

MITIGATED NEGATIVE DECLARATION

CITY OF MOUNTAIN VIEW CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) MITIGATED NEGATIVE DECLARATION

I. INTRODUCTION

A. LEAD AGENCY AND ADDRESS

Community Development Department
City of Mountain View
500 Castro Street
P.O. Box 7540
Mountain View, CA 94039

B. CONTACT PERSON AND PHONE NUMBER

Eric Anderson, AICP
Planner
City of Mountain View
(650) 903-6306

C. PROJECT SPONSOR AND ADDRESS

Renault & Handley, Inc.
625 Ellis Street, Suite #101
Mountain View, CA 94039-7540

D. EXISTING GENERAL PLAN DESIGNATION AND ZONING

General Plan: *High Intensity Office*
Zoning District: *ML Limited Industrial*

E. PROJECT DESCRIPTION

The project proposes to demolish all existing structures and surface parking, in order to redevelop the site with a new five-story office building containing approximately 178,477 square feet of space. The project would also construct a 484 space four-level parking garage, and 51 surface parking spaces, and would implement circulation, pedestrian, and bicycle improvements. Of the 90 trees on the site, 54 would be removed, 29 of which are Heritage trees. New trees and landscaping would also be planted. The proposed project would increase development on the site by approximately 102,636 square feet.

The proposed office building would be located on the northeast portion of the project site fronting Clyde Avenue, with the parking garage located on the western side. The project would include common areas, landscaping, and new utility infrastructure. Amenities such as an employee patio, roof deck, pedestrian walkways, ground floor showers and lockers, and bicycle storage are included in the project design. The proposed five-story office building would extend to a total height of approximately 87.5 feet, and the four-level parking garage would extend to a total height of approximately 48 feet.

F. LOCATION OF PROJECT

The 5.15-acre project site consists of two parcels (APNs 160-55-015 and -016) located at 580 and 620 Clyde Avenue in the City of Mountain View. The project is located on the west side of Clyde Avenue, north of East Middlefield Road and east of Ellis Street in the 2030 General Plan's East Whisman Change Area and the Moffett/Whisman planning neighborhood.

Surrounding land uses include one-story office and industrial development to the east, south, and west, and a recently constructed six-story Samsung office campus is located directly north of the proposed project site, across Clyde Avenue. The NASA-Ames Research Center/Moffett Federal Airfield is located to the north, north of U.S. Highway 101, and the Sunnyvale Golf Course is located east of Clyde Avenue.

II. MITIGATION MEASURES

Hazards and Hazardous Materials

MM HAZ-1.1: Soils on-site encountered during demolition and construction activities shall be tested for residual agricultural chemicals and those that are identified as containing elevated concentrations of agricultural chemicals shall be removed and disposed of in accordance with all federal, state, and local, regulations.

MM HAZ-2.1: A Site Management Plan (SMP) to be reviewed and approved by the RWQCB or other appropriate oversight agency shall be developed to establish management practices for handling, managing, temporarily storing, and disposing of contaminated soil and/or groundwater if encountered during demolition and construction activities. In addition, the SMP shall address such construction-related issues as site access and control, monitoring for VOC vapors, dust mitigation, decontamination procedures, and contingency measures in the event that suspect soil conditions are identified during redevelopment construction. Upon completion of construction activities, a report shall be prepared to document implementation of the SMP, including installation of the vapor barrier.

A hazardous materials licensed contractor shall conduct construction earthwork activities with properly trained employees in areas where contaminated soil or groundwater are encountered. Employees conducting earthwork activities in these areas of the site must complete a 40-hour

Hazardous Waste Operations and Emergency Response Standard (HAZWOPER) training course (29 CFR 1910.120), including respirator and personal protective equipment training.

A Health and Safety Plan (HSP) shall be prepared for use by contractors at the site that addresses the safety and health hazards of each phase of site operations and that includes the requirements and procedures for employee protection.

