under HUD environmental noise regulations.</p> <p>In compliance with COA 49, the site-specific building acoustical analysis conducted for the project provided noise insulation treatments that will be incorporated into the building design to ensure interior noise levels of 45 dB(A) L_{dn} or lower in the completed residential building, consistent with HUD requirements. Based on this discussion, there would be no long-term adverse noise effects as a result of the project on-site.</p>
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	According to the Safe Water Drinking Act, an underground source of drinking water is defined as an aquifer ²⁴ that supplies a public water system, or contains and currently supplies a sufficient quantity of groundwater for public consumption that contains fewer than 10,000 milligrams per liter (mg/L) of total dissolved solids. Per section 1424(e) of the Safe Water Drinking Act, the EPA can designate an aquifer for special protection if it is the sole drinking water resource for an area, and if its contamination would create a significant hazard to public health.

²³ Office of Community Planning and Development. *Balcony Policy under 24 CFR 51, Subpart B as it Applies to Parts 50 and 58 Regarding Building Facades Exposed to Noise*. Accessed May 24, 2022. Available at: <https://www.hud.gov/sites/documents/16-19CPDN.PDF>.

²⁴ An aquifer is an underground body of rock that contains or can transmit groundwater.

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6</p>		
		<p>The project site is not located on a sole source aquifer, or within a watershed area of a sole-source aquifer.²⁵ Therefore, the project would not result in impacts to drinking water from sole-source aquifers.</p>
<p>Wetlands Protection Executive Order 11990, particularly sections 2 and 5²⁶</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>According to the U.S. Fish and Wildlife’s National Wetlands Inventory, there are no wetlands on-site or adjacent to the project area.²⁷ The nearest wetland would be the riverine habitat along Stevens Creek, which is approximately 1,100 feet east of the project site.</p>
<p>Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>There are no National Wild and Scenic Rivers System rivers or river segments in the project vicinity. The closest designated Wild and Scenic River segment is the Big Sur River, which is located approximately 82 miles southeast of the project site.²⁸</p>
<p>ENVIRONMENTAL JUSTICE</p>		
<p>Environmental Justice Executive Order 12898²⁹</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is located within Blockgroup: 060855046011 of the EPA’s Environmental Justice Region 9. According to the EPA’s</p>

²⁵ U.S. Environmental Protection Agency. “EPA Sole Source Aquifers.” November 2020. Accessed April 19, 2022. Available at: <https://catalog.data.gov/dataset/epa-sole-source-aquifers>.

²⁶ Section 2 of Executive Order 11990 limits agencies from undertaking or providing assistance for new construction in wetlands unless they can show that there are no viable alternatives or that the proposed project includes all practical measures to limit harm to the wetlands. Section 5 of Executive Order 11990 lists the factors that must be evaluated for projects proposing constructions in wetlands.

²⁷ U.S. Fish and Wildlife Service. “National Wetlands Inventory.” Accessed April 19, 2022. Available at: <https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>.

²⁸ National Wild and Scenic Rivers System. “California.” Accessed April 19, 2022. Available at: <https://www.rivers.gov/rivers/big-sur.php>.

²⁹ Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, was issued in 1994. Its purpose is to focus federal attention on the environmental and human health effects of federal actions on minority and low-income populations with the goal of achieving environmental protection for all communities.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
		<p>Environmental Justice Screening and Mapping Tool (EJSCREEN), the project site is not in an area that has a disproportionate concentration of low-income populations. Using the EJSCREEN tool, the project site is an area that is 62 percent minority and 22 percent low income, and is at the 73rd and 40th national percentile, respectively. Although the area has a higher percentage of minority residents than the national average, the percentage is similar to both the regional and state average of 60 percent and 63 percent (respectively). In addition, only 22 percent of the population in this area qualify as low income, which is below the regional, state, and national averages (all of which are 31 percent). For these reasons, any potential impacts would not be disproportionately high for minority or low income residents since the percentage of minority residents is in line with local and state averages and the percentage of low income residents is lower than average.</p> <p>The query that was conducted using the EJSCREEN tool showed that residents in this blockgroup are exposed to levels of pollutants that are primarily in-line or below state and regional averages for All People’s Block Groups.³⁰</p>

³⁰ United States Environmental Protection Agency. “Environmental Justice Screening and Mapping Tool.” Accessed April 22, 2022. Available at: <https://ejscreen.epa.gov/mapper/>.

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6</p>		
		<p>One variable that exceeds state and national averages is the blockgroup’s proximity to Superfund sites. There are 23 Superfund sites in Santa Clara County, which is the most of any County in California. The closest Superfund site is located at 1300 Terra Bella Avenue, approximately 0.44-mile southwest of the project site.³¹ Based on site-specific investigations and sampling, no on-site contamination was identified and no remediation is required. Therefore, while the site is located in an area that has higher than average proximity to Superfund sites, no impacts to the project would result from it. Out of prudence, the City is requiring COAs 11 and 12, which require the project to prepare a SMP to establish management practices for handling contaminated soil, soil vapor, or other materials if encountered during construction.</p> <p>The project would construct 100 affordable housing units and would not have any disproportionately high health or other negative effects on minority or low-income populations. Therefore, the project complies with Executive Order 12898.</p>

³¹ United States Environmental Protection Agency. “Superfund National Priorities List (NPL).” Accessed April 22, 2022. Available at: <https://www.epa.gov/superfund/search-superfund-sites-where-you-live>.

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
CLIMATE AND ENERGY		
Climate Change Impacts	2	<p><u>Climate Change Impacts on Project</u> Climate change has the potential to increase the frequency and severity of natural hazards including wildfires and flooding. As discussed further below, the proposed project site is not located in a special flood hazard area, nor is it in a moderate, high, or very high fire hazard severity area in either the State or Local Responsibility Areas.^{32,33}</p> <p>The project site is located within the North Bayshore Precise Plan area in the City of Mountain View. In 2013, the City completed the Shoreline Regional Park Community Sea Level Rise Study, which identified infrastructure projects that would protect development in the North Bayshore Area from sea level rise caused by climate change. The Precise Plan identified seven Capital Improvement Projects (CIPs) that would increase the level</p>

³² FEMA. “FEMA Flood Map Service Center”. Accessed April 19, 2022. Available at: <https://msc.fema.gov/portal/search?AddressQuery=1100%201a%20avenida%20mountain%20view%20ca#searchresultsanchor>.

³³ CalFire. “Fire Hazard Severity Zones Viewer.” Accessed May 16, 2022. Available at: <https://egis.fire.ca.gov/FHSZ/>.

Environmental Assessment Factor	Impact Code	Impact Evaluation
CLIMATE AND ENERGY		
		<p>of protection from flooding caused by sea level rise. These CIPs would be funded, in part, by the development impact fees that all projects in the Precise Plan area, including the proposed project, are required to pay. These CIPs, in addition to standards and guidelines in the Precise Plan that require developments to consider the potential increases in flood risks caused by rising sea levels, would reduce the impact that climate change would have on development in the North Bayshore area.</p> <p>Based on this discussion, climate change would not have significant adverse impacts on the proposed development.</p> <p><u>GHG Emissions</u></p> <p>The project would comply with the City’s Reach Code for all electric building construction and would be designed to achieve LEED BD+C Gold standards by incorporating green building measures such as water efficient fixtures, drought tolerant landscaping, and solar panels on the rooftop on the new building.³⁴ The building would also install submeters to record energy use and identify potential ways to reduce usage. Thus, the project would be not include natural gas appliances or plumbing, and would not use energy in a wasteful or inefficient way.</p> <p>Consistent with COA 71, the project is required to provide electric vehicle infrastructure consistent with California Green Building Standards Code (CALGreen) standards. The City’s Greenhouse Gas Reduction Strategy (GHGRS) requires new residential development to exceed state energy standards, plant shade trees, and implement a TDM plan to reduce vehicle trips.³⁵ As discussed above, the proposed project would exceed state energy standards by achieving LEED BD+C Gold standards and complying</p>

³⁴ City of Mountain View. *2019 Residential MVGBC Amendments (based on California Green Building Standards Code & Mountain View City Reach Code)*. February 18, 2020. Page 2. Accessed May 26, 2022. Available at: <https://www.mountainview.gov/civicax/filebank/blobdload.aspx?BlobID=31898>.

³⁵ City of Mountain View. *Mountain View Greenhouse Gas Reduction Program*. Page 5-4. Accessed May 26, 2022. Available at: <https://www.mountainview.gov/civicax/filebank/blobdload.aspx?blobid=10700>.

