North Bayshore Master Plan EIR Summary

SCH #: 2022020712

Project Title: North Bayshore Master Plan

Lead Agency: City of Mountain View

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Project Location: City of Mountain View, Santa Clara County

The proposed 153-acre North Bayshore Master Plan site is generally located to the north of U.S. Highway 101 (US 101), west of Stevens Creek, south of Charleston Road, and east of Alta Avenue. The Master Plan is within the Shorebird, Joaquin, and Pear Complete Neighborhood Character Areas of the adopted North Bayshore Precise Plan.

The City of Mountain View, as the Lead Agency, has prepared this Draft Subsequent Environmental Impact Report (EIR) for the North Bayshore Master Plan in compliance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines. This EIR is a Subsequent EIR to the certified 2014 North Bayshore Precise Plan Final EIR (2014 EIR, State Clearinghouse [SCH] #2013082088) and 2017 North Bayshore Precise Plan Final Subsequent EIR (2017 EIR, SCH #2013082088). The primary purpose of the North Bayshore Precise Plan (Precise Plan) was to increase the density of development and incorporate a more balanced mix of land uses within the North Bayshore area. The Precise Plan allows for up to 10.4 million square feet of office and R&D development uses, 198,538 square feet of retail/restaurant uses, 26,138 square feet of service uses, and 9,854 residential units.

As the CEQA Lead Agency for this project, the City of Mountain View is required to consider the information in the EIR along with any other available information in deciding whether to approve the project. The basic requirements for an EIR include discussions of the environmental setting, significant environmental impacts (including growth-inducing impacts and cumulative impacts), mitigation measures, and alternatives. It is not the intent of an EIR to recommend either approval or denial of a project.

This EIR tiers from the certified 2017 North Bayshore Precise Plan Final Subsequent EIR (2017 EIR, SCH #2013082088) and Mountain View 2030 General Plan EIR (SCH #2011012069), both of which are specifically incorporated by reference into this EIR.

Summary of the Project

The project site is currently developed with 69 office, light industrial, and retail buildings totaling approximately 1,853,703 square feet, as well as landscaping and surface parking lots. The project proposes to demolish 68 of the existing 69 buildings and construct up to 7,000 residential dwelling units, up to 3,145,897 million square feet of office space (including 1,303,250 square feet of net new office space and 1,842,647 square feet of existing office space to be redeveloped), up to 244,000 square feet of retail uses,[1] up to of 55,000 square feet of community facilities, up to 525 hotel rooms, up to six above-ground parking structures, and a 2,000 square foot Police Operations Station. The project would also dedicate 14.8 acres of public open space and construct 11.3 acres of Privately Owned Publicly Accessible (POPA) open space. The project would also include new vehicular, bicycle, and pedestrian circulation. As a project option, the applicant could develop a private district utility systems with an approximately 130,000 square-foot District Central Plant (DCP) and system of underground distribution/collection lines to serve the buildings within the Master Plan with wastewater, recycled water, thermal energy (heating and cooling), electric power via a microgrid, and/or pneumatic waste collection. A more detailed project description is provided in Section 2.3 Project Description of the EIR.

Summary of Significant Impacts and Mitigation Measures

This section summarizes (1) new significant impacts and mitigation measures identified for the project, which were not previously disclosed in the 2017 EIR (identified as MM), and (2) impacts and mitigation measures previously disclosed in the 2017 EIR that are applicable to the project (identified as 2017 EIR MM). The impacts and mitigation measures refer to the project (which assumes standard municipal utilities), the project with District Utilities System Option (which assumes a private district utility system would be constructed as a project design option), or Both Options.

A detailed discussion of impacts and mitigation measures is provided in Sections 3.0 New Significant Environmental Effects and 4.0 Previously Identified Effects of the EIR.

