CITY OF MOUNTAIN VIEW
CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)
DRAFT 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 94039-7540

B. Contact Person and Phone Number

Scott Plambaeck, Senior Planner
City of Mountain View
(650) 903-6306

C. Project Sponsor and Address

Dividend Homes Inc.
385 Woodview Avenue, Suite 100
Morgan Hill, CA 95037

D. Existing General Plan Designation and Zoning

General Plan: *Medium High Density Residential*
Zoning District: *P(32)*: *Evandale Precise Plan*

E. Project Description

The proposed project is the demolition of two recreational vehicle (RV) parks (29 spaces), one mobile home, two single-family homes, an eight-unit motel, a small commercial business, and the RV park office, and the construction of 35 attached rowhouse units on a 1.79-acre site at 133 and 149 Fairchild Drive in the City of Mountain View. The proposed project includes the removal of seven protected trees, and the construction of curbs, sidewalks, and utility infrastructure improvements within the public right-of-way on Fairchild Drive and Evandale Avenue. The project also includes the dedication of 0.27 acres to the City to be used as city parkland.

F. Location of Project

The proposed project located on the south side of Fairchild Drive between Tyrella Avenue and North Whisman Road in the P-32 (Evandale Area) Precise Plan.

II. MITIGATION MEASURES

Air Quality

MM AQ-1: The following mitigation measures shall be implemented during all phases of construction on the project site to prevent visible dust emissions from leaving the site:

a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
c. All visible mud or dirt track-out onto adjacent public roads shall 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 shall be limited to 15 mph.
e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall 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 measure Title 13, Section 2485 of California Code of Regulations [CCR]). 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 visible emissions evaluator.
h. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

Implementation of this mitigation measure shall be the responsibility of project site developers.

MM AQ-2a: Prior to the issuance of a building permit, the project applicant shall conduct sampling and testing of existing buildings to determine the extent and presence of ACM in all buildings on the site.

Implementation of this mitigation measure is the responsibility of the project applicant.

MM AQ-2b: Prior to the commencement of demolition activities on the site, the applicant shall consult with the Air District Enforcement to determine permit requirements based upon the results of site-specific testing and sampling. Removal of asbestos-containing building materials is subject to the limitations of District Regulation 11, Rule 2: Hazardous Materials; Asbestos Demolition, Renovation and Manufacturing.

Implementation of this mitigation measure is the responsibility of the project applicant.

MM AQ-2c: All demolition activities shall be undertaken in accordance with CalOSHA

standards contained in Title 8 of the California Code of Regulations CCR Section 1529 to protect workers from exposure.

MM AQ-1: Implement AQ-1, See above.

MM AQ-3: Use of newer, retrofitted or alternatively powered construction equipment to minimize emissions shall be used in construction of the project. Such equipment selection would include the following:

a. All diesel-powered construction equipment larger than 50 horsepower and operating on site for more than two days continuously shall meet U.S. EPA particulate matter emissions standards for Tier 2 engines or equivalent. Note that the construction contractor could use other measures to minimize construction period diesel particulate matter emissions to reduce the predicted cancer risk below the thresholds. Such measures may be the use of alternative powered equipment (e.g., LPG powered forklifts), alternative fuels (e.g., biofuels), added exhaust devices, or a combination of measures, provided that these measures are approved by the lead agency.
b. The applicant shall ensure that this requirement is included on all construction bid documents, prior to issuance of a demolition permit.

Implementation of this mitigation measure is the responsibility of the project applicant.

MM AQ-4a: The project shall include the following measures to minimize long-term toxic air contaminant (TAC) exposure for new residences, prior to issuance of an occupancy permit:

a. Install air filtration in residential or other buildings that would include sensitive receptors that have predicted PM2.5 concentrations above 0.3 µg/m3 or excess lifetime cancer risk of 10.0 per million or greater. Air filtration devices shall be rated MERV 13 or higher, depending on the calculated impact at the site (see Figures 2 and 3 of the Community Health Risk Assessment). At minimum, MERV 13 systems are required for portions of the site with cancer risks between 10 and 20 persons per million.
b. To ensure adequate health protection to sensitive receptors, a ventilation system shall meet the following minimum design standards (Department of Public Health City and County of San Francisco, 2008):
    1. A MERV-13, or higher, rating that represents a minimum of 80 percent efficiency to capture small particulates;
    2. At least one air exchange(s) per hour of fresh outside filtered air;
    3. At least four air exchange(s) / hour recirculation; and
    4. At least 0.25 air exchange(s) per hour in unfiltered infiltration.

As part of implementing this measure, an ongoing maintenance plan for the buildings' HVAC air filtration system shall be required. Recognizing that emissions from air pollution sources are decreasing, the maintenance period shall last as long as significant excess cancer risk or annual PM2.5 exposures are predicted. Subsequent studies could be conducted to identify the ongoing need for the ventilation systems as future information becomes available.

c. The project proponent shall ensure that lease agreement(s) and other property documents and Covenants, Conditions and Restrictions include provisions that require the following actions:
    1. Cleaning, maintenance, and monitoring of the affected buildings for air flow leaks;
    2. New owners and tenants are provided information on the ventilation system; and
    3. Fees associated with owning or leasing a unit(s) in the building include funds for cleaning, maintenance, monitoring, and replacements of the filters, as needed.
d. Prior to building occupancy, the project proponent shall hire an authorized air pollutant consultant verify the installation of all necessary measures to reduce toxic air contaminant (TAC) exposure.
e. A properly maintained vegetative barrier along the site boundary nearest the freeway could further reduce particulate concentrations, including DPM.

Implementation of this mitigation measure is the responsibility of the project applicant.

Biological Resources

MM BIO-1: To avoid impacts to nesting birds, the project applicant will attempt to schedule noise-generating construction activities and tree removal outside of the nesting bird season. The nesting bird season is February 1 to August 31. If the project applicant determines that construction must occur during the nesting season, then a qualified biologist shall conduct a pre-construction survey for nesting birds to ensure that no nests would be disturbed during project construction/tree removal. This survey shall be conducted no more than 7 days prior to the initiation of disturbance activities during the early part of the nesting season (February through April) and no more than 30 days prior to the initiation of disturbance activities during the late part of the nesting season (May through August).

