



November 18, 2019

Diana Pancholi
Senior Planner, Community Development Department
City of Mountain View
500 Castro Street, P.O. Box 7540
Mountain View, CA 94039-7540

Re: Downtown Precise Plan Update CEQA Review Scope of Work

David J. Powers & Associates (DJP&A) is pleased to provide you with this Scope of Work to complete environmental review for a planned update to the City of Mountain View Downtown Precise Plan. The Intent of the Plan is to manage growth by guiding specific urban design objectives, and implementing the objectives in terms of land use policies, development standards, and design guidelines for 10 specific subareas within the Downtown Plan area. The City is now considering a focused update for sub areas A, G, and H of the Downtown.

Based on our understanding of the project and our experience completing environmental review on similar projects in the City of Mountain View, the proposed project is likely to qualify for a Mitigated Negative Declaration (MND) under CEQA.¹ The enclosed Scope of Work details the work plan to prepare the Initial Study.

Please do not hesitate to contact me if you have any questions regarding this proposed Scope of Work. We look forward to working with you on this project.

Sincerely,

Judy W. Shanley
Vice President

Attachments: DJP&A, Initial Study Scope of Work
 Kimley-Horn, Traffic & Circulation Study Scope
 Schaaf & Wheeler, Water, Sewer, & Storm Sewer System Scope

Job# 19-211

¹ In the event a significant impact is identified that cannot be mitigated to a less than significant level, then an Environmental Impact Report (EIR) would be required and the Initial Study would be used to focus the EIR. DJP&A would prepare the EIR under a separate scope and budget.



Downtown Precise Plan Update

Initial Study

November 18, 2019

Primary Contact

The primary David J. Powers & Associates, Inc. (DJP&A) contact for this project will be Amie Ashton, Senior Project Manager. Amie’s contact information is provided below.

Amie Ashton, Senior Project Manager

Direct: (408) 454-3405

Email: aashton@davidpowers.com

Project Understanding

The City proposes an update to the City of Mountain View Downtown Precise Plan, originally adopted in 1988 and amended in parts since then. The Plan’s stated vision for the downtown area is “the historic center and civic focus of the community and heartbeat of the City”. The Intent of the Plan is to manage growth by guiding specific urban design objectives, and implementing the objectives in terms of land use policies, development standards, and design guidelines for ten specific subareas within the Downtown Plan area. The City is now considering a focused update for sub areas A, G, and H of the Downtown, defined geographically as follows:

Area A — Evelyn Avenue Block between Evelyn Avenue, Bryant Street, Villa Street and Franklin Street.

Area G — Transit Center Blocks located closest to the transit center and defined by Evelyn Avenue, View Street, Villa Street and Hope Street and the half-block on Hope Street between Villa and Dana Streets.

Area H—Historic Retail District The six-block Historic Retail District flanks Castro Street between Evelyn Avenue and California Street.

It is our understanding the Plan update would not result in a substantial increase in development in Downtown; rather, modifications may be made to parking requirements, appropriate mix of uses (office, residential, retail, and restaurant), building heights and intensities, historic preservation, and architectural design guidelines.

The Downtown Precise Plan Update may include the following actions, which will be analyzed in the Initial Study:

- 2030 General Plan Text and Map Amendment
- Precise Plan Zoning and Zoning Map Amendment
- Precise Plan Transportation Activities
- Other Infrastructure Activities

Scope of Services

Our scope of work assumes that the project will qualify for a Mitigated Negative Declaration (MND) and all impacts can be reduced to a less than significant level through mitigation measures or compliance with the City of Mountain View standard conditions.

DJP&A will prepare an Initial Study for the Downtown Precise Plan Update project. Our scope includes preparation of the Initial Study, draft Mitigated Negative Declaration (MND), draft Mitigation Monitoring and Reporting Program (MMRP), Notice of Intent (NOI) and Notice of Determination (NOD), attendance of meetings and hearings, and project management and contract administration. These tasks are described below.

Preparation of the Initial Study

DJP&A will prepare an Initial Study consistent with the requirements of CEQA and the City of Mountain View. Up to ten (10) paper copies of the administrative draft Initial Study will be provided to the City for review and comment and up to 25 copies of the Initial Study will be provided to the City for public circulation. This scope is based on the understanding the project would be eligible for a MND, assuming there are no significant impacts, or mitigation measures are included in the project to reduce any impacts to a less than significant level.

The Initial Study will include a project description, discussion of consistency with applicable plans and policies, and a section that includes a description of existing conditions on the site, the CEQA environmental checklist, and an explanation of project effects and mitigations, as described below.

Project Description

The Initial Study will provide a detailed description of the proposed Plan updates, including the physical effects of the proposed Precise Plan changes (maximum number of units and commercial space, maximum building height, demolition and excavation, parking, landscaping, circulation, etc.) of the development. The project description will be based on project information provided by the City of Mountain View. Maps and graphics will be provided to illustrate the text.

