CITY OF MOUNTAIN VIEW

MITIGATION MONITORING & REPORTING PROGRAM
East Whisman Precise Plan Project
State Clearinghouse #2017082051

Environmental Impacts	Mitigation and Avoidance Measures	Responsibility for Compliance	Method of Compliance and Oversight of Implementation	Timing of Compliance
Air Quality Impacts				
Impact AQ-3: Emissions of criteria pollutants during construction of future project under the Precise Plan could exceed Bay Area Air Quality Management District (BAAQMD) thresholds and result in a significant impact.	**MM AQ-3.1:** Construction criteria pollutant and toxic air contaminant quantification shall be required on individual projects developed under the Precise Plan once construction equipment and phasing details are available through modeling to identify impacts and, if necessary, include measures to reduce emissions below the applicable BAAQMD construction thresholds. Reductions in emissions can be accomplished through, not limited to, the following measures: • Construction equipment selection for low emissions; • Use of alternative fuels, engine retrofits, and added exhaust devices; • Low-VOC paints; • Modify construction schedule; and Implementation of BAAQMD Basic and/or Additional Construction Mitigation Measures for control of fugitive dust.	Project applicant and contractors implementing the project	Measures will be required to be implemented as part of demolition and development permits. Measures will be printed on all construction documents, contracts, and project plans prior to issuance of permits. Oversight of implementation by the City's Community Development Department.	Prior to and during any construction activities, as specified
Impact AQ-4: Health risks associated with exposure to TACs during temporary construction activities associated with development under the Precise Plan could significantly impact sensitive receptors.	Implementation of MM AQ-3.1 during development of future projects under the Precise Plan would reduce TAC-related health impacts at sensitive receptors to a less than significant level.			

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Hazards and Hazardous Materials Impacts				
Impact HAZ-3: Future construction and demolition activities could expose construction workers, the environment, and area residents to potentially unacceptable health risks from contaminated groundwater, soils, and soil gas.	**MM HAZ-3.1:** Prior to the start of any redevelopment activity, a property-specific Phase I Environmental Site Assessment (ESA) shall be completed in accordance with ASTM Standard Designation E 1527-13 (or the standard that is effective at the time the Phase I ESA is conducted) to identify Recognized Environmental Conditions, evaluate the property history, and establish if the property is likely to have been impacted by chemical releases. Soil, soil vapor, and/or groundwater quality studies shall subsequently be conducted, if warranted based on the findings of the property-specific Phase I ESAs, to evaluate if mitigation measures are needed to protect the health and safety of construction workers, the environment, and area residents. At properties identified as being impacted or potentially impacted by Recognized Environmental Conditions pertaining to contaminated soil, soil vapor and/or groundwater (based on the professional judgement of the environmental professional and/or determination by the City based on the property-specific Phase I ESA or subsequent studies), a Site Management Plan (SMP) shall be prepared prior to development activities to establish management practices for handling contaminated soil, soil vapor, groundwater, or other materials during construction activities. The SMP shall be prepared by an Environmental Professional and submitted to the overseeing regulatory agency (e.g., U.S.	Project applicant and contractors implementing the project.	Project will be evaluated during the development review and entitlement process to identify their compliance with this measure. Measures will be required as part of demolition and development permits, as applicable. Measures will be printed on all construction documents, contracts, and project plans prior to issuance of permits. Oversight of implementation by the City's Community Development Department, EPA, RWQCB, and/or County Department of Environmental Health	Prior to the approval of grading permits.

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	Environmental Protection Agency [EPA], Regional Water Quality Control Board [RWQCB] and/or County Department of Environmental Health) for review and approval prior to commencing construction activities. Management of site risks during earthwork activities in areas where impacted soil, soil vapor, and/or groundwater are present or suspected, shall be described. Worker training requirements and health and safety shall be described. The SMP shall be submitted to the City of Mountain View Planning Division for review. The project developer shall also submit to the City agency approval of the SMP or provide documentation of a regulatory agency's decision declining involvement in the project.			
Noise and Vibration				
Impact NOI-4: Construction activities during implementation of the Precise Plan could result in significant groundborne vibration-related impacts to existing structures.	**MM NOI-4.1:** Use drilled piles (which cause lower vibration levels) where geological conditions permit their use. In areas where project construction is anticipated to include vibration-generating activities, such as pile driving or use of vibratory rollers, in close proximity to existing structures, site-specific vibration studies should be conducted to determine the area of impact and to identify appropriate mitigation measures which may include the following: • Identification of sites that would include vibration compaction activities such as pile driving and have the potential to generate ground-borne vibration, and the sensitivity of	Project applicant and contractors implementing the project	Measures will be required to be implemented construction and development permits. Measures will be printed on all construction documents, contracts, and project plans prior to issuance of permits. Oversight of implementation by the City's Community Development Department.	During construction activities, as specified

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	nearby structures to ground-borne vibration. Vibration limits should be applied to all vibration-sensitive structures located within 200 feet of the project. A qualified structural engineer should conduct this task. • Development of a vibration monitoring and construction contingency plan to identify structures where monitoring would be conducted, set up a vibration monitoring schedule, define structure-specific vibration limits, and address the need to conduct photo, elevation, and crack surveys to document before and after construction conditions. • Construction contingencies would be identified for when vibration levels approached the limits. • At a minimum, vibration monitoring should be conducted during initial demolition activities and during pile driving activities. Monitoring results may indicate the need for more or less intensive measurements. • When vibration levels approach limits, suspend construction and implement contingencies to either lower vibration levels or secure the affected structures. • Conduct post-survey on structures where either monitoring has indicated high levels or complaints of damage has been made. Make appropriate repairs or compensation where damage has occurred as a result of construction activities.			

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Transportation				
Impact TRA-4: Street C would result in increased light rail vehicle delay due to the slower train speeds through the crossing, disrupting the existing facility.	**MM TRA-4.1:** The proposed Street C shall be removed from the Precise Plan and replaced with a grade-separated multi-use path (public pedestrian and bicycle access). This improvement would eliminate disruption of the existing light rail facility and there would be no impact.	The Adopted Precise Plan reflects this change. The multi-use path may be constructed by the City or project applicants during construction of adjacent projects	Oversight of implementation by the City's Community Development Department and/or implementation of the improvement through the City's Capital Improvement Program by the Public Works Department.	As adjacent properties redevelop
Utilities and Service Systems				
Impact UTL-1: Future large-scale, site-specific development projects associated with implementation of the Precise Plan could result in impacts to the existing water, sewer, and storm drainage infrastructure. Proposed new development may require upsizing and/or improvements to nearby water distribution, sewer, and storm drainage infrastructure to accommodate growth associated with larger projects.	**MM UTL-1.1:** The City shall require, determined on a project by project basis, the preparation of a site-specific utility analysis of applicable water, sewer, and stormwater infrastructure systems adjacent to and downstream of the project site to identify capacity issues. The utility impact analysis will be submitted to the Planning Division as part of future project applications. The analysis will determine the proportional utility impact fees to be paid under the nexus study and will identify any other utility infrastructure improvements required as a result of individual projects.	Project applicant and contractors implementing the project	Measures will be required to be implemented as part of development permits based on the findings of the future site-specific utility studies and public works requirements. Measures will be printed on all construction documents, contracts, and project plans prior to issuance of permits. Oversight of implementation by the City's Community Development Department and Public Works Department.	Prior to and during any construction activities, as specified

SOURCE: City of Mountain View. East Whisman Precise Plan Draft Environmental Impact Report (EIR). June 2019. and Final EIR. September 2019.