- MM HAZ-2.2:** Excavated soils will be characterized prior to off-site disposal or reuse on-site. Appropriate soil characterization, storage, transportation, and disposal procedures shall be followed. Contaminated soils shall be disposed of at a licensed facility.
- MM HAZ-2.3:** If utility trenches extended into the top of groundwater, appropriate soil measures shall be implemented to reduce groundwater migration through trench backfill and utility conduits. Such measures may include placement of low-permeability backfill “plugs” at appropriate intervals on-site and where the utility trenches extends off-site. If utility conduits are placed below groundwater, they shall be installed with water-tight fittings to reduce the potential for groundwater to migrate into the conduits.
- MM HAZ-2.4:** If utility trenches extend into the top of groundwater, and due to the nature of the VOCs and their potential detrimental impacts on utility pipelines, a corrosion study must be performed by a licensed professional engineer to determine protective measures for utilities, which could include wrapping piping with corrosion resistant tape, applying an epoxy coating, using corrosion resistant materials (including pipes, gaskets, flanges, and couplings), and/or installing a cathodic protection system.
- MM HAZ-2.5:** The installation of vapor mitigation system consisting of an impermeable barrier and sub-slab venting shall be required to help protect occupants against potential vapor intrusion of VOCs into the indoor air space of the proposed office building.
- MM HAZ-2.6:** An Operations and Maintenance (O&M) Plan shall be prepared if contaminated soil (as defined in the SMP) is encountered during redevelopment and is subsequently decided to be left in place. The purpose of this plan is to notify tenants and future property owners of the existence and location of the contamination, and to provide protocols for handling this soil if encountered during future site maintenance activities.

- MM HAZ-2.7:** An as-built report shall be prepared to document the installation and final configuration for the vapor mitigation. The report will include mechanisms for restoring the barrier integrity in the event that future tenant improvements require penetration of the sub-slab vapor barrier, or in the event of any suspected vapor barrier breach or failure.
- MM HAZ-3.1:** To identify and quantify ACMs in the buildings, a sampling and testing shall be completed for all existing buildings prior to demolition activities.
- MM HAZ-3.2:** All potential friable ACMs shall be removed in accordance with the National Emissions Standards for Hazardous Air Pollutants (NESHAP) guidelines prior to building demolition or activities that could disturb the materials.
- MM HAZ-3.3:** All demolition activities shall be undertaken in accordance with Cal/OSHA standards, contained in Title 8 of the California Code of Regulations (CCR), Section 1529, to protect workers from exposure to asbestos. Materials containing more than one percent asbestos are also subject to Bay Area Air Quality Management District (BAAQMD) regulations.
- MM HAZ-3.4:** Surveys and sampling for lead-based paint shall be completed prior to demolition. If lead-based paint is bonded to building materials, removal is not required. If the paint is flaking, peeling, or blistering, it shall be removed prior to demolition.
- MM HAZ-3.5:** During demolition activities, all building materials containing lead-based paint shall be removed in accordance with Cal/OSHA Lead in Construction Standard, Title 8, CCR 1532.1, including employee training, employee air monitoring and dust control.
- MM HAZ-3.6:** Any debris or soil containing lead-based paint or coatings encountered during demolition and construction activities shall be disposed of at landfills that meet acceptance criteria for the waste being disposed.

Utilities and Service Systems

- MM UTL-1.1:** The project would construct and upsize sanitary sewer Pipe 1105 segment to 15-inches and would also upsize Pipe 1102 segment to 12-inches or pay a fair share contribution to the City for upsizing pipelines in the system to achieve appropriate hydraulic capacity.

III. DETERMINATION

In accordance with local procedures regarding the California Environmental Quality Act (CEQA), the Community Development Director has conducted an Initial Study to determine whether the proposed project may have a significant adverse effect on the environment, and on the basis of that study recommends the following determination:

The proposed project will not have a significant effect on the environment based on the implementation of the required mitigation measures, and therefore, an Environmental Impact Report (EIR) is not required.

The Initial Study incorporates all relevant information regarding potential environmental effects of the project and confirms the determination that an EIR is not required.

IV. FINDINGS

Based on the findings of the Initial Study, the proposed project will not have a significant effect on the environment for the following reasons:

- A. As discussed in the preceding sections, the proposed project does not have the potential to significantly degrade the quality of the environment, including effects on animals or plants, or to eliminate historic or prehistoric sites.
- B. As discussed in the preceding sections, both short-term and long-term environmental effects associated with the proposed project will be less than significant.
- C. When impacts associated with the adoption of the proposed project are considered alone or in combination with other impacts, the project-related impacts are insignificant.
- D. The above discussions do not identify any substantial adverse impacts to people as a result of the proposed project.
- E. This determination reflects the independent judgment of the City.