DJP&A will draft a project description and provide it to the City of Mountain View to review for accuracy.

Consistency with Plans and Policies

In relevant sections of the Initial Study, a discussion of the proposed project's consistency with the City of Mountain View 2030 General Plan (General Plan), City Code, and other applicable plans and policies will be included. As required by CEQA and CEQA Guidelines, particular attention will be given to inconsistencies, if any are identified.

Environmental Setting, CEQA Checklist, and Mitigations

The Initial Study will be divided into subsections for each environmental resource. The subsections will be formatted to include a description of the existing environmental setting followed by the relevant CEQA checklist section. The sources of information for determining impacts will be identified. Mitigation measures will be identified to reduce significant impacts as appropriate.

Based upon our current understanding of the project, we anticipate the key environmental issues for the project will include the following:

Air Quality

The Initial Study will address potential air quality impacts based on a program-level Air Quality Assessment prepared by Illingworth & Rodkin, Inc., a subconsultant to DJP&A. The report will describe the existing air quality conditions in the Plan area and Bay Area. Impacts to regional air quality will be addressed by evaluating the Plan's consistency with the BAAQMD's Planning Healthy Places Plan and latest Clean Air Plan. Depending upon the detail of Plan Update changes, air pollutant emissions would be modeled using the latest version of the CalEEMod model for existing, baseline and plan scenarios. The CalEEMod modeling would also provide GHG emissions. Specific inputs to CalEEMod would include traffic and effects of Climate Action Plan measures that would reduce emissions, such as the effect of TDM requirements in the Plan area. Impacts from construction will be described at a program level and mitigation measures will be identified.

While not a CEQA issue, the study would address the General Plan consistency of placing new sensitive receptors near stationary and mobile sources of toxic air contaminants (TACs) and fine particulate matter (PM_{2.5}). Mapping would be prepared identifying sources of TACs and PM_{2.5} in the planning area and any plan level thresholds for cancer risk and annual PM_{2.5} concentrations (e.g., single or cumulative risks and concentrations). Program-level mitigation measures would be identified, as needed, including requirements for project-specific detailed modeling for locations identified as having high risks.

Cultural Resources

The Initial Study will describe historic resources in the project area, based upon information provided to DJP&A by the City. Similarly, potential project impacts and mitigation measures for impacts to historic resources would be provided to DJP&A by the City.

The potential for the project to result in impacts to archaeological resources would be addressed in the Initial Study, based upon existing available information from the 2030 General Plan. There are

no known archaeological resources in the immediate project area. Therefore, standard conditions of approval will be identified to reduce impacts to unknown archaeological resources to a less than significant level.

Hazardous Materials

The Initial Study will describe recorded hazardous material sites and potential sources of soil and groundwater contamination, based upon the DTSC EnviroStor database and other information provided to DJP&A by the City. The Plan area is developed with commercial and residential uses and is not expected to have had substantial chemical use related to the semiconductor and manufacturing industry. The checklist will describe the potential for the project to result in hazardous materials impacts. Standard Conditions of Approval will be identified to mitigate potential hazardous material impacts.

Noise

The Initial Study will include a program-level noise impact assessment completed by Illingworth & Rodkin, Inc., a subconsultant to DJP&A. The study will characterize the existing ambient noise environment, based on a noise monitoring survey, and vibration levels produced by the UPRR will be documented. Future noise levels affecting the Plan area will be calculated based on future traffic volumes supplied by the traffic consultant, in combination with noise data gathered for local noise sources. Noise contours will be provided for planning purposes. Noise generated by the construction activities and project-generated traffic would be calculated at nearby sensitive land uses. Future vibration levels will be predicted. The impact assessment will evaluate the potential noise impacts resulting from the Plan over a temporary and permanent basis. Noise impacts would be assessed with respect to applicable City policies and appropriate CEQA significance criteria. Vibration produced by construction activities will be evaluated. Program-level mitigation measures will be identified for significant noise and vibration impacts.

Transportation and Circulation

Traffic impacts of the project will be evaluated in a Transportation Impact Analysis (TIA) completed by Kimley Horn, a subconsultant to DJP&A. This TIA scope is subject to review and approval by City Staff and may need to be revised, per Staff review. The study will utilize data and the analysis in the Mountain View Transit Center (MVTC) study. The transportation and circulation evaluation will be based on the following scenarios:

- Existing (2020) Conditions
- Existing (2020) Conditions Plus Project Conditions
- Cumulative No Project Conditions
- Cumulative Plus Project Conditions

The Existing (2020) Conditions will reflect the roadway geometrics at the time the traffic data is collected in 2020. The Cumulative Conditions will include the Grade Separation and Access Project modifications included in the MVTC.