Significant Impact	Mitigation Measures
Impact AQ-1: Both Project Options: The project (under either option) would conflict with or obstruct implementation of the applicable air quality plan by resulting in construction NO_x emissions, operational ROG, NO_x, and PM_{10} emissions, and health risks (primarily	**2017 EIR MM AQ-2.1[2]: Both Project Options:** Measures to reduce diesel particulate matter (DPM) and PM_{10} from construction shall be implemented to ensure that short-term health impacts to nearby sensitive receptors are avoided. The applicant shall require all construction contractors to implement the basic construction mitigation measures recommended by BAAQMD to reduce fugitive dust emissions. There shall be a designated on-site coordinator

[1] Since circulation of the Draft SEIR, the project has been refined to reduce the amount of total retail by 10,010 square feet from 244,000 to 233,990 square feet. This reduction would not materially change the impact analyses or conclusions in the Draft SEIR.

[2] This mitigation measure has been revised to reflect the updated BAAQMD best management practices identified in the updated 2017 BAAQMD CEQA Air Quality Guidelines and additional recommendations from BAAQMD.

Significant Impact	Mitigation Measures
due to construction emissions) in excess of BAAQMD thresholds. **(New Impact [Significant and Unavoidable Impact with Mitigation Incorporated])** **Impact AQ-2: Both Project Options:** The project (under either option) would result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard. **(New Impact [Significant and Unavoidable Impact with Mitigation Incorporated])** **Impact AQ-3: Both Project Options:** The project (under either option) would expose sensitive receptors to substantial pollutant concentrations. **(New Impact [Significant and Unavoidable Impact with Mitigation Incorporated])** **Impact AQ-4: Project with District Utilities Systems Option:** The project with District Utilities Systems Option would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people. **(New Impact [Less than Significant Impact with Mitigation Incorporated])** **Impact AQ-C: Both Project Options:** The project (under either option) would result in a cumulatively considerable contribution to a cumulatively significant air quality impact. **(New Impact [Significant and Unavoidable Cumulative Impact with Mitigation**	and monitor to ensure implementation of the below dust control measures. Emission reduction measures shall include, at a minimum, the following measures: • When the air quality index forecast exceeds 100 for particulates for the project area and the reading exceeds 100 for particulates by 10:00 a.m. for the project area, prohibit grading activities for that day. • All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered at a frequency of no less than two times per day in order to maintain adequate soil moisture for dust control. Dewatering effluent extracted from the site may be utilized for watering all exposed surfaces, if found to meet VOC and Fuel General Permit NPDES permit requirements pursuant to the Site Management Plan required per Precise Plan EIR MM HAZ-3.1 in Section 5.8 Hazards and Hazardous Materials. • Minimize the amount of excavated material or waste materials stored at the site or cover them with tarpaulin. • All haul trucks transporting soil, sand, or other loose material off-site shall be covered and loaded material shall not extend above the walls or back of the truck bed. • 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. • All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph). • 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. • Prohibit off-road diesel-powered equipment from being in the “on” position for more than 10 hours per day. • 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

Significant Impact	Mitigation Measures
Incorporated])	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. • 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. • Post a publicly visible sign with the telephone number and person to contact at the City of Mountain View and the on-site coordinator/monitor regarding dust complaints. The on-site coordinator/monitor shall respond and take corrective action within 48 hours. BAAQMD's phone number will also be visible to ensure compliance with applicable regulations. • All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph and visible dust extends beyond site boundaries. • Wind breaks (e.g., trees, fences) shall be installed on the windward side(s) of actively disturbed areas of construction adjacent to sensitive receptors. Wind breaks should have at maximum 50 percent porosity. • Where applicable, vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established. Dewatering effluent extracted from the site may be utilized for watering all exposed surfaces, if found to meet VOC and Fuel General Permit NPDES permit requirements pursuant to the Site Management Plan required per Precise Plan EIR MM HAZ-3.1 in Section 5.8 Hazards and Hazardous Materials. • Excavation, grading, and ground-disturbing construction activities shall be phased in accordance