Environmental Assessment Factor	Impact Code	Impact Evaluation
CLIMATE AND ENERGY		
		<p>with the City’s Reach Code. Consistent with COA 44, the project would offset the loss of existing trees on-site by planting a minimum of 34 replacement trees. Additionally, the project would implement a TDM plan to reduce project-generated vehicle-miles traveled by 33.9 percent (Appendix F). For these reasons, the project would not result in significant operational-related GHG emissions that could contribute to climate change.</p>
Energy Efficiency	2	<p>Pursuant to COA 34, the project is required to meet all mandatory measures of CALGreen, achieve the minimum points that would be required for a LEED BD+C Gold certification, and comply with applicable building energy efficiency standards pursuant to Title 24, Part 6 of the California Code of Regulations. Compliance with these regulations and green building measures would promote the efficient use of energy on-site.</p> <p>In addition, pursuant to COA 35, the project is required to install submeters or similar sensors that would allow for the tracking of energy use data on-site. This would assist in the identification of measures that could be taken to reduce future energy use.</p> <p>The project site is located in an area of the city that is developed with existing shopping and employment centers. The Mountain View Transportation Management Association provides two free shuttle services that operate within the city, MVgo and the Mountain View Community Shuttle. The MVgo shuttle service provides four routes within the city (Routes A, B, C, and D). The nearest bus stop to the project site is approximately 280 feet south, at 1045 La Avenida Street. Route B provides service between the La Avenida Street stop and the Mountain View Transit Center (MVTC) in downtown Mountain View.</p> <p>The Mountain View Community Shuttle provides two routes (Gray and Red) in the city. These routes provide service to the MVTC, several regional shopping centers, multiple schools in the city, and Whisman Station. The</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
CLIMATE AND ENERGY		
		<p>nearest shuttle stop during the weekday is located at the northwest corner of North Shoreline Boulevard and West Middlefield Road, approximately 0.6-miles from the project site, and the nearest shuttle stop during the weekends is located at the southwest corner of North Shoreline Boulevard and Pear Avenue, approximately 0.3-miles from the project site.</p> <p>Based on this discussion, the project would be designed in an energy efficient manner and the inclusion of submeters would allow continual monitoring to identify ways to reduce energy use once the building is operational. In addition, the proximity of the project site to existing shopping and employment centers and accessibility to free community shuttle services would reduce the energy use of residents by offering essential services near the project site.</p> <p><u>Greenhouse Gas</u></p> <p>As discussed in the Clean Air section, the project would comply with the City’s Reach Code for all electric building construction and would be designed to achieve LEED BD+C Gold standards by incorporating green building measures such as water efficient fixtures, drought tolerant landscaping, and solar panels on the rooftop on the new building. The project would also provide electric vehicle infrastructure, plant shade trees, and implement a TDM plan to reduce vehicle trips.</p> <p>Based on this discussion, the project would be energy efficient.</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning /	2	<p><u>Moffett Federal Airfield</u></p> <p>The proposed project site is located approximately one mile southwest of Moffett Federal Airfield, which is a military airport operated by NASA. The project site is</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Scale and Urban Design		<p>within the Airport Influence Area and FAR Part 77 Notification Surface Area.</p> <p>The site is within the mapped FAR Part 77 182-foot above mean sea level (amsl) horizontal surface for Moffett Federal Airfield. The elevation at the project site ranges from 19 to 20 feet amsl, and the proposed project would result in a building with a maximum height of 46 feet above grade. The proposed maximum building height above mean sea level of 66 feet does not require notification and review by the FAA to determine potential aviation hazard. Therefore, the project's proximity to the Airfield would not result in aeronautical hazards that would impact the safe and efficient use of navigable airspace. Nor would the project subject future residents to excessive noise or safety hazards as the project site is not within the limits of the airfield's Aircraft Noise Contours or any of the airfield's Safety Zones.</p> <p><u>General Plan & Precise Plan</u></p> <p>The project site has a General Plan land use designation of North Bayshore Mixed-Use, which allows for office, commercial, lodging, entertainment, and residential land uses.</p> <p>The project site's zoning designation is P(39) North Bayshore Precise Plan (Precise Plan). The Precise Plan defines the goals and policies for the North Bayshore area of the city and establishes Complete Neighborhood Areas and Character Areas within the Precise Plan. The project site is located within the Pear Complete Neighborhood Area and the Edge Character Area. The Pear Complete Neighborhood Area is meant to provide a mix of high to moderate-density residential and office space in addition to cultural amenities such as theaters and institutional uses.</p> <p>The Precise Plan allows for a maximum Floor Area Ratio (FAR) of 1.85 in the Edge Character area and a maximum height of four-stories (55 feet) for residential buildings. .</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
		<p>The project FAR of 1.96, which exceeds the maximum allowed FAR of 1.85 under the Precise Plan for residential buildings in the Edge Character Area, is permitted pursuant to the State Density Bonus Law. The building would be four-stories tall with a maximum height of 46 feet, which meets the development standard for this Character Area.</p> <p>The project complies with General Plan Policies LUD 3.1, LUD 3.2, and LUD 3.5 by focusing a higher residential density on a site within a half-mile of public transit service, providing residential uses near a diverse mix of other land uses, and providing housing units for a range of diverse households and incomes in the city. It would also comply with General Plan Policy LUD 16.2 by adding a residential use into the North Bayshore Precise Plan area and adding to the diversity of uses that are already present in the area.</p> <p>The project would contribute to the Precise Plan goals of constructing 590 affordable housing units in the Pear Neighborhood by providing 98 units as 100 percent affordable units reserved for low-income residents earning between 30 to 60 percent of the area median income. Of the 98 units, 32 would be permanent supportive housing for chronically homeless occupants.</p> <p><u>Scale & Urban Design</u></p> <p>The project would demolish the existing single-story office buildings on-site and construct a four-story residential building. The project would also include landscaped areas on-site that total 12,450 square feet (or approximately 30 percent of the overall project site). This complies with the Lot Coverage development standards in the Precise Plan.</p> <p>The project would comply with all other development standards in the Edge Character Area of the Precise Plan, with the exception of three design requirements. The maximum FAR allowed in the Edge Character Area, the building façade location requirement, and the personal storage requirement.</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
		<p>As discussed previously, the additional FAR over the maximum of 1.85 would be allowed under the State Density Bonus Law. The State Density Bonus Law also allows for the use of waivers to forego development standards that would prevent the project from achieving the proposed density. Section 3.3.8 of the Precise Plan requires that 50 percent of the façade be placed in the Build-to-Area. The proposed project is prevented from achieving this standard due to an existing utility easement, so a waiver would be used for this standard. Section 3.3.6 of the Precise Plan requires a minimum 164 cubic feet of personal storage per residential unit, which is not met by 89 of the units in the proposed building. A second waiver would be used for this standard.</p> <p>For the reasons discussed above, the proposed project supports the City’s General Plan and Precise Plan goals. It is compliant with most of the development standards in the Precise Plan, and the State Density Bonus Law and its provisions would be utilized to allow waivers for three design requirements.</p>
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	<p><u>Soil Suitability</u></p> <p>The project site is located in the San Francisco Bay Area, which is a seismically active region. The site is not located in a State Earthquake Fault Zone or a County Fault Rupture Hazard Zone; however, it is located in a County Liquefaction Hazard Zone.³⁶</p> <p>A Preliminary Geotechnical Investigation was prepared for the project site in August 2020 (Appendix G). The investigation found that groundwater is estimated to be present between five to eight feet below the ground surface; however, that depth may vary depending on seasonal weather patterns. In addition, samples from the site show that the underlying soil is very highly</p>

³⁶ County of Santa Clara. “Geologic Hazard Zones.” Accessed May 6, 2022. Available at: <https://sccplanning.maps.arcgis.com/apps/webappviewer/index.html?id=5ef8100336234fbdafc5769494cfe373>.

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
		<p>expansive, with plasticity indices between 45 to 49. Although the site has a relatively shallow groundwater level and is in a Liquefaction Hazard Zone, an analysis conducted during the preliminary geotechnical investigation found that the potentially liquefiable soil layers under the site are minimal enough that the potential for surface manifestations from soil liquefaction that could result in the loss of bearing capacity for shallow foundations is low.</p> <p>The project will comply with COA 10, which requires a design-level geotechnical investigation that would include recommendations to address and minimize geologic hazards (including expansive soils) on the project site to acceptable levels. The recommendations made in the geotechnical report would be implemented as part of the project design and included in building permit drawings to be reviewed by the City. Compliance with COA 10 will reduce any potential adverse effects related to soil suitability for the project site.</p> <p><u>Slope</u> Construction of the project would not impact slope stability in the area. The project site is not located on a hillside. The project is proposed on a flat site and the topography of the site area is generally flat as well.</p> <p><u>Erosion/Drainage/Storm Water Runoff</u> The construction process would expose the soil on-site to wind and water, which would potentially increase the amount of erosion and storm water runoff. Consistent with COA 182, the project is required to submit and implement a Construction Sediment and Erosion Control plan prior to construction. This plan would be reviewed by the City and could include measures such as silt fences, covering loose soil stockpiles, and utilizing soil stabilization methods in high-erosion areas.</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
		<p>The project would replace more than 10,000 square feet of impervious surfaces and would therefore be required to comply with the Municipal Regional Stormwater National Pollutant Discharge Elimination System Permit (MRP) requirements, consistent with General Plan Policy INC-8.2 and COA 188. The MRP requires regulated projects to include Low Impact Development (LID) practices, such as pollutant source control measures and stormwater treatment features aimed to maintain or restore the site’s natural hydrologic functions. The MRP also requires that stormwater treatment measures are properly installed, operated, and maintained.</p> <p>The project would increase the landscaped and pervious surface area on-site, which would reduce the amount of runoff compared to existing conditions. Therefore, the existing storm drain system would continue to have adequate capacity to accommodate runoff flows from the project site.</p> <p>Based on the above discussion, there would be no significant, adverse effects to soil stability and drainage systems resulting from the project.</p>
Hazards and Nuisances including Site Safety and Noise	2	<p><u>Natural Hazards</u></p> <p>As discussed previously, the project site is located in the San Francisco Bay area, which is a seismically active region. The site is not located in a State Earthquake Fault Zone, County Fault Rupture Hazard Zone, or a Landslide Hazard Zone. The project site is located in a County Liquefaction Hazard Zone, and is estimated to have a groundwater depth ranging between five to eight feet below the project site.³⁷ As discussed in the Soil Suitability section, the project is required to conduct a design-level geotechnical investigation and then incorporate the recommended design strategies to reduce</p>

³⁷ County of Santa Clara. “Geologic Hazard Zones.” Accessed May 16, 2022. Available at: <https://sccplanning.maps.arcgis.com/apps/webappviewer/index.html?id=5ef8100336234fbdafc5769494cfe373>.