Proposed Study Intersections, Arterial Segments, and Freeway Segments

Based on the minimal land use changes, the project is not anticipated to generate many new vehicle peak hour trips. The Mountain View Transit Center, which is a transit hub for multiple transit providers including Caltrain and VTA buses and shuttles, is located within the Downtown Precise Plan. Therefore, the project's effect on VMT is also anticipated to be minimal. Under these assumptions, up to 16 study intersections will be analyzed. No roadway segments or freeway segments are included, due to the minimal land use changes anticipated.

The study will include an analysis of pedestrian, bicycle, and transit mobility and accessibility.

Project Impacts and Mitigation

Since the timing of this environmental document will occur after the new CEQA guidelines have been adopted, VMT will be used to determine any potential significant impacts from the project. Kimley-Horn will compare the VMT for the Existing and Existing plus Project scenarios to determine the net difference in VMT and this difference will be compared to the established VMT thresholds. It should be noted that the project is unlikely to result in any new significant impacts due to the proximity of the project to the Mountain View Transit Center. If applicable, Kimley-Horn will develop feasible mitigation measures for any significant impacts, which will likely include transportation demand management (TDM) measures that future Plan-area developments can implement to reduce the impacts.

Project Meetings

This scope includes Kimley Horn staff attendance at one meeting, one Planning Commission, and one City Council hearing in conjunction with the analysis.

Utilities and Service Systems

Water and Sewer Systems Capacity

The Initial Study will describe the potential effects of the Downtown Precise Plan Updates on the City's water and sanitary sewer systems, based on detailed analysis to be completed by *Schaaf & Wheeler*, under contract to DJP&A. *Schaaf & Wheeler* will provide hydraulic computer modeling analyses for two of the City's wet utility systems: Potable Water and Sanitary Sewer. Two conditions will be studied to support the CEQA process: Existing and Future Cumulative. Both peak hour demand and max day demand with fire flow scenarios will be modeled under Existing Conditions. The Future Cumulative model analyzes 2030 General Plan Update (GPU) land use plus approved projects exceeding the 2030 GPU projections. The future cumulative model includes the 2030 water and sewer demand along with capital improvement projects (CIPs) to meet the future demand with the project. Deficiencies will be based on City adopted performance criteria for each wet utility system. The report will summarize project water demands/sewage generation, hydraulic results including existing capacity and future capacity with CIPs, and project fair-share contribution to

future required infrastructure improvements. Schaaf & Wheeler anticipates preparing one draft report and one final report.

Storm Drain System

Schaaf & Wheeler will provide hydraulic modeling to analyze the potential storm drainage impacts of development in the Precise Plan area. The modeling will use the computer model previously developed by Schaaf & Wheeler for the City as part of the Storm Drain Master Plan effort. The study will compare proposed project impervious areas with the hydraulic model impervious areas for the same parcels, as well as completing model simulations for existing and future conditions. Model simulation results will be provided for the design storm return period, consistent with the Storm Drain Master Plan.

The utilities section will also describe the project's impacts to solid waste facilities, electric and telecommunications services, and other utilities, as appropriate.

Other Potential Impacts

In addition to the issues describe above, DJP&A will address other environmental resource areas in the CEQA checklist including aesthetics, agriculture and forestry, hydrology and water quality, biological resources, energy, mineral resources, population and housing, public services, recreation, tribal cultural resources², wildfire, and mandatory findings of significance. These sections will be based upon existing available information, including information from the City's General Plan, General Plan EIR, and information provided by the City.

Preparation of Draft Mitigated Negative Declaration

DJP&A will prepare a draft MND in conformance with the CEQA Guidelines and the City of Mountain View requirements. The draft MND will describe the proposed project, present findings related to the environmental conditions, and include a copy of the Initial Study and mitigation measures to support the findings.

Preparation of Mitigation Monitoring and Reporting Program

In accordance with state law and CEQA Guidelines, DJP&A will draft a Mitigation Monitoring and Reporting Program (MMRP) identifying when mitigation measures will be implemented, who will be responsible for implementing them, and who will provide oversight. The draft MMRP will be submitted to the City with the Screencheck Initial Study.

² It is our understanding no tribes have contacted the City of Mountain View for Assembly Bill 52 consultation. This scope assumes tribal consultation for the Precise Plan Update will be completed by the City.

Notice of Intent and Notice of Determination

DJP&A will prepare the Notice of Intent to Adopt a Mitigated Negative Declaration (NOI) and Notice of Determination (NOD). The NOI will be submitted to the City with the Screencheck Initial Study and the NOD will be submitted to the City during the Initial Study/MND 20-day public review period.

Preparation of Responses to Comments

In the event public comments are received, or a formal protest is received, then DJP&A can support City staff in responding to comments on a time and materials basis, upon City's authorization. At this time, it is not known what issue may arise to elicit such public response.