If no active nests are present within 250 feet of construction or tree removal, then activities can proceed as scheduled. However, if an active nest is detected during the survey within 250 feet of construction or tree removal, then the establishment of a protective buffer zone from each active nest (typically 250 feet for raptors and 75 feet for other species) shall be clearly delineated or fenced until the juvenile bird(s) have fledged (left the nest),

unless the biologist determines that construction noise/tree removal would not impact the active nest.

Implementation of this mitigation measure shall be the responsibility of the project applicant.

MM BIO-2: Heritage trees removed from the project site shall be replaced based on a 2:1 ratio with 24-inch box specimens. Additional new trees may be required by the City to replace the other trees to be removed on the site. Prior to tree removal, the species and location of replacement trees shall be approved by the City of Mountain View Arborist and Zoning Administrator.

Implementation of this mitigation measure shall be the responsibility of the project applicant.

MM BIO-3: Prior to initiation of construction, to reduce the impact of construction on trees remaining on the site and trees adjacent to the site, a report prepared by a qualified arborist detailing tree protection and preservation measures shall be prepared for the project. This report shall detail care necessary for trees remaining on the site before, during, and after construction. The 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.

The tree protection measures listed in the arborist's report shall be included as notes on the title sheet of all grading and landscape plans. These measures shall include, but may not be limited to, six-foot chain link fencing at the drip line, a continuous maintenance and care program, and protective grading techniques. No materials may be stored within the drip line of any tree on the project site.

Implementation of this mitigation measure shall be the responsibility of the project applicant.

Cultural Resources

MM CR-1a: Prior to the onset of site preparation and excavation, a qualified professional archaeologist shall be hired at the applicant’s expense to act as the project archaeologist and monitor all earth-disturbing activities including, but not limited to, grading, trenching and demolition and construction excavation. Archaeological monitoring shall be carried out in two phases as follows:

1. Phase 1 shall consist of monitoring during earthmoving activities for demolition,
2. Phase 2 shall consist of archaeological monitoring during construction excavation for the proposed project.

MM CR-1b: At the completion of the Phase I monitoring, and prior to the onset of construction excavation, the project archaeologist shall prepare and submit to the Zoning Administrator, a letter report summarizing field finds and making a recommendation on the possible need for archaeological mitigation excavation and/or continued monitoring of construction excavation. The report shall identify temporary and permanent curation facilities for any materials that may be recovered during monitoring and/or archaeological mitigation excavation (data recovery). This measure shall be implemented at the applicant's expense.

MM CR-1c: If individual artifacts and/or intact archaeological features are discovered at any time during site preparation and excavation activities, work shall be halted at a minimum of 165 feet (50 meters) from the find and the area shall be staked off. The following measures shall be implemented under the direction of the project archaeologist and at the applicants' expense, including, but not limited to the following:

a. Procedures for Discovery of Artifacts. During the course of earthmoving activities, any individual artifacts (prehistoric or historic) noted by the archaeological monitor will be collected and stored for further analysis. Temporary cessation of excavation may be necessary for the efficient and safe retrieval of these materials. Work may be allowed to proceed elsewhere on the site with approval from and under the direction of the project archaeologist, while the find is evaluated.
b. Procedures for Discovery of an Intact Archaeological Features/Deposit. During the course of earthmoving activities should an intact archaeological feature/deposit be discovered, excavation and construction activities may be halted for the purpose of identifying and mapping the material, and find-specific mitigation recommendations will be discussed with the project representative. These recommendations may include sampling, or salvage recovery of the archaeological material if appropriate for the protection of the resource.
c. Procedures for Archaeological Mitigation Excavation. Archaeological mitigation excavation may be required in the event that previously undiscovered significant archaeological artifacts or intact features are encountered during the archaeological monitoring of earth-disturbing demolition and construction activities. This would consist of the excavation of a volumetric sample of an archaeological deposit based on the total proposed earthmoving activities. Both mechanical and hand excavation/screening are considered appropriate in order to execute an archaeological mitigation plan. Placement of the excavation areas is based on available archival background data, field observations, and suggested locations by project representatives. Mechanical and/or hand excavation would be conducted at the discretion of the project archaeologist using standard archaeological techniques.

Laboratory Methods. Scientific analysis will be performed on any resources recovered from the archaeological monitoring for this project following basic laboratory operations. Any artifacts and archaeological features found during construction shall be removed, cleaned, or stabilized/conserved, and catalogued in accordance with professional curation practices.

Curation. Upon completion of the monitoring program, and submittal of the final report of findings, cultural materials recovered during monitoring and data recovery shall be appropriately curated.

MM CR-1d: The project applicant shall include mitigation measures CR-1a – CR-1c on all construction and bid documents for the project.

MM CR-1e: The project archaeologist shall prepare at the applicant's expense, a final report documenting and synthesizing all data collected from the above mentioned measures. The report shall include recording and analysis of materials recovered, conclusions, and any additional recommendations. The project archaeologist shall submit the report to the Zoning Administrator and shall file the report with the California Historical Resources File System, Northwest Information Center (CHRIS/NWIC) at Sonoma State University.

MM CR-2a: In the event of the discovery of human remains during construction, construction activities within 30 feet of the find shall be halted for evaluation by a qualified archaeologist. 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 human and of Native American origin, the Most Likely Descendent (MLD) assigned by the Native American Heritage Commission (NAHC) shall recommend techniques of removal and procedures for reburial.

Associated grave goods and soil samples will be analyzed per agreement with the Most Likely Descendent. Diagnostic artifacts such as projectile points, shell beads, and ground stone artifacts will be studied and illustrated for the final report. Radiocarbon dating and obsidian hydration and sourcing may be undertaken if suitable samples are present.

Reinternment of human remains will be performed in concordance with California law. The MLD will be consulted as to procedural detail. The location and procedures of this undertaking will be recorded by the project archaeologist. This information will be included in the final report required by mitigation measure CR-1e, or if necessary, as an addendum to the report.