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
		<p>geologic hazards including soil liquefaction or expansion to acceptable levels.</p> <p>Based on FEMA flood maps, the proposed project site is not located in a special flood hazard area. It is located in Zone X, which is an area with reduced flood risk due to a levee.³⁸ The project site is in a highly developed urban area and is not located within a moderate, high, or very high fire hazard severity area in either the State or Local Responsibility Areas.³⁹</p> <p><u>Air Pollution Generators</u></p> <p>The project site is located approximately 1,000 feet north of Highway 101, which is a heavily traveled highway with more than six lanes. As discussed in the Clean Air section, the air quality analysis conducted for the proposed project studied the cumulative impacts that could result from project implementation. This analysis evaluated the traffic from the nearest off-ramp of Highway 101 in addition to other sources of air pollution such as Valley Transportation Authority’s (VTA) North Yard, which is used to store and maintain buses and other transit vehicles. The analysis concluded that the cancer risk contribution from the highway and other nearby sources, combined with emissions associated with project construction, would not exceed the established BAAQMD cumulative source threshold for a significant health risk impact (See Appendix A for additional details).</p> <p><u>Man-Made Site Hazards</u></p> <p>The proposed residential development would include the on-site use and storage of cleaning supplies and maintenance chemicals in small quantities (oil, paint, pesticides, etc.). Residents and staff on-site would be</p>

³⁸ FEMA. “FEMA Flood Map Service Center”. Accessed April 19, 2022. Available at: <https://msc.fema.gov/portal/search?AddressQuery=1100%201a%20avenida%20mountain%20view%20ca#searchresultsanchor>.

³⁹ CalFire. “Fire Hazard Severity Zones Viewer.” Accessed May 16, 2022. Available at: <https://egis.fire.ca.gov/FHSZ/>.

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
		responsible for the safe use and disposal of any hazardous materials on-site. Compliance with existing laws and regulations would ensure that the routine transport, storage, use, and disposal of these materials would not result any adverse effects to the residents on-site or the surrounding environment.

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	2	<p>According to data from the 2020 Census, Mountain View’s population is 82,376, an 11.2 percent increase from 2010.⁴⁰ The average number of persons per household in the city is 2.41. According to the 2016–2020 American Community Survey (ACS), the civilian labor force in Mountain View includes approximately 47,903 residents age 16 and older, resulting in an unemployment rate of 3.4 percent.⁴¹</p> <p>Estimates from the ACS project that the number of full-time, year-round employed residents in Mountain View is approximately 34,804. Of those jobs, most are in the professional, scientific, and technical services industries, the information industry, and manufacturing.⁴² According to U.S. Census Bureau data, the median household income for the City of Mountain View is \$144,116. Approximately 3.1 percent of households earned less than \$10,000, 2.0 percent between \$10,000 and \$14,999, 3.9 percent between \$15,000 and \$24,999, 4.0 percent between \$25,000 and \$34,999, 5.2 percent between \$35,000 and</p>

⁴⁰ United States Census Bureau. “QuickFacts – Mountain View, CA.” Accessed May 3, 2022. Available at: <https://www.census.gov/quickfacts/mountainviewcitycalifornia>.

⁴¹ United States Census Bureau. “DP03: Selected Employment Characteristics.” Accessed 5/3/2022. Available at: <https://data.census.gov/cedsci/table?t=Employment%20and%20Labor%20Force%20Status&g=1600000US0649670&tid=ACSDP5Y2020.DP03>

⁴² United States Census Bureau. “Industry by Sex for the Full-Time, Year-Round Civilian Employed Population 16 Years and Over.” Accessed 5/4/2022. Available at: <https://data.census.gov/cedsci/table?t=Industry&g=1600000US0649670>.

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
		<p>\$49,999, and 9.4 percent between \$50,000 and \$74,999.⁴³</p> <p>The project site is currently developed with two single-story office buildings totaling approximately 12,908 square feet. It is estimated that these office buildings provide approximately 52 jobs.⁴⁴ These office buildings would be demolished in order to construct the proposed multi-family residential apartment building. The project would generate temporary jobs in construction and would provide long-term jobs associated with property management and on-site supportive services for residents.</p> <p>While the project would result in the loss of jobs associated with the existing office buildings, the project itself would not create any significant, adverse effects to employment and income patterns. The project would increase the availability of affordable housing for the residents of Mountain View, where such housing is in high demand. The project supports General Plan Policy LUD 3.5 by constructing a residential development that increases the housing stock in the city while also providing housing units for a range of diverse households and incomes.</p>
Demographic Character Changes, Displacement	2	<p>The project would construct 100 residential units (63 studio, 18 one-bedroom, and 19 two-bedroom apartments). Two of the residential units would be reserved for the on-site property managers, and the remaining 98 units would be provided as 100 percent affordable units reserved for low-income residents earning between 30 to 60 percent of the area median income. Of the 98 units, 32 would be permanent supportive housing for chronically homeless occupants. Supportive services would be provided on-site for residents in the provided ground-floor office space.</p>

⁴³ United States Census Bureau. "Selected Economic Characteristics." Accessed June 6, 2022. Available at: <https://data.census.gov/cedsci/table?q=american%20community%20survey%20economic&g=1600000US0649670>.

⁴⁴ The number of jobs was estimated using an approximate ratio of 4 jobs/1,000 square feet of office space.

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
		<p>Per ACS estimates, the average number of persons per household in the city is 2.41. Based on this estimate, the project would increase the City's population by approximately 241 residents. Given that most of the units provided by the proposed project are studio apartments, the actual increase in residents may be lower.</p> <p>The project would increase the number of affordable housing units in the city and contribute to the income diversity of the region. There are currently no residential units on-site, so the project would not displace existing residents.</p>
Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	<p><u>Educational Facilities</u></p> <p>The city is served by Mountain View Whisman School District (MVWSD) and Mountain View-Los Altos Union High School District (MVLASD). The MVWSD serves grades kindergarten through eighth grade and the MVLASD services high-school age students.</p> <p>MVWSD released a report in November 2021 that detailed the expected increase in enrollment due to the construction of additional housing units in the City. It is estimated that the proposed project would generate 31 T-Kindergarten through fifth grade students, 25 sixth through eighth grade students, and 31 high school students.⁴⁵</p> <p>The project site is located in the Mountain View Whisman School District and Mountain View-Los Altos Union High School District. Students in the</p>

⁴⁵ Based on *Multi Family Unit Student Generation Rate for MVWSD/MVLASD*: Grades K-8 = 0.120; Grades 9-12 = 0.057 & *Subsidized (Affordable) Multi-Family Units in the City of Mountain View* rates: Grades TK-5 = 0.308; Grades 6-8 = 0.247; Grades 9-12 = 0.312
Mountain View Whisman School District. *MVWSD Growth White Paper*. November 2021.

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
		<p>project area attend Monta Loma Elementary School, located approximately 1.4 miles southwest of the project site, Crittenden Middle School, located approximately 0.68 mile southwest of the project site, and Mountain View High School, located approximately 3.6 miles south of the project site. The Mountain View Safe Routes to School program has identified various walking and bicycle routes to schools in the city. These routes generally include recommended sidewalks and bikeways that provide safe access to schools.</p> <p>Of the three schools that students generated by the project would attend, only Crittenden Middle School is located within walking distance. Suggested bicycle and pedestrian routes to Crittenden Middle School are located from the project site along North Shoreline Boulevard, Terra Bella Avenue, and West Middlefield Road.⁴⁶</p> <p>According to enrollment data from MVWSD, their combined enrollment for elementary and middle schools in the district for the 2019 to 2020 school year was 5,078 students. This is projected to grow to 5,967 students with the short-term growth planned in the city. The realistic enrollment capacity for the schools in the district is 6,396 and the maximum enrollment capacity is estimated to be 7,564. A majority of the enrollment capacity for the district occurs in the middle schools, as several of the elementary schools are already over their realistic capacities based on current enrollment.</p> <p>In the 2020 to 2021 school year, MVLASD had a total enrollment of 4,537 students.⁴⁷ The 2018 MVLA High School District Master Plan established an overall</p>

⁴⁶ City of Mountain View. “Safe Routes to School: Crittenden Middle School.” Accessed June 6, 2022. Available at: <https://www.mountainview.gov/civicax/filebank/blobdload.aspx?BlobID=35203>.

⁴⁷ National Center for Education Statistics. Mountain View-Los Altos Union High School District. Accessed May 5, 2022. Available at: https://nces.ed.gov/ccd/schoolsearch/school_list.asp?Search=1&DistrictID=0626310.