Name/Title
ASSOCIATE PLANNER

May 31, 2016
Date

SECTION 9.0 MITIGATION MONITORING OR REPORTING PROGRAM

The *580-620 Clyde Avenue Office Project Mitigation Monitoring or Reporting Program* is provided on the following pages.



Environmental Impacts	Mitigation and Avoidance Measures	Responsibility for Compliance	Method of Compliance and Oversight of Implementation	Timing of Compliance
HAZARDS AND HAZARDOUS MATERIALS				
<p>Impact HAZ-1: Construction workers may be subject to hazards from residual agricultural pesticides present in on-site soils.</p> <p>[Significant Impact]</p>	<p>MM HAZ-1.1: Soils encountered during demolition and construction activities shall be tested for residual agricultural chemicals and those that are identified as containing elevated concentrations of agricultural chemicals shall be removed and disposed of in accordance with all federal, state, and local regulations.</p> <p>[Less than Significant Impact with Mitigation Measures Incorporated in the Project]</p>	<p>Project applicant (developer), and contractors.</p>	<p>All measures will be required as part of the demolition or grading permits, as specified. All measures will be printed on all construction documents, contracts, and project plans prior to issuance of permits.</p> <p>Oversight of implementation by the City's Community Development Department.</p>	<p>Prior to any grading, tree removal, or construction activities, as specified.</p>
<p>Impact HAZ-2: Contaminated soils, soil vapor, groundwater or other materials could be encountered during redevelopment of the site.</p> <p>[Significant Impact]</p>	<p>MM HAZ-2.1: A Site Management Plan (SMP) to be reviewed and approved by the Regional Water Quality Control Board (RWQCB) or other appropriate oversight agency shall be developed to establish management practices for handling, managing, temporarily storing, and disposing of contaminated soil and/or groundwater if encountered during demolition and construction activities. In addition, the SMP shall address such construction-related issues as site access and control, monitoring for VOC vapors, dust mitigation, decontamination procedures, and contingency measures in the event that suspect soil conditions are identified during redevelopment construction. Upon completion of construction activities, a report shall be prepared to document implementation of the</p>	<p>Project applicant and contractors.</p>	<p>All measures will be required as part of the demolition, grading or building permits, as specified. All measures will be printed on all construction documents, contracts, and project plans prior to issuance of permits.</p> <p>Oversight of implementation by the City's Community</p>	<p>Prior to construction activities and prior to issuance of building occupancy permits, as specified.</p>

Environmental Impacts	Mitigation and Avoidance Measures	Responsibility for Compliance	Method of Compliance and Oversight of Implementation	Timing of Compliance
	<p>SMP, including installation of the vapor barrier.</p> <p>A hazardous materials licensed contractor shall conduct construction earthwork activities with properly trained employees in areas where contaminated soil or groundwater are encountered. Employees conducting earthwork activities in these areas of the site must complete a 40-hour Hazardous Waste Operations and Emergency Response Standard (HAZWOPER) training course (29 CFR 1910.120), including respirator and personal protective equipment training.</p> <p>A Health and Safety Plan (HSP) shall be prepared for use by contractors at the site that addresses the safety and health hazards of each phase of site operations and that includes the requirements and procedures for employee protection.</p> <p>MM HAZ-2.2: Excavated soils will be characterized prior to off-site disposal or reuse on-site. Appropriate soil characterization, storage, transportation, and disposal procedures shall be followed. Contaminated soils shall be disposed of at a licensed facility.</p> <p>MM HAZ-2.3: If utility trenches extended into the top of groundwater, appropriate soil measures shall be implemented to reduce groundwater migration through trench backfill and utility conduits. Such measures may include placement of low-permeability backfill “plugs” at appropriate intervals on-site and where the utility trenches extends off-site. If utility conduits are placed below groundwater, they shall be installed with water-tight fittings to reduce the potential for groundwater to migrate into the conduits.</p> <p>MM HAZ-2.4: If utility trenches extend into the top of</p>		Development Department, Regional Water Quality Control Board (RWQCB), as specified.	