Significant Impact	Mitigation Measures
	with the phasing plan to reduce the amount of disturbed surfaces at any one time. • Avoid tracking of visible soil material on the public roadways by employing the following measures if necessary: (1) Site accesses to a distance of 100 feet from public paved roads shall be treated with 6 to 12-inch compacted layer of wood chips, mulch, or gravel and (2) washing truck tires and construction equipment of soil prior to leaving the site. • Sandbags or other erosion control measures shall be installed to prevent silt runoff to public roadways from sites with a slope greater than one percent. **2017 EIR MM AQ-2.2: Both Project Options:** The following additional measures to reduce exhaust emissions from large construction projects shall be implemented: • The developer or contractor shall provide a plan for approval by the City or BAAQMD demonstrating that the heavy-duty (>50 horsepower) off-road vehicles to be used in the construction project, including owned, leased, and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NO_x reduction and 45 percent particulate reduction compared to the most recent CARB fleet average for the year 2011. • Clear signage at all construction sites will be posted indicating that diesel equipment standing idle for more than five minutes shall be turned off. This would include trucks waiting to deliver or receive soil, aggregate, or other bulk materials. Rotating drum concrete trucks could keep their engines running continuously as long as they were onsite or adjacent to the construction site. • The contractor shall install temporary electrical service whenever possible to avoid the need for independently powered equipment (e.g., compressors). • Properly tune and maintain equipment for low emissions. **2017 EIR MM AQ-3.1: Both Project Options:**

Significant Impact	Mitigation Measures
	Construction health risk assessments shall be required on a project-by-project basis, either through screening or refined modeling, to identify impacts and, if necessary, include effective mitigation measures to reduce exposure and significant risks to health, based upon BAAQMD-recommended thresholds for TACs (e.g., 10 in one million cancer cases). Reduction in health risk can be accomplished through, though is not limited to, the following measures: • Construction equipment selection; • Use of alternative fuels, engine retrofits, and added exhaust devices; • Modify construction schedule; and • Implementation of BAAQMD Basic and/or Additional Construction Mitigation Measures for control of fugitive dust. **2017 EIR MM AQ-4.1: Both Project Options:** The following measures shall be utilized in site planning and building designs to reduce TAC and $PM_{2.5}$ exposure where new sensitive receptors are located within 650 feet of US 101: • Future development under the Precise Plan that includes sensitive receptors (such as residences, schools, hospitals, daycare centers, or retirement homes) located within 650 feet of US 101, local roadways, and stationary sources shall require site-specific analysis to quantify the level of TAC and $PM_{2.5}$ exposure. This analysis shall be conducted following procedures outlined by BAAQMD. If the site-specific analysis reveals significant exposures, such as cancer risk greater than 10 in one million acute or chronic hazards with a Hazard Index greater than 1.0, or annual $PM_{2.5}$ exposures greater than 0.3 $\mu g/m^3$, or a significant cumulative health risk in terms of excess cancer risk greater than 100 in one million, acute or chronic hazards with a Hazard Index greater than 10.0, or annual $PM_{2.5}$ exposures greater than 0.8 $\mu g/m^3$, additional measures such as those detailed below shall be employed to reduce the risk to below the threshold. If this is not possible, the sensitive receptors shall be relocated.

Significant Impact	Mitigation Measures
	• Future developments that would include TAC sources would be evaluated through the CEQA process or BAAQMD permit process to ensure that they do not cause a significant health risk in terms of excess cancer risk greater than 10 in one million, acute or chronic hazards with a Hazard Index greater than 1.0, or annual $PM_{2.5}$ exposures greater than 0.3 $\mu g/m^3$, or a significant cumulative health risk in terms of excess cancer risk greater than 100 in one million, acute or chronic hazards with a Hazard Index greater than 10.0, or annual $PM_{2.5}$ exposures greater than 0.8 $\mu g/m^3$ • For significant cancer risk exposure, as defined by BAAQMD, indoor air filtration systems shall be installed to effectively reduce particulate levels to a less than significant level. Project sponsors shall submit performance specifications and design details to demonstrate that lifetime residential exposures would result in less than significant cancer risks (less than 10 in one million chances or 100 in one million for cumulative sources), Hazard Index or $PM_{2.5}$ concentration. • Air filtration systems installed shall be rated MERV-13 or higher and a maintenance plan for the air filtration system shall be implemented. • Trees and/or vegetation shall be planted between sensitive receptors and pollution sources, if feasible. Tree species that are best suited to trapping particulate matter shall be planted, including the following: Pine (Pinus nigra var. maritime), Cypress (X Cupressocyparis leylandii), Hybrid poplar (Populus deltoids X trichocarpa), and Redwood (Sequoia sempervirens). • Sites shall be designed to locate sensitive receptors as far as feasible from any freeways, roadways, refineries, diesel generators, distribution centers, and rail lines. • Operable windows, balconies, and building air intakes shall be located as far away from these sources as feasible. If near a distribution center, residents shall not be located immediately adjacent