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
		<p>capacity for 4,457 for all of their school sites, which means that they are currently over capacity.⁴⁸</p> <p>Based on this discussion, the school districts that would serve the project site are already facing issues with some schools being over-capacity. The new students generated by the proposed project, combined with other students from future residential development in the city, may eventually require the school districts to construct additional facilities. The construction of new schools or expansion of existing schools would be subject to its own independent entitlement process and environmental review.</p> <p>Pursuant to COA 90, the proposed project is required to pay state-mandated school impact fees to offset impacts to local schools. Consistent with state law (Government Code 65996), payment of school impact fees would fully mitigate potential adverse effects to educational facilities in the area.</p> <p><u>Cultural Facilities</u></p> <p>The City of Mountain View is served by a single library, the Mountain View Public Library, which is located approximately 1.7 miles southwest of the project site. The City has a single community center, Mountain View Community Center, located approximately 1.6 miles southwest of the project site. Other cultural facilities in the city include the Mountain View Center for the Performing Arts, the Computer History Museum, the Rengstorff House, and the Moffett Field Historical Society Museum.</p> <p>The additional housing and population resulting from the project would increase the demand for cultural activities in Mountain View; however, these facilities serve the existing Mountain View population of 82,376</p>

⁴⁸ MVLASD. Final Master Plan. March 2018. Accessed May 5, 2022. Available at: <https://www.mvla.net/documents/About-MVLA/District-Plans--Reports/MVLA-Facilities-Master-Plan-Final.pdf>.

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
		and would be able to accommodate the additional incremental increase in demand generated by the project's 241 residents.
Commercial Facilities	2	<p>The proposed project would replace the two existing office buildings on-site with a multi-family residential building. No commercial facilities are proposed on-site and no commercial facilities would be displaced by the project.</p> <p>There are several commercial facilities within one half mile of the project site, including restaurants, convenience stores, and a theater. The nearest grocery store and shopping center is approximately 0.75-mile southwest of the project site, and is within walking distance of a community shuttle service stop. Based on this discussion, there are existing commercial services that are adequately accessible from the project site and no adverse effects on other commercial facilities would result from project implementation.</p>
Health Care and Social Services	2	<p>Major health care centers in the city include El Camino Hospital, approximately three miles south of the project site, Kaiser Permanente medical offices, approximately 1.7 miles southwest of the project site, and Mountain View Center Sutter Health Palo Alto Medical Foundation which is located approximately 2.6 miles southeast of the project site. There are other medical centers in adjacent cities that are within driving distance, including the Palo Alto VA Medical Center and Stanford Hospital. The nearest fire station is Mountain View Fire Station Number 5, which is approximately 0.8 mile northwest of the project site</p> <p>The project would provide 100 apartment units, 32 of which would be set aside as permanent supportive housing for chronically homeless households and homeless veterans. Supportive services for these residents would be provided on-site. The ground level of the building would include office space for the general resident services provided by Eden Housing</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
		<p>and the supportive services provided by the County of Santa Clara and VA-Palo Alto.</p> <p>The project is intended to provide affordable housing for individuals and families earning 30 to 60 percent of the area median income in addition to providing supportive housing for chronically homeless residents. It is anticipated that the project would generate approximately 241 residents. As discussed previously, the project site is well-served by existing medical services. In addition, the project site is served by nearby transit services (including one local bus route (VTA Local Route 40), and two free shuttle services) operated in the vicinity.</p> <p>Based on this discussion, the project site would be adequately served by the local and regional medical services available and the supportive services available on-site. The project would not substantially increase the demand for health care/social services and the existing services would be able to accommodate the incremental increase in demand generated by the project.</p>
Solid Waste Disposal / Recycling	2	<p>During project construction, construction debris (include building materials, pavement, organic materials from the existing landscaping) would be hauled off-site and would be handled in accordance with state and local regulations, including CALGreen construction waste management requirements, which require a minimum 65 percent waste diversion of building materials from landfills.⁴⁹</p> <p>It is estimated that the project would generate approximately 1,176 pounds (or 0.59 tons) of solid waste per day.⁵⁰ Solid waste collection and disposal in</p>

⁴⁹ CalRecycle. "CALGreen Construction Waste Management Requirements." Accessed May 4, 2022. Available at: <https://calrecycle.ca.gov/lgcentral/library/canddmodel/instruction/newstructures/#:~:text=Waste%20Diversion,to%20various%20occupancies%20and%20types>.

⁵⁰ Solid waste generation was estimated using a generation rate of 4.9 pounds solid waste per person, per day provided by the EPA (source: U.S. EPA. "National Overview: Facts and Figures on Materials, Wastes and

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
		<p>the city is provided by Recology Mountain View. After the solid waste is collected at commercial and residential properties, it is transported to the SMaRT Station in Sunnyvale to be sorted and recycled. The residual solid waste is hauled and disposed of at Kirby Canyon Landfill in San José, approximately 27 miles from the project site.⁵¹</p> <p>Kirby Canyon Landfill is permitted to accept 2,600 tons of material per day.⁵² As of January 1, 2021, the landfill has a remaining Phase 1 capacity of 14.67 million cubic yards and is projected to close its Phase 1 section in 2060.⁵³ The City has a contract to dispose of X tons of solid waste per year at Kirby Canyon Landfill. The City disposes of approximately X tons of solid waste annually [Note to City: can you insert the missing data points?]. Based on the available capacity at Kirby Canyon Landfill, the City’s contract for disposal at Kirby Canyon Landfill, the City’s existing annual disposal rate, and the project’s estimated solid waste generation, there is sufficient landfill capacity to incorporate the minor increase in solid waste generated by the project. In addition, the project would comply with all applicable solid waste regulations. As such, the project would not have an adverse impact on solid waste and recycling.</p>
Waste Water / Sanitary Sewers	2	The City of Mountain View maintains and operates their sanitary sewer system which consists of approximately 159 miles of sewer lines throughout the city. Wastewater in the city is collected by this system and

Recycling.” Accessed May 4, 2022. Available at: [https://www.mountainview.gov/about/learn/demographics.asp](https://www.epa.gov/facts-and-figures-about-materials-waste-and-recycling/national-overview-facts-and-figures-materials#:~:text=The%20total%20generation%20of%20municipal,25%20million%20tons%20were%20composted) and the average number of persons per household in the City of Mountain View of 2.41 (source: City of Mountain View. “City Demographics.” Accessed June 6, 2022. Available at <a href=)).

⁵¹ City of Mountain View. *North Bayshore Precise Plan Draft EIR. State Clearinghouse #2013082088*. March 2017.

⁵² Waste Management. “Kirby Canyon Landfill – About Us.” Accessed May 4, 2022. Available at: <https://kirbycanyon.wm.com/about-us/index.jsp#:~:text=Capacity%3A,operation%20until%202059%20and%20beyond>.

⁵³ Azevedo, Becky. Technical Manager, Waste Management, Inc. Personal Communication. December 27, 2021.

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
		<p>sent to the Palo Alto Regional Water Quality Control Plant (PARWQCP) for treatment.⁵⁴ Water treated at the PARWQCP is eventually discharged via effluent pipes into the San Francisco Bay. The PARWQCP has a design capacity of 39 million gallons per (mgd) day, and an average dry weather influent flow of 16.8 mgd.⁵⁵ This results in an available average treatment capacity of 22.2 mgd at the PARWQCP.</p> <p>The project would have an incremental increase in wastewater and sanitary sewer services. The proposed residential development is estimated to generate 15,172 gallons of wastewater per day (or 0.015 mgd).⁵⁶ The City Department of Public Works has confirmed there is sufficient capacity in the sanitary sewer system to convey project flows to the PARWQCP [Note to City: please confirm]. As stated above, the PARWQCP has capacity to treat an additional 22.2 mgd of wastewater. Therefore, there is sufficient capacity at the PARWQCP to treat wastewater generated by the project.</p> <p>In addition, COA 124 requires the project to pay water and sewer capacity fees prior to receiving building permits to contribute to the infrastructure funding that may be required in the future to increase sewer capacity as the city grows. Based on this discussion, the project would have no adverse effects to wastewater and sanitary sewer systems.</p>
Water Supply	2	Most of the drinking water supply in Mountain View is sourced from the San Francisco Public Utilities Commission (SFPUC). As discussed in the City’s 2020 Urban Water Management Plan, the city receives 84 percent of their water from SFPUC, 10 percent from

⁵⁴ City of Mountain View. *Sewer System Management Plan*. June 2018.

⁵⁵ City of Palo Alto. *Annual NPDES Report 2018*. January 30, 2019. Page 3.

⁵⁶ Based upon the California Emissions Estimator Model (CalEEMod) standard water use rate of 65,154 gallons of indoor water per residential dwelling unit for mid-rise apartment units and wastewater comprising 85% of water use.

65,154 gallons x 100 units = 6,515,400 gallons of indoor water use; 6,515,400 gallons x 0.85 = 5,538,090 gallons of wastewater per year; 5,538,090 gallons / 365 days = 15,172 gallons of wastewater per day.

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
		<p>Valley Water, four percent from recycled water, and two percent from groundwater supplies.⁵⁷</p> <p>Water would be provided to the project site by the City of Mountain View. The City’s Urban Water Management Plan anticipates adequate water supplies to meet demand through 2045 in normal years, with potential shortfalls due to cuts in supply from SFPUC in dry years. Shortfalls in the available water supply would be a mitigated by the City instituting mandatory conservation requirements, with escalating levels of mandatory actions as the shortfalls intensify. These mandatory conservation requirements would include the limiting of outdoor irrigation, prohibiting at-home vehicle washing, requiring the use of recycled water at construction sites, and requiring car washes to recirculate their water. The City does not currently have any identified alternative water supply sources to supplement the water supply during potential shortfalls.</p> <p>The projected supply and demand for water in in the city in 2025 is 12,058 acre-feet of water, which is equivalent to approximately 3.9 billion gallons. The project is projected to increase the water use on-site by approximately 6.9 million gallons.⁵⁸ This would account for approximately 0.0018 percent of the total water supply and demand projected for 2025. Pursuant</p>

⁵⁷ City of Mountain View. *2020 Urban Water Management Plan*. Page ES-3. June 2021.