MM CR-2b: The project applicant shall include mitigation measure CR-2a on all construction and bid documents for the project.

Hazards and Hazardous Materials

MM HAZ-1: Prior to issuance of a demolition permit, the project proponent shall have a lead survey completed by a qualified practitioner in accordance with the applicable regulations. The lead survey shall include an assessment of lead in building materials. If measured lead levels in or adjacent to a structure exceed established thresholds, a work plan shall be developed and implemented to remove and dispose of the lead-containing materials in accordance with the established regulations.

MM HAZ-2a: To protect construction workers from exposures to contaminated soils and/or groundwater during excavation activities on the site, including the public park, the project proponent shall, prior to the commencement of demolition and excavation activities, prepare and submit a Soil Management and Air Monitoring Plan to the U.S. Environmental Protection Agency for review and comment. The final copy shall be sent to the Santa Clara County Department of Health. During implementation of the Plan, groundwater, soil gas, soil, and air sampling may be necessary.

Implementation of this mitigation measure is the responsibility of the project applicant and shall be completed prior to issuance of demolition and building permits.

MM HAZ-2c: To protect future residents from trichloroethene (TCE)/other volatile organic compound exposures over the lifetime of the project, the project proponent shall cooperate with ongoing groundwater and vapor intrusion monitoring on-site as required by the U.S. Environmental Protection Agency until concentrations decrease to levels that would allow closure. The project proponent shall include this requirement on all project bid documents and Covenants, Conditions and Restrictions.

Implementation of this mitigation measure is the responsibility of the project applicant.

MM HAZ-2d: Prior to issuance of building permits, the project design shall incorporate appropriate structural and engineering features to reduce the risk of vapor intrusion into the new buildings. Appropriate design features shall be determined prior to application for a building permit subject to the review and approval of the U.S. Environmental Protection Agency and the City of Mountain View building official. Appropriate design features may include, but not be limited to, the following:

a. Installation of an impermeable vapor barrier and sub-slab passive vapor ventilation with the ability to be made active in all new buildings;
b. Seal any penetrations;
c. Placement of low-permeability backfill where utility trenches extend off site;
d. Placement of utility conduits above groundwater levels or, in the alternative, installed with water-tight fittings to reduce the potential for groundwater to leak into conduits;

e. Install corrosion-resistant utilities piping, flanges, gaskets, couplings and other fittings; and/or
f. Other structural or engineered considerations determined to provide equivalent levels of protection by the U.S. Environmental Protection Agency.
g. The project proponent shall include this requirement on all project bid documents and Covenants, Conditions and Restrictions.
h. Implementation of this mitigation measure is the responsibility of the project applicant.

MM HAZ-2e: If additional on site groundwater or soil vapor treatment vapor intrusion remediation or other remediation strategies are required by the U.S. Environmental Protection Agency to reduce trichloroethene (TCE) concentrations on the site and within the vicinity to that which would allow closure, the project proponent shall cooperate with these measures. The project proponent shall include this requirement on all project bid documents and Covenants, Conditions and Restrictions.

Implementation of this mitigation measure is the responsibility of the project applicant.

Noise

MM NOI-1: The applicant shall have an acoustical consultant review the construction design details and materials to ensure that appropriate noise control measures are incorporated into the project so that interior noise levels are reduced to 45 dBA Ldn or less. The acoustical consultant shall review the construction plans, building elevations, and floor plans prior to construction to calculate expected interior and exterior noise levels and ensure compliance with City policies and State noise regulations.

If determined necessary by the construction-level acoustical analysis, appropriate building construction techniques including sound-rated windows, doors, and building façade treatments including sound rated wall construction, acoustical caulking, etc., shall be required for residential units facing public streets. Building sound insulation requirements shall include the provision of forced-air mechanical ventilation for all residential units, so that windows could be kept closed at the occupant's discretion to control noise.

MM NOI-2:

1. Pursuant to the City Code, restrict noise-generating activities at the construction site or in areas adjacent to the construction site to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday. Construction shall be prohibited on Saturdays, Sundays and holidays.
2. Equip all internal combustion engine driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.
3. Unnecessary idling of internal combustion engines should be strictly

prohibited.

4. Located stationary noise generating equipment such as air compressors or portable power generators as far as possible from sensitive receptors. Construct temporary noise barriers to screen stationary noise generating equipment when located near adjoining sensitive land uses. Temporary noise barriers could reduce construction noise levels by 5 dBA.
5. Utilize "quiet" air compressors and other stationary noise sources where technology exists.
6. Route all construction traffic to and from the project site via designated truck routes where possible. Prohibit construction related heavy truck traffic in residential areas where feasible.
7. Control noise from construction workers' radios to a point where they are not audible at existing residences bordering the project site.
8. The contractor shall prepare and submit to the City for approval a detailed construction plan identifying the schedule for major noise-generating construction activities.
9. Designate a "disturbance coordinator" who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and will require that reasonable measures warranted to correct the problem be implemented. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include in it the notice sent to neighbors regarding the construction schedule.

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.

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Scott Plambaeck, Senior Planner Date

133-149 FAIRCHILD DRIVE ROWHOUSE PROJECT (133-14-PUD) MITIGATION MONITORING PROGRAM

INTRODUCTION

CEQA Guidelines section 15097 requires public agencies to adopt reporting or monitoring programs when they approve projects subject to an environmental impact report or a negative declaration that includes mitigation measures to avoid significant adverse environmental effects. The reporting or monitoring program is to be designed to ensure compliance with conditions of project approval during project implementation in order to avoid significant adverse environmental effects.

The law was passed in response to historic non-implementation of mitigation measures presented in environmental documents and subsequently adopted as conditions of project approval. In addition, monitoring ensures that mitigation measures are implemented and thereby provides a mechanism to evaluate the effectiveness of the mitigation measures.

A definitive set of project conditions would include enough detailed information and enforcement procedures to ensure the measure's compliance. This monitoring program is designed to provide a mechanism to ensure that mitigation measures and subsequent conditions of project approval are implemented.