Environmental Impacts	Mitigation and Avoidance Measures	Responsibility for Compliance	Method of Compliance and Oversight of Implementation	Timing of Compliance
	<p>groundwater, and due to the nature of the VOCs and their potential detrimental impacts on utility pipelines, a corrosion study must be performed by a licensed professional engineer to determine protective measures for utilities, which could include wrapping piping with corrosion resistant tape, applying an epoxy coating, using corrosion resistant materials (including pipes, gaskets, flanges, and couplings), and/or installing a cathodic protection system.</p> <p>MM HAZ-2.5: The installation of vapor mitigation system consisting of an impermeable barrier and sub-slab venting shall be required to help protect occupants against potential vapor intrusion of VOCs into the indoor air space of the proposed office building.</p> <p>MM HAZ-2.6: An Operations and Maintenance (O&M) Plan shall be prepared if contaminated soil (as defined in the SMP) is encountered during redevelopment and is subsequently decided to be left in place. The purpose of this plan is to notify tenants and future property owners of the existence and location of the contamination, and to provide protocols for handling this soil if encountered during future site maintenance activities.</p> <p>MM HAZ-2.7: An as-built report shall be prepared to document the installation and final configuration for the vapor mitigation. The report will include mechanisms for restoring the barrier integrity in the event that future tenant improvements require penetration of the sub-slab vapor barrier, or in the event of any suspected vapor barrier breach or failure.</p> <p>[Less than Significant Impact with Mitigation Measures Incorporated in the Project]</p>			

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<p>Impact HAZ-3: Hazardous materials contamination from asbestos-containing materials and lead-based paint remaining on the site could pose a risk to construction workers and adjacent uses during building demolition.</p> <p>[Significant Impact]</p>	<p>MM HAZ-3.1: To identify and quantify ACMs in the buildings, sampling and testing shall be completed for all existing buildings prior to demolition activities.</p> <p>MM HAZ-3.2: All potentially friable ACMs shall be removed in accordance with the National Emissions Standards for Hazardous Air Pollutants (NESHAP) guidelines prior to building demolition or activities that could disturb the materials.</p> <p>MM HAZ-3.3: All demolition activities shall be undertaken in accordance with Cal/OSHA standards, contained in Title 8 of the California Code of Regulations (CCR), Section 1529, to protect workers from exposure to asbestos. Materials containing more than one percent asbestos are also subject to Bay Area Air Quality Management District (BAAQMD) regulations.</p> <p>MM HAZ-3.4: Surveys and sampling for lead-based paint shall be completed prior to demolition. If lead-based paint is bonded to building materials, removal is not required. If the paint is flaking, peeling, or blistering, it shall be removed prior to demolition.</p> <p>MM HAZ-3.5: During demolition activities, all building materials containing lead-based paint shall be removed in accordance with Cal/OSHA Lead in Construction Standard, Title 8, CCR 1532.1, including employee training, employee air monitoring and dust control.</p> <p>MM HAZ-3.6: Any debris or soil containing lead-based paint</p>	<p>Project applicant and contractors.</p>	<p>All measures will be required as part of the grading or demolition permits, as specified. All 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.</p>	<p>Prior to any demolition and construction activities, as specified.</p>

Environmental Impacts	Mitigation and Avoidance Measures	Responsibility for Compliance	Method of Compliance and Oversight of Implementation	Timing of Compliance
	<p>or coatings encountered during demolition and construction activities shall be disposed of at landfills that meet acceptance criteria for the waste being disposed.</p> <p>[Less than Significant Impact with Mitigation Measures Incorporated in the Project]</p>			
UTILITIES AND SERVICE SYSTEMS				
<p>Impact UTL-1: Sewer flows generated by the proposed project under 2030 Future Cumulative Conditions would contribute flows that would cause performance and capacity deficiencies at two segments of the sanitary sewer system.</p> <p>[Significant Impact]</p>	<p>MM UTL-1.1: The project would construct and upsized sanitary sewer Pipe 1105 segment to 15-inches and would also upsized Pipe 1102 segment to 12-inches or pay a fair share contribution to the City for upsizing pipelines in the system to achieve appropriate hydraulic capacity.</p> <p>[Less Than Significant Impact with Mitigation Measures Incorporated in the Project]</p>	Project applicant and contractors.	<p>Improvement plans or fair-share agreement to be approved prior to the issuance of first (foundation) building permits.</p> <p>Oversight of implementation by the City's Community Development Department and/or Public Works Department.</p>	Prior to any construction activities, as specified.

SOURCE: City of Mountain View. 580-620 Clyde Avenue Office Project Initial Study/Draft Mitigated Negative Declaration. March 2016.