⁵⁸ Based upon the CalEEMod standard water use rate of 65,154 gallons of indoor water and 41,075 gallons of outdoor water per residential dwelling unit for mid-rise apartment units and 177,734 gallons of indoor water and 108,934 gallons of outdoor water for general office buildings (per 1,000 sf).

A. Project water use: 65,154 gallons x 100 units = 6,515,400 gallons of indoor water & 41,075 gallons x 100 units = 4,107,500 gallons of outdoor water; 6,515,400 + 4,107,500 = 10,622,900 gallons total for the apartment building.

B. Existing office water use: 177,734 gallons x 12.908 (1,000 sf of existing office use) = 2,294,190 gallons of indoor water & 108,934 gallons x 12.908 (1,000 sf of existing office use) = 1,406,120 gallons of outdoor water; 2,294,190 gallons + 108,934 gallons = 3,700,311 gallons total for existing office buildings.

Net project water use (A-B): 10,622,900 gallons - 3,700,311 gallons = 6,922,589 gallon increase due to proposed project.

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
		<p>to COA 52, the project is required to pay a development impact fee for planned public improvements within the North Bayshore Precise Plan. This fee would assist with the implementation of any potential improvements that would be required to account for the increase in water supply created by the proposed project.</p> <p>Based on the small percentage of the city’s water supply required for the project and the payment of development impact fees for the project, implementation of the proposed project would not result in an adverse effect to the city’s water supply.</p>
Public Safety - Police, Fire and Emergency Medical	2	<p><u>Fire and Police Protection</u></p> <p>The Police and Fire Departments in Mountain View serve a population of approximately 82,376 residents. The Mountain View Police Department (MVPD) operates out of a single police station that is located approximately 1.3-miles southwest of the project site. In 2021, the department was staffed by 143 full-time positions, and officers were able to respond to 58 percent of emergency calls in less than four minutes.⁵⁹</p> <p>The MVFD operates out of five stations throughout the city. The closest fire station to the project site is Station No. 5, which is located approximately 0.8-mile northwest of the project site. Between the five stations, there are a minimum of 21 on-duty personnel daily.⁶⁰ The North Bayshore Precise Plan EIR concluded that there is capacity at existing fire stations to adequately respond to additional service calls created by buildout of the Precise Plan (which includes the proposed project) and no new facilities or expansion of existing facilities would be required.⁶¹</p>

⁵⁹ Mountain View Police Department. *2021 Annual Report*. Accessed May 6, 2022. Available at: <https://www.mountainview.gov/civicax/filebank/blobdload.aspx?BlobID=37694>.

⁶⁰ Mountain View Fire Department. *2020-2021 Annual Report*. August 2021. Accessed May 6, 2022. Available at: <https://www.mountainview.gov/documents/MVFD/Annual%20Report%20FY%2020-21.pdf>.

⁶¹ City of Mountain View. *North Bayshore Precise Plan Draft EIR. State Clearinghouse #2013082088*. March 2017.

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
		<p>In order to provide sufficient public safety services, the City has instituted General Plan Policies PSA 1.1 and PSA 3.1, which ensure that the City provides adequate police and fire staffing and performance levels and minimizes property damage, injuries, and loss of life from fire. General Plan Policy PSA 2.3, ensures that the City explores ways to improve police effectiveness by periodically reviewing response times and staffing levels. Continued implementation of these General Plan policies by the City ensures that public safety services are appropriately funded and staffed to serve the City’s growing population.</p> <p>The proposed project would be reviewed by the MVPD to ensure safety features are incorporated to minimize the opportunity for criminal activity. The project would be constructed to current Fire Code standards and the project plans would also be reviewed by the MVFD to ensure adequate design and infrastructure for fire protection.</p> <p>Based on the above discussion, the existing police and fire protection services are adequate to serve the incremental increase the demand from the project.</p> <p><u>Emergency Medical</u></p> <p>The MVFD provides paramedic services on each of its service vehicles. There are other private-sector Emergency Medical Services (EMS) providers that operate in the city as well. The emergency room at El Camino Hospital provides the primary emergency care in the city and is located approximately three miles south of the project site. The project would not substantially increase the number of residents in the area; therefore, it would not substantially increase the need for additional medical services in the city.</p>
Parks, Open Space and Recreation	2	The City of Mountain View currently owns or manages approximately 993 acres of parks and open space facilities, including 22 urban parks and the Stevens Creek

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
		<p>Trail. The urban parks are divided among 18 mini-parks, 13 neighborhood/school parks (under joint-use agreements with local school districts), five neighborhood parks not associated with school sites, two community parks, and one regional park (Shoreline at Mountain View).⁶² The City also maintains 10 parks under joint-use agreements with local school districts.</p> <p>The City’s General Plan open space goal is to allocate three acres of parkland per 1,000 residents. The North Bayshore Planning Area where the project site is located exceeds the City’s parkland standard by providing 1,063 acres of parkland per 1,000 residents. This is primarily due to the presence of Shoreline at Mountain View Regional Park, which provides 750 acres of open space, and the relatively low population of 817 residents in the planning area.⁶³</p> <p>There are several parks in the North Bayshore Precise Plan area, including Charleston Park and the Shoreline Athletic Fields. The closest park to the project site is Charleston Park, which is located approximately 0.65-mile northwest of the project site. The trailhead for the Stevens Creek Trail is located approximately 1,000 feet east of the project site. Shoreline at Mountain View Regional Park is located approximately 1.25-miles northwest of the site. Shoreline at Mountain View Regional Park provides a golf course, walking trails, a lake, and views of the San Francisco Bay.</p> <p>The project includes 8,698 square feet of on-site amenity space on-site that would partially offset its demand on nearby park facilities.</p> <p>In summary, the North Bayshore Precise Plan area (which the project is located within) substantially exceeds the City’s parkland goal per 1,000 residents,</p>

⁶² City of Mountain View. 2014 Parks and Open Space Plan. Accessed May 2, 2022. <https://www.mountainview.gov/civicax/filebank/blobdload.aspx?BlobID=14762>

⁶³ City of Mountain View. *Parks and Open Space Plan*. Page 61. 2014.

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
		<p>there are nearby park facilities to the project site, and the project includes on-site amenity space for residents. For these reasons, there is adequate park, open space, and recreational facilities to serve the demand from existing development and the project.</p>
Transportation and Accessibility	2	<p><u>Access</u></p> <p>As discussed under the Energy Consumption section, the nearest bus stop to the project site is approximately 280 feet south, at 1045 La Avenida Street. This bus stop is served by Route B of the free to ride MVgo shuttle service, which runs north to Google campus buildings and ends at the downtown MVTC which is south of the project site. The MVTC acts as a hub for other transit services, including light rail, commuter rail, and other bus lines that can facilitate regional travel. Route B has morning and afternoon services with headways ranging from 12 to 30 minutes depending on the time of day.⁶⁴ There is another bus stop approximately 0.4-mile northwest of the project site that is served by Santa Clara Valley Transportation Authority (VTA) Local Route 40 and the Mountain View Community Shuttle.</p> <p>The project vicinity contains several bike lanes and trails that can be used to access the project site. La Avenida Street, which directly abuts the site, has a Class II Bicycle Lane oriented in an east-west direction that links with the Class II Bicycle Lane on North Shoreline Boulevard and the Class I Shared-Use Path on the Stevens Creek Trail. Both of those lanes and trails are oriented in a north-south direction and lead to Shoreline Park in the north and the central portion of Mountain View to the south.⁶⁵</p> <p>AccessMV, which is the City’s comprehensive modal plan, identifies planned bikeway improvements throughout the city. The plan shows planned</p>

⁶⁴ MVgo. “Route B: Shoreline,, La Avenida, Crittenden.” Accessed May 17, 2022. Available at: <https://mvgo.org/routes/b/>.

⁶⁵ City of Mountain View. *AccessMV*. May 2021.