MONITORING PROGRAM

The basis for this monitoring program are the mitigation measures included in the project mitigated negative declaration, which are designed to eliminate or reduce significant adverse environmental effects to less than significant levels. These mitigation measures become conditions of project

approval, which the project proponent is required to complete during and after implementation of the proposed project.

The attached checklist is proposed for monitoring the implementation of the mitigation measures. This monitoring checklist contains all appropriate mitigation measures in the mitigated negative declaration.

MONITORING PROGRAM PROCEDURES

The City of Mountain View will use the attached monitoring checklist for the proposed project. The monitoring program will be implemented as follows:

1. The Mountain View Community Development Department will be responsible for coordination of the monitoring program, including the monitoring checklist. The Community Development Department will be responsible for completing the monitoring checklist and distributing the checklist to the responsible individuals or agencies for their use in monitoring the mitigation measures.

2. Each responsible individual or agency will then be responsible for determining whether the mitigation measures contained in the monitoring checklist have been complied with. Once all mitigation measures have been complied with, the responsible individual or agency should submit a copy of the monitoring checklist to the Community Development Department to be placed in the project file. If the mitigation measure has not been complied with, the monitoring checklist should not be returned to the Community Development Department.

3. The Mountain View Community Development Department will review the checklist to ensure that appropriate mitigation measures and additional conditions of project approval included in the monitoring checklist have been complied with at the appropriate time, e.g. prior to issuance of a use permit, etc. Compliance with mitigation measures is required for project approvals.

4. If a responsible individual or agency determines that a non-compliance has occurred, a written notice should be delivered by certified mail to the project proponent within 10 days, with a copy to the Community Development Department, describing the non-compliance and requiring compliance within a specified period of time. If non-compliance still exists at the expiration of the specified period of time, construction may be halted and fines may be imposed at the discretion of the City of Mountain View.

MITIGATION MONITORING CHECKLIST

Step 1 Prior to issuance of demolition, grading and/or building permits, the following mitigation measures shall be implemented:

Mitigation Measure AQ-1

The following Air District Basic Construction Mitigation Measures shall be incorporated into all future construction documents, prior to issuance of a demolition permit:

a. All exposed surfaces (e.g., parking areas, staging areas, soil stockpiles, graded areas, and unpaved access roads) shall be watered two times per day;

b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered;

c. All visible mud or dirt track-out onto adjacent public roads shall 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 shall be limited to 15 mph;

e. All paved surfaces and sidewalks to be paved shall be completed as soon as possible. Pavement surfaces shall 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 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). 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 contractor's telephone number and person to contact at the regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number will also be visible to ensure compliance with applicable regulation.

Party Responsible for Implementation: Project Site Developers

Party Responsible for Monitoring: *Mountain View Community Development Department*

Monitoring Notes: _____

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Mitigation Measure AQ-2a

Prior to the issuance of a building permit, the project applicant shall conduct sampling and testing of existing buildings to determine the extent and presence of ACM in all buildings on the site. The results of the sampling and testing will be utilized during implementation of Mitigation Measure AQ-2b (see Step 2).

Party Responsible for Implementation: Applicant

Party Responsible for Monitoring: *Mountain View Community Development Department*

Monitoring Notes: _____

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Mitigation Measure AQ-2c

The following language shall be included on all construction bid documents for the project:

> All demolition activities shall be undertaken in accordance with CalOSHA standards contained in Title 8 of the California Code of Regulations CCR Section 1529 to protect workers from exposure.

Party Responsible for Implementation: Applicant

Party Responsible for Monitoring: *Mountain View Community Development Department*

Monitoring Notes: _____

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Mitigation Measure AQ-3

Use of newer, retrofitted or alternatively powered construction equipment to minimize emissions shall be used in construction of the project. Such equipment selection would include the following:

> All diesel-powered construction equipment larger than 50 horsepower and operating on site for more than two days continuously shall meet U.S. EPA particulate matter emissions standards for Tier 2 engines or equivalent. Note that the construction contractor could use other measures to minimize construction period diesel particulate matter emissions to reduce the predicted cancer risk below the thresholds. Such measures may be the use of alternative powered equipment (e.g., LPG powered forklifts), alternative fuels (e.g., biofuels), added exhaust devices, or a combination of measures, provided that these measures are approved by the lead agency.

The applicant shall ensure that this requirement is included on all construction bid documents, prior to issuance of a demolition permit.

Party Responsible for Implementation: Applicant

Party Responsible for Monitoring: Mountain View Community Development Department

Monitoring Notes: _____

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Mitigation Measure BIO-1

To avoid impacts to nesting birds, the project applicant will attempt to schedule noise-generating construction activities and tree removal outside of the nesting bird season. The nesting bird season is February 1 to August 31.

If the project applicant determines that construction activities must occur during the nesting season, then a qualified biologist shall conduct a pre-construction survey for nesting birds to ensure that no nests would be disturbed during project construction/tree removal as identified in Step 3 of this monitoring program.

Party Responsible for Implementation: Applicant

Party Responsible for Monitoring: *Mountain View Community Development Department*

Monitoring Notes: _____

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Mitigation Measure BIO-2

Heritage trees removed from the project site shall be replaced based on a 2:1 ratio with 24-inch box specimens. Additional new trees may be required by the City to replace the other trees to be removed on the site. Prior to tree removal, the species and location of replacement trees shall be approved by the City of Mountain View Arborist and Zoning Administrator. The applicant shall ensure that this requirement is included on all construction bid documents, prior to issuance of a demolition permit.

Party Responsible for Implementation: Applicant

Party Responsible for Monitoring: *Mountain View Community Development Department*

Monitoring Notes: _____

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Mitigation Measure BIO-3

Prior to initiation of construction, to reduce the impact of construction on trees remaining on the site and trees adjacent to the site, a report prepared by a qualified arborist detailing tree protection and

preservation measures shall be prepared for the project. This report shall detail care necessary for trees remaining on the site before, during, and after construction. The 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.

The tree protection measures listed in the arborist's report shall be included as notes on the title sheet of all grading and landscape plans. These measures shall include, but may not be limited to, six-foot chain link fencing at the drip line, a continuous maintenance and care program, and protective grading techniques. No materials may be stored within the drip line of any tree on the project site.