Attendance of Meetings and Hearings

This scope of work includes DJP&A attendance of four project meetings and two public hearings, in addition to coordination by phone and email. DJP&A can attend additional meetings requested on a time and materials basis.

Project Management and Contract Administration

DJP&A will provide general Initial Study project management, contract administration, and coordination with the City and project team throughout the Initial Study process. The DJP&A Project Manager will coordinate with the City on a regular basis using email and telephone communications.

Estimated Schedule

DJP&A proposes the following optimum schedule for preparation of the Initial Study. DJP&A can commit to maintain the schedule in the areas that are within our control. Completion of the Initial Study, as outlined in the schedule below, is based upon receipt of project information listed on the following page in accordance with the schedule. Delays in receiving requested information or responses by others will result in at least day-for-day delays in the overall schedule.

Task	Duration of Task	Time Elapsed
1. DJP&A receives authorization to proceed and draft Updates to Precise Plan	---	1 day
2. DJP&A reviews project information and prepares and submits project description to the City	2 weeks	2 weeks
3. DJP&A receives traffic assessment from Kimley-Horn	6 weeks	6 weeks
4. DJP&A receives air quality, noise, and utility studies (after receipt of traffic data)	3 weeks	9 weeks
5. DJP&A prepares and submits 1 st ADIS (three weeks after completion of last technical study) to the City	3 weeks	12 weeks
6. City completes review of 1 st ADIS and technical studies and provides comments to DJP&A	4 weeks	16 weeks
7. DJP&A revises 1 st ADIS and technical studies and submits an electronic copy Screencheck IS, draft MMRP, and NOI to the City	3 weeks	19 weeks
8. City completes review of Screencheck IS and draft MMRP and provides comments to DJP&A	2 weeks	21 weeks
9. DJP&A revises Screencheck IS and submits an electronic copy and 20 hard copies of IS Final Report, and submits an electronic copy of MMRP to the City	1 week	22 weeks
10. DJP&A prepares NOD and submits to the City	1 week	23 weeks
11. Document Circulation (20-day review period)*	20 days	26 weeks
Total		+/-26

*This scope assumes the project would not be submitted to the State Clearinghouse and qualifies for a 20-day circulation period.

Cost Estimate

Based on our understanding of the project and technical reports required, the cost to prepare the Initial Study is estimated not to exceed **\$191,745**. A breakdown of the cost estimate is provided below. Costs will be charged on a time and materials basis, commensurate with work completed, in accordance with the charge rate schedule outlined on the following page. If DJP&A does not need all the time that has been budgeted, we will only bill for the time actually spent completing the work.

This scope assumes that no issues arise that would require any additional technical analysis or documentation. In the event additional technical analysis is required, we can complete that work on a time and materials basis, upon your authorization. Project description changes after our notice to proceed is received may have schedule and budget implications.

David J. Powers & Associates, Inc.	
• In-house staff time to prepare IS, MND, MMRP, notices, project management, meetings	\$43,040
• Reimbursables (travel, printing, etc.)*	\$1,665
Subconsultants*	
• Kimley-Horn (Traffic & Circulation)	\$63,205
• Schaaf & Wheeler (Water, Sewer, Storm Drain Study)	\$48,945
• Illingworth & Rodkin (Noise & Vibration)	\$13,225
• Illingworth & Rodkin (Air Quality)	<u>\$12,535</u>
Subtotal	\$182,615
Contingency	
• 5% of total cost	\$9,130
Total	\$191,745

* Subconsultant and reimbursable expenses include our standard 15 percent administrative fee.

Charge Rate Schedule³

Title	Hourly Rate
Senior Principal	\$300
Principal Project Manager	\$275
Senior Environmental Specialist	\$240
Senior Project Manager	\$215
Environmental Specialist	\$200
Biologist	\$190
Project Manager	\$190
Associate Project Manager	\$160
Assistant Project Manager	\$130
Researcher	\$115
Draftsperson/Graphic Artist	\$120
Document Processor/Quality Control	\$110
Administrative Manager	\$110
Office Support	\$95

Notes: Materials, outside services, and subconsultants include a 15 percent administration fee. Mileage will be charged per the current IRS standard mileage rate at the time costs occur.

³ David J. Powers & Associates, Inc. provides regular, clear and accurate invoices as the work on this project proceeds, in accordance with normal company billing procedures. The cost estimate prepared for this project does not include special accounting or bookkeeping procedures, nor does it include preparation of extraordinary or unique statements or invoices. If a special invoice or accounting process is requested, the service can be provided on a time and materials basis. Any fees charged to DJP&A for Client's third-party services related to invoicing, insurance certificate maintenance, or other administrative functions will be billed as a reimbursable expense.