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
		<p>improvements in the North Bayshore Precise Plan area surrounding the project site that would further improve bicycle circulation. These planned improvements include additional Class II Bicycle Lanes, new Class IV Separated Bikeways, and new Class I Shared Use Paths.</p> <p>Existing pedestrian facilities in immediate vicinity the project site consist of continuous sidewalks on both sides of most streets, crosswalks with pedestrian signals at signalized intersections, and high visibility crosswalks at the adjacent intersections to the project site.</p> <p>In summary, the project site is adequately served by transit, bicycle, and pedestrian facilities.</p> <p><u>Safety</u></p> <p>The Multimodal Transportation Analysis completed for this project (see Appendix H) evaluated the street design standards for La Avenida Street and Armand Drive and concluded that they both are of adequate dimensions and design to serve as neighborhood and service streets, respectively.</p> <p>The project would not construct any barriers in the public right of way and both La Avenida Street and Armand Drive are wide enough to provide access to emergency vehicles. As discussed previously, the City would review the site development plans to ensure fire protection design features are incorporated and adequate emergency access is provided.</p> <p>The project is required to comply with COA 125, which requires various public infrastructure improvements including new curbs and gutters, new streetlights, and Americans with Disabilities Act (ADA) compliant corner ramps and sidewalks to ensure equitable access to the project site.</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
		<p>The site would be accessed by a two-way driveway leading to a parking garage. The site plan shows the driveway to be approximately 20 feet in width, which is an adequate width for a two-way driveway in accordance with Precise Plan standards given the low volume of cars estimated to use the driveway during peak hours.</p> <p>In order to ensure adequate sight distance for vehicles entering and exiting the driveway, the project would paint red 15-foot curb segments on both sides of the driveway entrance along Armand Drive to increase the level of visibility motorists would have while approaching the driveway. [NOTE TO CITY: Please confirm the project will implement this.]</p> <p>As discussed in the Project Description, on-site parking would be located in the ground-level podium parking garage that would provide 44 parking stalls for residents and one additional space for ride-share vehicles, for a total of 45 parking stalls on-site. The Precise Plan does not provide minimum parking requirements for projects; however, it does provide maximum parking limits based on the unit type provided. For the proposed project, the maximum number of spaces allowed is 44, with one additional space allowed for a ride-share vehicle, which would bring the total maximum to 45 spaces.⁶⁶ The proposed project would not surpass this maximum limit, therefore, adequate parking is provided by the proposed project.</p>

⁶⁶ The project would provide 63 studio apartments, 18 one-bedroom apartments, and 19 two-bedroom apartments. Parking ratio maximums in the North Bayshore Precise Plan are as follows: Micro-units (studios up to 450 square feet): 0.25 spaces/unit; 1 BR: 0.5 spaces/unit; 2 BR: 1.0 spaces/unit; 3 BR: 1.0 spaces/unit

63 studios x 0.25 spaces/unit = 15.75 spaces allowed; 18 one-bedroom units x 0.5 spaces/unit = 9 spaces allowed. 19 two bedroom units x 1.0 spaces/unit – 19 spaces allowed; 15.75 + 9 + 19 = 43.75 spaces allowed (rounded to 44). Per Chapter 6.12 of the Precise Plan, one carshare space per 80 units can be exempt from off-street parking maximums. This would bring the total number of spaces allowed to 45.

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
		<p>In summary, the project would not interfere with the operation of the adjacent streets, and would incorporate design details to ensure the proper circulation of vehicles in and out of the building.</p> <p><u>Balance</u> The project consists of a 100 percent affordable housing development located in an area that is well served by existing transit, bicycle, and pedestrian facilities. For these reasons, there would be adequate transportation choices for future residents of the project.</p> <p>The project would also provide 100 long-term bicycle parking spaces in secure storage areas and 10 short-term bicycle parking spaces in racks located on the outside of the building. The long-term bicycle parking would be provided in two separate rooms on the ground floor of the building that would be accessible via the garage and the lobby area.</p> <p><u>Level of Service (LOS)</u> The project is expected to generate fewer than 50 peak-hour trips. Based on the relatively small number of trips projected to be added by the project, no adverse effects are expected that would reduce the level of service of surrounding roadways.</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	<p>The proposed residential development would be located on an in-fill lot currently developed with two office buildings and a surface parking lot. The project would not impact unique natural features or water resources.</p> <p>Unique natural features are primarily—though not universally—geological features that are rare or of special social/cultural, economic, educational, aesthetic,</p>

		<p>or scientific value. Examples of unique natural features include rock outcroppings, fossils, and native plants or animal communities. No unique natural features are present on-site. If any paleontological resources are found during construction activities, the project is required to comply with COA 64, which requires that work be temporarily halted until a qualified paleontologist can examine the find and implement a data recovery plan.</p> <p>There are no surface waters on or adjacent to the project site. Stevens Creek is approximately 0.21-mile to the east of the project site and separated by existing office developments; therefore, Stevens Creek would be unaffected by the project.</p> <p>The project does not include groundwater pumping or a septic system on-site that could impact water resources. The proposed project would increase the amount of pervious surface on-site, which would prevent an increase in stormwater runoff that could adversely affect nearby waterways. In addition, the project would comply with CALGreen stormwater control requirements, Provision C.3 of the MRP, and all local ordinances requiring stormwater management during and after construction to reduce water quality impacts and pollutant runoff from the site. The project site is not located within or adjacent to any groundwater recharge facilities used by Valley Water.⁶⁷</p> <p>Based on this discussion, the project would not result in any adverse impacts to unique natural features or water resources.</p>
Vegetation, Wildlife	2	<p><u>Vegetation</u></p> <p>The project site currently contains 22 trees, 17 of which are Heritage trees that are protected under Chapter 32 of Mountain View’s City Code.⁶⁸ The proposed project</p>

⁶⁷ Valley Water. 2021 Groundwater Management Plan. Figure 2-1. November 2021. Accessed June 7, 2022. <https://www.valleywater.org/your-water/where-your-water-comes/groundwater/sustainable>.

⁶⁸ A “Heritage Tree” is any tree that has a trunk with a circumference of 48 inches or more measured at 54 inches above natural grade. Multi-trunk trees are measured just below the first major trunk fork. Three species, quercus (oak), sequoia (redwood) or cedrus (cedar) are considered “Heritage” if they have a circumference of 12 inches

	<p>would remove a total of 19 trees, including 14 Heritage trees and five non-Heritage trees, due to conflicts with the location of the proposed building. The project would preserve three of the existing Heritage trees on-site.</p> <p>In addition to preserving three of the existing trees, the project would plant new landscaping including 66 replacement trees, shrubs, and grass areas along the perimeter of the site and in the courtyard areas. The landscaped areas total 12,450 square feet, which accounts for approximately 30 percent of the overall project site area.</p> <p>The plants that would be installed on-site would be consistent with the North Bayshore Plant Palette, which is intended to support and expand existing habitat areas to ensure net benefits to wildlife within and adjacent to the North Bayshore Precise Plan area by encouraging native plants where feasible. Consistent with COA 40, the project will also follow the tree protection recommendations from a site-specific arborist report to ensure that proper protection is provided to the existing trees that are being retained. Because the project would comply with City regulations regarding the removal of heritage trees and the requirement for replacement trees, no adverse impacts would be expected to occur.</p> <p><u>Wildlife</u></p> <p>The project site is located on an in-fill lot, surrounded by urban development, and is fully developed. There are no sensitive habitats on- or adjacent to the project site. As such, the project would not impact any natural habitat containing endangered species or any designated or proposed critical habitat.⁶⁹ Trees on the project site may provide suitable nesting habitat for migratory birds and raptors protected under the Migratory Bird Treaty Act. The removal of vegetation and/or trees during</p>
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measured at 54 inches above natural grade. Source: City of Mountain View. “Heritage Tree FAQs.” Accessed March 3, 2022. https://www.mountainview.gov/depts/cs/faq/heritage_tree_faq.asp

⁶⁹ U.S. Fish & Wildlife Service. “Critical Habitat for Threatened & Endangered Species.” Accessed May 4, 2022. Available at: <https://fws.maps.arcgis.com/home/webmap/viewer.html?webmap=9d8de5e265ad4fe09893cf75b8dbfb77>.

		<p>construction activities could result in direct and/or indirect impacts on nesting birds present on or in the vicinity of the project site.</p> <p>COA 66 requires the project complete a pre-construction nesting bird survey if construction or vegetation removal occurs during nesting season and implement buffer zones if needed to ensure compliance with the MBTA to protect nesting birds.</p>
Other Factors		<p>The project site is an urban area, surrounded by urban development, and is fully developed. There are no other natural features on the site or surrounding the site.</p>

Additional Studies Performed:

Appendix A: Illingworth & Rodkin, Inc. *1100 La Avenida Residential Development Construction Community Risk Assessment*. May 20, 2022.

Appendix B: GSI Environmental. *Environmental Site Summary: 1100 La Avenida, Mountain View, California*. April 1, 2022.

Appendix C: San Francisco Bay Regional Water Quality Control Board. *Request for Agency Oversight, La Avenida Apartments*. May 26, 2022

Appendix D: Running Moose Environmental Consulting, LLC. *HUD Explosive and Fire Hazards Review*. May 26, 2022.

Appendix E: RGD Acoustics. *Environment Noise Study for 1100 La Avenida Street*. February 28, 2022.

Appendix F: W-Trans. *Transportation Demand Management Plan for 1100 La Avenida Street*. June 7, 2021.

Appendix G: Rockridge Geotechnical. *Preliminary Geotechnical Investigation – Proposed Residential Building 1100 La Avenida Street*. August 24, 2020

Appendix H: Hexagon Transportation Consultants. *Multimodal Transportation Analysis for the Proposed Affordable Housing Project at 1100 La Avenida Street*. March 15, 2021.

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

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Field Inspection (Date and completed by):

March 16, 2022

David J. Powers & Associates, Inc

Amy Wang, Project Manager

List of Permits Obtained:

The proposed action would require the following approvals:

- Planned Community Permit
- Grading Permits
- Building Permits

- Other Public Works Clearances

[City Staff: Please confirm which permits will be/were required]

Public Outreach [24 CFR 50.23 & 58.43]:

The list of community outreach meetings conducted for the project are as follows:

- November 12, 2020- Community Meeting
- December 8, 2020- City Council Reservation of Funding
- July 2, 2021- City Council Project Approval
- October 12, 2021- City Council Funding Appropriation

[City Staff: Please provide the dates for any community outreach meetings that were conducted for the project.]