Party Responsible for Implementation: Applicant

Party Responsible for Monitoring: Mountain View Community Development Department

Monitoring Notes: _____

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Mitigation Measure CR-1d

The project applicant shall include mitigation measures CR-1a – CR-1c on all construction and bid documents for the project.

Party Responsible for Implementation: Applicant

Party Responsible for Monitoring: Mountain View Community Development Department

Monitoring Notes: _____

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Mitigation Measure CR-2b

The project applicant shall include mitigation measure CR-2a on all construction and bid documents for the project.

Party Responsible for Implementation: Applicant

Party Responsible for Monitoring: Mountain View Community Development Department

Monitoring Notes: _____

Mitigation Measure HZ-1

Prior to issuance of a demolition permit, the project proponent shall have a lead survey completed by a qualified practitioner in accordance with the applicable regulations. The lead survey shall include an assessment of lead in building materials. If measured lead levels in or adjacent to a structure exceed established thresholds, a work plan shall be developed and implemented to remove and dispose of the lead-containing materials in accordance with the established regulations.

Party Responsible for Implementation: Applicant

Party Responsible for Monitoring: Mountain View Community Development Department and Fire Department

Monitoring Notes: _____

Mitigation Measure HZ-2a

To protect construction workers from exposures to contaminated soils and/or groundwater during excavation activities on the site, including the public park, the project proponent shall, prior to the

commencement of demolition and excavation activities, prepare and submit a Soil Management and Air Monitoring Plan to the U.S. Environmental Protection Agency for review and comment. The final copy shall be sent to the Santa Clara County Department of Health. During implementation of the Plan, groundwater, soil gas, soil, and air sampling may be necessary.

Party Responsible for Implementation: Applicant

Party Responsible for Monitoring: *Mountain View Community Development Department, Fire Department, and U.S. Environmental Protection Agency*

Monitoring Notes:

Mitigation Measure HZ-2b

The project applicant shall include the following language on all project bid documents, Covenants, Codes, and Restrictions:

> If contaminated soils are encountered during excavation activities for the project site and the public park, earthwork activities shall be performed by a licensed hazardous materials contractor with personnel trained in hazardous waste operations using the soil management procedures described in the Soil Management and Air Monitoring Plan. Excavated soils suspected of being contaminated shall be stockpiled separately on impermeable liners to reduce infiltration by rainwater and contamination of underlying soils.

Party Responsible for Implementation: Applicant

Party Responsible for Monitoring: *Mountain View Community Development Department*

Monitoring Notes:

Mitigation Measure HZ-2c

The project applicant shall include the following language on all project bid documents, Covenants, Codes and Restrictions:

> To protect future residents from trichloroethene (TCE)/other volatile organic compound exposures over the lifetime of the project, the project proponent shall cooperate with ongoing groundwater and vapor intrusion monitoring on-site as required by the U.S. Environmental Protection Agency until concentrations decrease to levels that would allow closure.

Party Responsible for Implementation: Applicant

Party Responsible for Monitoring: *Mountain View Community Development Department and U.S. Environmental Protection Agency*

Monitoring Notes:

Mitigation Measure HZ-2d

Prior to issuance of building permits, the project design shall incorporate appropriate structural and engineering features to reduce the risk of vapor intrusion into the new buildings. Appropriate design features shall be determined prior to application for a building permit subject to the review and approval of the U.S. Environmental Protection Agency and the City of Mountain View building official. Appropriate design features may include, but not be limited to, the following:

1. Installation of an impermeable vapor barrier and sub-slab passive vapor ventilation with the ability to be made active in all new buildings;
2. Seal any penetrations;
3. Placement of low-permeability backfill where utility trenches extend off site;
4. Placement of utility conduits above groundwater levels or, in the alternative, installed with water-tight fittings to reduce the potential for groundwater to leak into conduits;

5. Install corrosion-resistant utilities piping, flanges, gaskets, couplings and other fittings; and/or

6. Other structural or engineered considerations determined to provide equivalent levels of protection by the U.S. Environmental Protection Agency.

The project applicant shall include this requirement on all project bid documents and Covenants, Conditions and Restrictions.

Party Responsible for Implementation: Applicant

Party Responsible for Monitoring: *Mountain View Community Development Department and U.S. Environmental Protection Agency*

Monitoring Notes: _____

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Mitigation Measure HZ-2e

If additional on site groundwater or soil vapor treatment vapor intrusion remediation or other remediation strategies are required by the U.S. Environmental Protection Agency to reduce trichloroethene (TCE) concentrations on the site and within the vicinity to that which would allow closure, the project proponent shall cooperate with these measures. The project proponent shall include this requirement on all project bid documents and Covenants, Conditions and Restrictions.

Party Responsible for Implementation: Applicant

Party Responsible for Monitoring: *Mountain View Community Development Department and U.S. Environmental Protection Agency*

Monitoring Notes: _____

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Mitigation Measure N-1

The applicant shall have an acoustical consultant review the construction design details and materials to ensure that appropriate noise control measures are incorporated into the project so that interior noise levels are reduced to 45 dBA Ldn or less. The acoustical consultant shall review the construction plans, building elevations, and floor plans prior to construction to calculate expected interior and exterior noise levels and ensure compliance with City policies and State noise regulations.

If determined necessary by the construction-level acoustical analysis, appropriate building construction techniques including sound-rated windows, doors, and building façade treatments including sound rated wall construction, acoustical caulking, etc., shall be required for residential units facing public streets. Building sound insulation requirements shall include the provision of forced-air mechanical ventilation for all residential units, so that windows could be kept closed at the occupant's discretion to control noise.

Party Responsible for Implementation: Applicant

Party Responsible for Monitoring: *Mountain View Community Development Department*

Monitoring Notes: _____

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Step 2 Prior to the commencement of demolition and/or earth-disturbing activities on the site, the following mitigation measures shall be implemented:

Mitigation Measure AQ-2b

Mitigation Measure AQ-2b

Prior to the commencement of demolition activities on the site, the applicant shall consult with the BAAQMD Enforcement to determine permit requirements based upon the results of site-specific testing and sampling. Removal of asbestos-containing building materials is subject to the limitations

of District Regulation 11, Rule 2: Hazardous Materials; Asbestos Demolition, Renovation and Manufacturing.

Party Responsible for Implementation: Applicant

Party Responsible for Monitoring: *Mountain View Community Development Department*

Monitoring Notes: _____

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Mitigation Measure BIO-1

To avoid impacts to nesting birds, the project applicant will attempt to schedule noise-generating construction activities and tree removal outside of the nesting bird season. The nesting bird season is February 1 to August 31. If the project applicant determines that construction must occur during the nesting season, then a qualified biologist shall conduct a pre-construction survey for nesting birds to ensure that no nests would be disturbed during project construction/tree removal. This survey shall be conducted no more than 7 days prior to the initiation of disturbance activities including, but not limited to, tree removal, demolition, grading, and/or construction, during the early part of the nesting season (February through April) and no more than 30 days prior to the initiation of disturbance activities during the late part of the nesting season (May through August).

If no active nests are present within 250 feet of construction or tree removal, then activities can proceed as scheduled. However, if an active nest is detected during the survey within 250 feet of construction or tree removal, then the establishment of a protective buffer zone from each active nest (typically 250 feet for raptors and 75 feet for other species) shall be clearly delineated or fenced until the juvenile bird(s) have fledged (left the nest), unless the biologist determines that construction noise/tree removal would not impact the active nest.

Party Responsible for Implementation: Applicant

Party Responsible for Monitoring: *Mountain View Community Development Department*

Monitoring Notes: _____

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Mitigation Measure BIO-2

Prior to tree removal, the species and location of replacement trees shall be approved by the City of Mountain View Arborist and Zoning Administrator. Additional new trees may be required by the City to replace the other trees to be removed on the site.

Party Responsible for Implementation: Applicant

Party Responsible for Monitoring: Mountain View Community Development Department

Monitoring Notes:

Mitigation Measure CR-1a

Prior to the onset of site preparation and excavation, a qualified professional archaeologist shall be hired at the applicant's expense to act as the project archaeologist and monitor all earth-disturbing activities including, but not limited to, grading, trenching and demolition and construction excavation. Archaeological monitoring shall be carried out in two phases as follows:

1. Phase 1 shall consist of monitoring during earthmoving activities for demolition.
2. Phase 2 shall consist of archaeological monitoring during construction excavation for the proposed project.

Party Responsible for Implementation: Applicant

Party Responsible for Monitoring: Mountain View Community Development Department

Monitoring Notes:

Mitigation Measure CR-1b

At the completion of the Phase I monitoring, and prior to the onset of construction excavation, the project archaeologist shall prepare and submit to the Zoning Administrator, a letter report summarizing field finds and making a recommendation on the possible need for archaeological mitigation excavation and/or continued monitoring of construction excavation. The report shall identify temporary and permanent curation facilities for any materials that may be recovered during monitoring and/or archaeological mitigation excavation (data recovery). This measure shall be implemented at the applicant's expense.

Party Responsible for Implementation: Applicant

Party Responsible for Monitoring: *Mountain View Community Development Department*

Monitoring Notes:

Mitigation Measure CR-1c

If individual artifacts and/or intact archaeological features are discovered at any time during site preparation and excavation activities, work shall be halted at a minimum of 165 feet (50 meters) from the find and the area shall be staked off. The following measures shall be implemented under the direction of the project archaeologist and at the applicants' expense, including, but not limited to the following:

1. Procedures for Discovery of Artifacts. During the course of earthmoving activities, any individual artifacts (prehistoric or historic) noted by the archaeological monitor will be collected and stored for further analysis. Temporary cessation of excavation may be necessary for the efficient and safe retrieval of these materials. Work may be allowed to proceed elsewhere on the site with approval from and under the direction of the project archaeologist, while the find is evaluated.

2. Procedures for Discovery of an Intact Archaeological Features/Deposit. During the course of earthmoving activities should an intact archaeological feature/deposit be discovered, excavation and construction activities may be halted for the purpose of identifying and mapping the material, and find-specific mitigation recommendations will be discussed with the project representative. These recommendations may include sampling, or salvage recovery of the archaeological material if appropriate for the protection of the resource.

3. Procedures for Archaeological Mitigation Excavation. Archaeological mitigation excavation may be required in the event that previously undiscovered significant archaeological artifacts or intact features are encountered during the archaeological monitoring of earth-disturbing demolition and construction activities. This would consist of the excavation of a volumetric sample of an archaeological deposit based on the total proposed earthmoving activities. Both mechanical and hand excavation/screening are considered appropriate in order to execute an archaeological mitigation plan. Placement of the excavation areas is based on available archival background data, field observations, and suggested locations by project representatives. Mechanical and/or hand excavation would be conducted at the discretion of the project archaeologist using standard archaeological techniques.

   Laboratory Methods. Scientific analysis will be performed on any resources recovered from the archaeological monitoring for this project following basic laboratory operations. Any artifacts and archaeological features found during construction shall be removed, cleaned, or stabilized/conserved, and catalogued in accordance with professional curation practices.

   Curation. Upon completion of the monitoring program, and submittal of the final report of findings, cultural materials recovered during monitoring and data recovery shall be appropriately curated.

Party Responsible for Implementation: Applicant

Party Responsible for Monitoring: Mountain View Community Development Department

Monitoring Notes: _____

Step 3 During demolition, earth-disturbing and/or construction activities, the following mitigation measures shall be implemented:

Mitigation Measure AQ-1

The following Air District Basic Construction Mitigation Measures shall be incorporated into all future construction documents, prior to issuance of a demolition permit:

a. All exposed surfaces (e.g., parking areas, staging areas, soil stockpiles, graded areas, and unpaved access roads) shall be watered two times per day;

b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered;

c. All visible mud or dirt track-out onto adjacent public roads shall 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 shall be limited to 15 mph;

e. All paved surfaces and sidewalks to be paved shall be completed as soon as possible. Pavement surfaces shall 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 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). 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 contractor's telephone number and person to contact at the regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number will also be visible to ensure compliance with applicable regulation.