Cumulative Impact Analysis [24 CFR 58.32]:

The potential environmental impacts from the proposed project are primarily short-term impacts associated with the construction of the residential building. There are no other known construction projects in the site vicinity that would occur in the same timeframe or overlap with the project's construction activities. The City has evaluated the cumulative impact of the full buildout of the North Bayshore Precise Plan, which is a larger 650-acre area that the 0.96-acre project site is located within. The North Bayshore Precise Plan EIR identified mitigation measures (which the City is requiring as COA for future development projects) to reduce significant impacts. The project, as well as other future development in the area, is subject to the same COAs.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]

This alternatives analysis is included to fulfill the requirements for an Environmental Assessment under NEPA. Under NEPA, an Environmental Assessment shall include brief discussions of alternatives. No development alternatives to the proposed project have been identified or considered, because the proposed action would not result in any significant unavoidable impacts and the applicant has agreed to implement the identified mitigation measures and comply with all conditions of approval. For the proposed project, the No Action Alternative was included.

No Action Alternative [24 CFR 58.40(e)]:

The No Action Alternative would not construct a 100-unit, affordable apartment building in the City of Mountain View. The property is zoned P(39) North Bayshore Precise Plan, and is within the Pear Complete Neighborhood Area and the Edge Character Area. The Pear Complete Neighborhood Area is meant to provide a mix of high to moderate-density residential and office space in addition to cultural amenities such as theaters and institutional uses.

The No Action Alternative would result in leaving the site in its current condition, which consists of two office buildings and a surface parking lot. Under this alternative, both the potentially beneficial and adverse impacts of the proposed action would be avoided. Adverse impacts which would be avoided could include the exposure of persons to temporary construction noise impacts, the exposure of residents to elevated interior noise levels, construction on expansive soils, air quality impacts resulting from construction activities, potential disturbance of nesting raptors through removal of trees, the removal of Heritage trees, potential disturbance of cultural and geological resources during excavation, an increase in students at schools that may have existing capacity issues, increases in demand for water, and exposure of persons to hazardous materials. It should be noted, however, that the magnitude of these adverse impacts associated with the proposed action would be less than significant with implementation of the COAs required by the City and included as part of the project. Thus, the No Action Alternative would not avoid any significant environmental impacts, because none are expected if the proposed project (with COAs included) is constructed.

The No Action Alternative would not meet the goals and objectives of the proposed action, which are to provide affordable housing on the project site in a manner that is consistent with the goals and plans of the City of Mountain View and is compatible with the surrounding land uses.

Summary of Findings and Conclusions:

- The proposed project is consistent with the existing and future land uses within the Precise Plan area.
- The proposed project would provide affordable housing with supportive services in the City of Mountain View where affordable housing options are in high demand.
- The proposed project would comply with all local, state, and federal statutory regulations pertaining to environmental issues and implement the COAs to reduce, avoid, and/or eliminate adverse environmental impacts.
- The proposed project could result in short-term (i.e., construction-related) environmental impacts with regard to air quality, biological resources, hazardous materials, and noise. Mitigation measures and conditions of approval have been incorporated into the project that would minimize or avoid these short-term impacts.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all conditions adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Conditions of Approval
Clean Air Measures	<p>COA 60 - Basic Air Quality Construction Measures: The applicant shall require all construction contractors to implement the basic construction mitigation measures recommended by the Bay Area Air Quality Management District (BAAQMD) to reduce fugitive dust emissions. Emission reduction measures will include, at a minimum, the following measures:</p> <p>(a) all exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) will be watered two times per day; (b) all haul trucks transporting soil, sand, or other loose material off-site will be covered; (c) all visible mud or dirt track-out onto adjacent public roads will be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited; (d) all vehicle speeds on unpaved roads will be limited to 15 mph; (e) all roadways, driveways, and sidewalks to be paved will be completed as soon as possible. Building pads will be laid as soon as possible after grading unless seeding or soil binders are used; (f) 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 measures Title 13, Section 2485, of the California Code of Regulations). Clear signage shall be provided for construction workers at all access points; (g) all construction equipment shall be maintained and properly tuned in accordance with manufacturer’s specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation; and (h) post a publicly visible sign with the telephone number and person to contact at the City of Mountain View regarding dust complaints. This person will respond and take corrective action within 48 hours. BAAQMD’s phone number shall also be visible to ensure compliance with applicable regulations.</p>

Law, Authority, or Factor	Conditions of Approval
Contamination and Toxic Substances Measures/ Environmental Justice	<p>COA 11 – Soil Management Plan: Prepare a soil management plan for review and approval by the Santa Clara County Department of Environmental Health (SCCDEH) or appropriate oversight agency. Proof of approval or actions for site work required by the SCCDEH must be provided to the Building Inspection Division prior to issuance of any demolition or building permits.</p> <p>COA 12 - Vapor Barrier: A vapor barrier shall be installed beneath all structures to mitigate any issues associated with the potential for vapor intrusion within the structure. The vapor barrier design shall be equivalent to those required for sites with known concerns in Mountain View that are also exposed to groundwater. Specifications for the vapor barrier included in the Site Management Plan shall include thickness, type, durability, and diffusion rates for VOCs of concern. The specifications shall also describe the effectiveness of the liner over the life of the building.</p> <p>COA 61 - Discovery of Contaminated Soils: If contaminated soils are discovered, the applicant will ensure the contractor employs engineering controls and Best Management Practices (BMPs) to minimize human exposure to potential contaminants. Engineering controls and construction BMPs will include, but not be limited to, the following: (a) contractor employees working on-site will be certified in OSHA’s 40-hour Hazardous Waste Operations and Emergency Response (HAZWOPER) training; (b) contractor will stockpile soil during redevelopment activities to allow for proper characterization and evaluation of disposal options; (c) contractor will monitor area around construction site for fugitive vapor emissions with appropriate field screening instrumentation; (d) contractor will water/mist soil as it is being excavated and loaded onto transportation trucks; (e) contractor will place any stockpiled soil in areas shielded from prevailing winds; and (f) contractor will cover the bottom of excavated areas with sheeting when work is not being performed.</p>
Historic Preservation	<p>COA 62 - Discovery of Archaeological Resources: If prehistoric or historic-period cultural materials are unearthed during ground-disturbing activities, it is recommended that all work within 100’ of the find be halted until a qualified archaeologist and Native American representative can assess the</p>

Law, Authority, or Factor	Conditions of Approval
	<p>significance of the find. Prehistoric materials might include obsidian and chert-flaked stone tools (e.g., projectile points, knives, scrapers) or tool-making debris; culturally darkened soil (“midden”) containing heat-affected rocks and artifacts; stone milling equipment (e.g., mortars, pestles, handstones, or milling slabs); and battered-stone tools, such as hammerstones and pitted stones. Historic-period materials might include stone, concrete, or adobe footings and walls; filled wells or privies; and deposits of metal, glass, and/or ceramic refuse. If the find is determined to be potentially significant, the archaeologist, in consultation with the Native American representative, will develop a treatment plan that could include site avoidance, capping, or data recovery.</p> <p>COA 63 - Discovery of Human Remains: In the event of the discovery of human remains during construction or demolition, there shall be no further excavation or disturbance of the site within a 50’ radius of the location of such discovery, or any nearby area reasonably suspected to overlie adjacent remains. The Santa Clara County Coroner shall be notified and shall make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to his/her authority, he/she shall notify the Native American Heritage Commission, which shall attempt to identify descendants of the deceased Native American. If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this State law, then the landowner shall reinter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance. A final report shall be submitted to the City’s Community Development Director prior to release of a Certificate of Occupancy. This report shall contain a description of the mitigation programs and its results, including a description of the monitoring and testing resources analysis methodology and conclusions, and a description of the disposition/curation of the resources. The report shall verify completion of the mitigation program to the satisfaction of the City’s Community Development Director.</p>
Noise Abatement and Control	<p>COA 48 - Construction Noise Reduction: The following noise reduction measures shall be incorporated into construction plans and contractor specifications to reduce the impact of temporary construction-related noise on nearby properties: (a) comply with manufacturer’s muffler requirements on all construction</p>

Law, Authority, or Factor	Conditions of Approval
	<p>equipment engines; (b) turn off construction equipment when not in use, where applicable; (c) locate stationary equipment as far as practical from receiving properties; (d) use temporary sound barriers or sound curtains around loud stationary equipment if the other noise reduction methods are not effective or possible; and (e) shroud or shield impact tools and use electric-powered rather than diesel-powered construction equipment.</p> <p>COA 49 - Site Specific Building Analysis: A qualified acoustical consultant will review final site plans, building elevations, and floor plans prior to construction to calculate expected interior noise levels as required by State noise regulations. Project-specific acoustical analyses are required by the California Building Code to confirm that the design results in interior noise levels reduced to 45 dB(A)Ldn or lower. The specific determination of what noise insulation treatments are necessary will be completed on a unit-by-unit basis. Results of the analysis, including the description of the necessary noise control treatments, will be submitted to the City along with the building plans and approved prior to issuance of a building permit. Building sound insulation requirements will include the provision of forced-air mechanical ventilation for all residential units as recommended by the qualified acoustical consultant, so that windows can be kept closed at the occupant’s discretion to control noise.</p> <p>Special building techniques (e.g., sound-rated windows and building facade treatments) will be implemented as recommended by the qualified acoustical consultant, to maintain interior noise levels at or below acceptable levels. These treatments will include, but are not limited to, sound-rated windows and doors, sound-rated wall construction, acoustical caulking, protected ventilation openings, etc.</p>
Climate Change Impacts	<p>COA 44 - Replacement Trees: The applicant shall offset the loss of each Heritage/street tree with two replacement trees, for a total of 34 replacement trees. Each replacement tree shall be no smaller than a 24” box and shall be noted on the landscape plan as Heritage or street replacement trees.</p> <p>COA 71 - Building Codes: Construction plans will need to meet the current codes adopted by the Building Inspection Division</p>