Party Responsible for Implementation: Project Site Developers

Party Responsible for Monitoring: Mountain View Community Development Department

Monitoring Notes:

Mitigation Measure AQ-2c

All demolition activities shall be undertaken in accordance with CalOSHA standards contained in Title 8 of the California Code of Regulations CCR Section 1529 to protect workers from exposure.

Party Responsible for Implementation: Applicant

Party Responsible for Monitoring: Mountain View Community Development Department

Monitoring Notes:

Mitigation Measure AQ-3

Use of newer, retrofitted or alternatively powered construction equipment to minimize emissions shall be used in construction of the project. Such equipment selection would include the following:

> All diesel-powered construction equipment larger than 50 horsepower and operating on site for more than two days continuously shall meet U.S. EPA particulate matter emissions standards for Tier 2 engines or equivalent. Note that the construction contractor could use other measures to minimize construction period diesel particulate matter emissions to reduce the predicted cancer risk below the thresholds. Such measures may be the use of alternative powered equipment (e.g., LPG powered forklifts), alternative fuels (e.g., biofuels), added exhaust devices, or a combination of measures, provided that these measures are approved by the lead agency.

Party Responsible for Implementation: Applicant

Party Responsible for Monitoring: Mountain View Community Development Department

Monitoring Notes:

Mitigation Measure BIO-1

To avoid impacts to nesting birds, protective buffer zones, within which no construction noise or tree removal shall occur, shall be clearly delineated or fenced and maintained for each active nest (typically 250 feet for raptors and 75 feet for other species) until the juvenile bird(s) have fledged (left the nest), unless the biologist determines that construction noise/tree removal would not impact the active nest.

Party Responsible for Implementation: Applicant

Party Responsible for Monitoring: Mountain View Community Development Department

Monitoring Notes:

Mitigation Measure BIO-2

The proposed project will comply with all of the project-specific Tree Preservation Guidelines stipulated in the arborist report required by Mitigation Measure BIO-3.

Party Responsible for Implementation: Applicant

Party Responsible for Monitoring: Mountain View Community Development Department

Monitoring Notes:

Mitigation Measure CR-1a

A qualified professional archaeologist shall be hired at the applicant's expense to act as the project archaeologist and monitor all earth-disturbing activities including, but not limited to, grading, trenching and demolition and construction excavation.

Party Responsible for Implementation: Applicant

Party Responsible for Monitoring: *Mountain View Community Development Department*

Monitoring Notes:

Mitigation Measure CR-1b

At the completion of the Phase I monitoring, and prior to the onset of construction excavation, the project archaeologist shall prepare and submit to the Zoning Administrator, a letter report summarizing field finds and making a recommendation on the possible need for archaeological mitigation excavation and/or continued monitoring of construction excavation. The report shall identify temporary and permanent curation facilities for any materials that may be recovered during monitoring and/or archaeological mitigation excavation (data recovery). This measure shall be implemented at the applicant's expense.

Party Responsible for Implementation: Applicant

Party Responsible for Monitoring: *Mountain View Community Development Department*

Monitoring Notes:

Mitigation Measure CR-1c

If individual artifacts and/or intact archaeological features are discovered at any time during site preparation and excavation activities, work shall be halted at a minimum of 165 feet (50 meters) from the find and the area shall be staked off. The following measures shall be implemented under the direction of the project archaeologist and at the applicants' expense, including, but not limited to the following:

1. Procedures for Discovery of Artifacts. During the course of earthmoving activities, any individual artifacts (prehistoric or historic) noted by the archaeological monitor will be collected and stored for further analysis. Temporary cessation of excavation may be necessary for the efficient and safe retrieval of these materials. Work may be allowed to proceed elsewhere on the site with approval from and under the direction of the project archaeologist, while the find is evaluated.

2. Procedures for Discovery of an Intact Archaeological Features/Deposit. During the course of earthmoving activities should an intact archaeological feature/deposit be discovered, excavation and construction activities may be halted for the purpose of identifying and mapping the material, and find-specific mitigation recommendations will be discussed with the project representative. These recommendations may include sampling, or salvage recovery of the archaeological material if appropriate for the protection of the resource.

3. Procedures for Archaeological Mitigation Excavation. Archaeological mitigation excavation may be required in the event that previously undiscovered significant archaeological artifacts or intact features are encountered during the archaeological monitoring of earth-disturbing demolition and construction activities. This would consist of the excavation of a volumetric sample of an archaeological deposit based on the total proposed earthmoving activities. Both mechanical and hand excavation/screening are considered appropriate in order to execute an archaeological mitigation plan. Placement of the excavation areas is based on available archival background data, field observations, and suggested locations by project representatives. Mechanical and/or hand excavation would be conducted at the discretion of the project archaeologist using standard archaeological techniques.

   Laboratory Methods. Scientific analysis will be performed on any resources recovered from the archaeological monitoring for this project following basic laboratory operations. Any artifacts and archaeological features found during construction shall be removed, cleaned, or stabilized/conserved, and catalogued in accordance with professional curation practices.

   Curation. Upon completion of the monitoring program, and submittal of the final report of findings, cultural materials recovered during monitoring and data recovery shall be appropriately curated.

Party Responsible for Implementation: Applicant

Party Responsible for Monitoring: Mountain View Community Development Department

Monitoring Notes: _____

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Mitigation Measure CR-2a

In the event of the discovery of human remains during construction, construction activities within 30 feet of the find shall be halted for evaluation by a qualified archaeologist. 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 human and of Native American origin, the Most Likely Descendent (MLD) assigned by the Native American Heritage Commission (NAHC) shall recommend techniques of removal and procedures for reburial.

Associated grave goods and soil samples will be analyzed per agreement with the Most Likely Descendent. Diagnostic artifacts such as projectile points, shell beads, and ground stone artifacts will be studied and illustrated for the final report. Radiocarbon dating and obsidian hydration and sourcing may be undertaken if suitable samples are present.