Law, Authority, or Factor	Conditions of Approval
	upon submittal. Current codes are the 2019 California Codes: Building, Residential, Fire, Electrical, Mechanical, Plumbing, CALGreen, CAEnergy, in conjunction with the City of Mountain View Amendments, and the Mountain View Green Building Code (MVGBC).
Energy Efficiency	<p>COA 34 - Green Building – Residential New Construction: The project is required to meet the mandatory measures of the California Green Building Standards Code and meet the intent of LEED BD+C Gold®. All mandatory prerequisite points and minimum point totals per category to attain LEED BD+C Gold® status must be achieved, unless specific point substitutions or exceptions are approved by the Community Development Department. Formal project registration and certification through LEED is not required for compliance with the Mountain View Green Building Code (MVGBC). The project is also required to comply with Title 24, Part 6.</p> <p>COA 35 - Energy Monitoring: To support energy management and identify opportunities for energy savings, the project shall provide submeters or equivalent combinations of sensors to record energy use data (electricity, natural gas, etc.) for each major energy system in the building.</p>
Soil Suitability/Erosion/Hazards and Nuisances	<p>COA 10 - Geotechnical Report: The applicant shall have a design-level geotechnical investigation prepared which includes recommendations to address and mitigate geologic hazards in accordance with the specifications of California Geological Survey (CGS) Special Publication 117, Guidelines for Evaluating and Mitigating Seismic Hazards, and the requirements of the Seismic Hazards Mapping Act. The report will be submitted to the City during building plan check, and the recommendations made in the geotechnical report will be implemented as part of the project and included in building permit drawings and civil drawings as needed. Recommendations may include considerations for design of permanent below-grade walls to resist static lateral earth pressures, lateral pressures caused by seismic activity, and traffic loads; method for backdraining walls to prevent the build-up of hydrostatic pressure; considerations for design of excavation shoring system; excavation monitoring; and seismic design.</p>

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	<p>COA 182 - Construction Sediment and Erosion Control Plan: The applicant shall submit a written plan acceptable to the City which shows controls that will be used at the site to minimize sediment runoff and erosion during storm events. The plan should include installation of the following items where appropriate: (a) silt fences around the site perimeter; (b) gravel bags surrounding catch basins; (c) filter fabric over catch basins; (d) covering of exposed stockpiles; (e) concrete washout areas; (f) stabilized rock/gravel driveways at points of egress from the site; and (g) vegetation, hydroseeding, or other soil stabilization methods for high-erosion areas. The plan should also include routine street sweeping and storm drain catch basin cleaning.</p> <p>COA 188 - Stormwater Treatment (C.3): This project will create or replace more than ten thousand (10,000) square feet of impervious surface; therefore, stormwater runoff shall be directed to approved permanent treatment controls as described in the City’s guidance document entitled, “Stormwater Quality Guidelines for Development Projects.” The City’s guidelines also describe the requirement to select Low-Impact Development (LID) types of stormwater treatment controls; the types of projects that are exempt from this requirement; and the Infeasibility and Special Projects exemptions from the LID requirement.</p> <p>The “Stormwater Quality Guidelines for Development Projects” document requires applicants to submit a Stormwater Management Plan, including information such as the type, location, and sizing calculations of the treatment controls that will be installed. Include three stamped and signed copies of the Final Stormwater Management Plan with the building plan submittal. The Stormwater Management Plan must include a stamped and signed certification by a qualified Engineer, stating that the Stormwater Management Plan complies with the City’s guidelines and the State NPDES Permit. Stormwater treatment controls required under this condition may be required to enter into a formal recorded Maintenance Agreement with the City.</p>
Educational and Cultural Facilities	<p>COA 90 - School Impact Fee: Project will be subject to School Impact fees. To obtain information, fee estimates, and procedures. Please contact the following local school districts: Mountain View Los Altos High School District and Mountain</p>

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	View Whisman School District or Los Altos Elementary School District.
Waste Water/Sanitary Sewers	<p>COA 124 - Water and Sewer Capacity Charges: Prior to issuance of any building permits, the applicant shall pay the water and sewer capacity fees for the development. The water and sewer capacity charges for residential connections are based on the number and type of dwelling units. There are separate charges for different types of residential categories so that the capacity charges reasonably reflect the estimated demand of each type of connection. The water and sewer capacity charges for nonresidential connections are based on the water meter size and the building area and building use, respectively. Credit is given for the existing site use(s) and meter size(s), as applicable.</p>
Water Supply	<p>COA 52- Precise Plan Development Impact Fee: The applicant shall pay the City a development impact fee per net new residential unit for planned public improvements within the North Bayshore Precise Plan area based on the adopted fee schedule. This fee shall be made payable to the City of Mountain View and submitted to the Planning Division prior to the issuance of the first building permit.</p>
Transportation and Accessibility	<p>COA 125 - Public Improvements: Install or reconstruct standard public improvements required for the project and as required by Chapters 27 and 28 of the City Code. These improvements include, but are not limited to, new detached sidewalk, curb and gutter, corner Americans with Disabilities Act (ADA) ramp, red curb, new street light, new storm, sewer, domestic water, and recycled water connections, street striping, and new driveway approach.</p> <p>a. <u>Improvement Agreement:</u> The property owner must sign a Public Works Department improvement agreement for the installation of the public improvements prior to the issuance of the building permit.</p> <p>b. <u>Bonds/Securities:</u> Sign a Public Works Department faithful performance bond (100 percent) and materials/labor bond (100%) or provide a cash deposit (100%) or provide a letter of credit (150%) securing the installation and warranty of the off-site improvements in a form approved by the City Attorney’s Office. The surety (bond company) must be listed as an acceptable surety on the most current Department of the Treasury’s Listing of</p>

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	<p>Approved Sureties on Federal Bonds, Department Circular 570. This list of approved sureties is available through the internet at: www.fiscal.treasury.gov/fsreports/ref/suretyBnd/c570_a-z.htm. The bond amount must be below the underwriting limitation amount listed on the Department of the Treasury's Listing of Approved Sureties. The surety must be licensed to do business in California. Guidelines for security deposits are available at the Public Works Department.</p> <p>c. <u>Insurance</u>: Provide a Certificate of Insurance and endorsements for Commercial General Liability and Automobile Liability naming the City as an additional insured from the entity that will sign the improvement agreement prior to the issuance of the building permit. The insurance coverage amounts are a minimum of Two Million Dollars (\$2,000,000) Commercial General Liability, One Million Dollars (\$1,000,000) Automobile Liability, One Million Dollars (\$1,000,000) Pollution Legal Liability Insurance, and One Million Dollars (\$1,000,000) Workers' Compensation. The insurance requirements are available from the Public Works Department.</p>
Unique Natural Features, Water Resources	<p>COA 64 - Discovery of Paleontological Resources: In the event that a fossil is discovered during construction of the project, excavations within 50' of the find shall be temporarily halted or delayed until the discovery is examined by a qualified paleontologist, in accordance with Society of Vertebrate Paleontology standards. The City shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. If the find is determined to be significant and if avoidance is not feasible, the paleontologist shall design and carry out a data recovery plan consistent with the Society of Vertebrate Paleontology standards.</p>
Vegetation, Wildlife	<p>COA 40 - Arborist Report: A qualified arborist shall provide written instructions for the care of tree Nos. 65, 72, and 78 before, during, and after construction. The report shall also include a detailed plan showing installation of chain link fencing around the dripline to protect these trees and installation of an irrigation drip system and water tie-in for supplemental water during construction. Arborist's reports shall be received by the Planning Division and must be approved prior to issuance of building permits. Prior to occupancy, the arborist shall certify in writing that all tree preservation measures have been implemented.</p>

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	<p>Approved measures from the report shall be included in the building permit drawings.</p> <p>COA 66 - Preconstruction Nesting Bird Survey: To the extent practicable, vegetation removal and construction activities shall be performed from September 1 through January 31 to avoid the general nesting period for birds. If construction or vegetation removal cannot be performed during this period, preconstruction surveys will be performed no more than two days prior to construction activities to locate any active nests as follows:</p> <p>The applicant shall be responsible for the retention of a qualified biologist to conduct a survey of the project site and surrounding 500' for active nests—with particular emphasis on nests of migratory birds—if construction (including site preparation) will begin during the bird nesting season, from February 1 through August 31. If active nests are observed on either the project site or the surrounding area, the applicant, in coordination with the appropriate City staff, shall establish no-disturbance buffer zones around the nests, with the size to be determined in consultation with the California Department of Fish and Wildlife (usually 100' for perching birds and 300' for raptors). The no-disturbance buffer will remain in place until the biologist determines the nest is no longer active or the nesting season ends. If construction ceases for two days or more and then resumes during the nesting season, an additional survey will be necessary to avoid impacts on active bird nests that may be present.</p>

1100 La Avenida Street Residential Project
City of Mountain View

Determination:

Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.27]
The project will not result in a significant impact on the quality of the human environment.

Finding of Significant Impact [24 CFR 58.40(g)(2); 40 CFR 1508.27]
The project may significantly affect the quality of the human environment.

Preparer Signature: _____ Date: _____

Name/Title/Organization: Nick Towstopiat, Assistant Project Manager at David J. Powers & Associates, Inc.

Certifying Officer Signature: _____ Date: _____

Name/Title: _____

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).