Reinternment of human remains will be performed in concordance with California law. The MLD will be consulted as to procedural detail. The location and procedures of this undertaking will be recorded by the project archaeologist. This information will be included in the final report required by mitigation measure CR-1e, or if necessary, as an addendum to the report.

Party Responsible for Implementation: Applicant

Party Responsible for Monitoring: Mountain View Community Development Department

Monitoring Notes: _____

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Mitigation Measure HZ-2

During implementation of the approved Soil Management and Air Monitoring Plan, groundwater, soil gas, soil, and air sampling may be necessary to protect construction workers from exposures to contaminated soils and/or groundwater during excavation activities on the site, including the public park. Additional sampling shall be conducted in consultation with the U.S. Environmental Protection Agency per the requirements of the approved plan.

Party Responsible for Implementation: Applicant

Party Responsible for Monitoring: Mountain View Community Development Department

Monitoring Notes: _____

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Mitigation Measure HZ-3b

If contaminated soils are encountered during excavation activities for the project site and the public park, earthwork activities shall be performed by a licensed hazardous materials contractor with personnel trained in hazardous waste operations using the soil management procedures described in the Soil Management and Air Monitoring Plan. Excavated soils suspected of being contaminated shall be stockpiled separately on impermeable liners to reduce infiltration by rainwater and contamination of underlying soils. The project proponent shall include this requirement on all project bid documents and Covenants, Conditions and Restrictions.

If other contamination (non-trichloroethene (TCE) or other VOC contamination) is encountered, the Santa Clara County Department of Environmental Health shall be notified regarding the removal and disposal of contaminated soil.

Party Responsible for Implementation: Applicant

Party Responsible for Monitoring: Mountain View Community Development Department and Fire Department

Monitoring Notes: _____

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Step 4 Prior to issuance of an occupancy permit, the following mitigation measures shall be implemented:

Mitigation Measure AQ-4

The project shall include the following measures to minimize long-term toxic air contaminant (TAC) exposure for new residences, prior to issuance of an occupancy permit.

a. Install air filtration in residential or other buildings that would include sensitive receptors that have predicted PM2.5 concentrations above 0.3 µg/m3 or excess lifetime cancer risk of 10.0 per million or greater. Air filtration devices shall be rated MERV 13 or higher, depending on the calculated impact at the site (see Figures 2 and 3 of the Community Health Risk Assessment). At minimum, MERV 13 systems are required for portions of the site with cancer risks between 10 and 20 persons per million.

b. To ensure adequate health protection to sensitive receptors, a ventilation system shall meet the following minimum design standards (Department of Public Health City and County of San Francisco, 2008):

    1. A MERV-13, or higher, rating that represents a minimum of 80 percent efficiency to capture small particulates;

    2. At least one air exchange(s) per hour of fresh outside filtered air;

    3. At least four air exchange(s) / hour recirculation; and

    4. At least 0.25 air exchange(s) per hour in unfiltered infiltration.

    As part of implementing this measure, an ongoing maintenance plan for the buildings' HVAC air filtration system shall be required. Recognizing that emissions from air pollution sources are decreasing, the maintenance period shall last as long as significant excess cancer risk or annual PM2.5 exposures are predicted. Subsequent studies could be conducted to identify the ongoing need for the ventilation systems as future information becomes available.

c. The project proponent shall ensure that lease agreement(s) and other property documents and Covenants, Conditions and Restrictions include provisions that require the following actions.

1. Cleaning, maintenance, and monitoring of the affected buildings for air flow leaks;
2. New owners and tenants are provided information on the ventilation system; and
3. Fees associated with owning or leasing a unit(s) in the building include funds for cleaning, maintenance, monitoring, and replacements of the filters, as needed.

d. Prior to building occupancy, the project proponent shall hire an authorized air pollutant consultant verify the installation of all necessary measures to reduce toxic air contaminant (TAC) exposure.

e. A properly maintained vegetative barrier along the site boundary nearest the freeway could further reduce particulate concentrations, including DPM.

Party Responsible for Implementation: Applicant

Party Responsible for Monitoring: *Mountain View Community Development Department*

Monitoring Notes: _____

Mitigation Measure BIO-

Prior to occupancy of any new building, the arborist shall certify in writing that all tree preservation measures have been implemented.

Party Responsible for Implementation: Applicant

Party Responsible for Monitoring: *Mountain View Community Development Department and Community Services Department*

Monitoring Notes: _____

Mitigation Measure CR-1e

The project archaeologist shall prepare at the applicant's expense, a final report documenting and synthesizing all data collected from the above mentioned measures. The report shall include recording and analysis of materials recovered, conclusions, and any additional recommendations. The project archaeologist shall submit the report to the Zoning Administrator and shall file the report with the California Historical Resources File System, Northwest Information Center (CHRIS/NWIC) at Sonoma State University.

Party Responsible for Implementation: Applicant

Party Responsible for Monitoring: *Mountain View Community Development Department*

Monitoring Notes:

Step 5 After the occupancy permit is issued, the following ongoing mitigation measures shall be implemented:

Mitigation Measure HZ-2c

To protect future residents from trichloroethene (TCE)/other volatile organic compound exposures over the lifetime of the project, the project proponent shall cooperate with ongoing groundwater and vapor intrusion monitoring on-site as required by the U.S. Environmental Protection Agency until concentrations decrease to levels that would allow closure. The project proponent shall include this requirement on all project bid documents and Covenants, Conditions and Restrictions.

Party Responsible for Implementation: Applicant

Party Responsible for Monitoring: *Mountain View Community Development Department*

Monitoring Notes:

Mitigation Measure HZ-2e

If additional on site groundwater or soil vapor treatment vapor intrusion remediation or other remediation strategies are required by the U.S. Environmental Protection Agency to reduce trichloroethene (TCE) concentrations on the site and within the vicinity to that which would allow closure, the project proponent shall cooperate with these measures. The project proponent shall include this requirement on all project bid documents and Covenants, Conditions and Restrictions.

Party Responsible for Implementation: Applicant

Party Responsible for Monitoring: Mountain View Community Development Department

Monitoring Notes:

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