Significant Impact	Mitigation Measures
	to a loading dock or where trucks concentrate to deliver goods. **MM AQ-1.1: Both Project Options:** The project (under either option) shall implement the following measures during all phases of construction: • For demolition and construction activities prior to the year 2024, off-road diesel vehicles 25 horsepower or greater shall use R99 or R100 renewable diesel fuel to the extent feasible and commercially available.[3] • On-road heavy-duty trucks used for construction shall be zero emissions or meet the current most stringent emissions standard, if feasible and commercially available. • All construction equipment larger than 25 horsepower used at the site for more than two continuous days or 20 hours total shall meet U.S. EPA Tier 4 emission standards for NO_x and PM (PM_{10} and $PM_{2.5}$), if feasible, otherwise, • If use of Tier 4 equipment is not available, alternatively use equipment that meets U.S. EPA emission standards for Tier 2 or 3 engines and include particulate matter emissions control equivalent to CARB Level 3 verifiable diesel emission control devices that altogether achieve an 85-percent reduction in particulate matter exhaust in comparison to uncontrolled equipment; alternatively (or in combination). The project applicant shall provide to the City for review and approval documentation showing that engines that comply with Tier 4 Final off-road emission standards are not commercially available for the specific off-road equipment necessary during construction. For purposes of this mitigation measure, "commercially available" shall take into consideration the following factors: (i) potential

[3] The California Air Resources Board adopted new regulations for off-road diesel equipment in November 2022, which requires all off-road diesel vehicles 25 horsepower or greater to use R99 or R100 renewable diesel fuel beginning January 1, 2024, Source: California Air Resources Board. "Proposed Amendments to the In-Use Off-Road Diesel-Fueled Fleets Regulation". November 17, 2022. Accessed April 10, 2023. https://ww2.arb.ca.gov/sites/default/files/barcu/board/res/2022/res22-19.pdf.

Significant Impact	Mitigation Measures
	significant delays to critical-path timing of construction and (ii) the geographic proximity to the project site of Tier 4 Final equipment. • Use of alternatively fueled equipment with lower NO_x emissions that meet the NO_x and PM reduction requirements above. • Use electric portable equipment such as aerial lifts, air compressors, cement mortar mixers, concrete/industrial saws, cranes, and welders. Portable equipment shall be powered by grid electricity or alternative fuels (i.e., not diesel) instead of by diesel generators. • Provide line power to the site during the early phases of construction to minimize the use of diesel- or gas-powered equipment. • Diesel engines, whether for off road equipment or on road vehicles, shall not be left idling for more than two minutes, except as provided in exceptions to the applicable state regulations (e.g., traffic conditions, safe operating conditions). The construction sites shall have posted legible and visible signs in designated queuing areas and at the construction site to clearly notify operators of idling limit. • Use low volatile organic compound or VOC (i.e., ROG) coatings, that are below current BAAQMD requirements (i.e., Regulation 8, Rule 3: Architectural Coatings), for at least 80 percent of all residential and nonresidential interior paints and 80 percent of exterior paints. This includes all architectural coatings applied during both construction and reapplications throughout the project's operational lifetime. At least 80 percent of coatings applied must meet a "super-compliant" VOC standard of less than 10 grams of VOC per liter of paint. For reapplication of coatings during the project's operational lifetime, the Declaration of Covenants, Conditions, and Restrictions shall contain a stipulation for low VOC coatings to be used. Examples of "super-compliant" coatings are

Significant Impact	Mitigation Measures
	contained in the South Coast Air Quality Management District's website.[4] • The City shall review the above measures every two years to ensure these measures incorporate the latest guidance and tools available to mitigate the identified impacts as recommended by BAAQMD project construction and introduction of new land uses would occur over 14 years or further into the future where newer measures and measures that are not considered feasible now would be available to further reduce emissions. These could include greater use of zero-emission construction and stationary equipment and more incentives to support zero emission vehicles. New updated mitigations if identified as part of the two year assessment would be implemented with every new building construction approved as part of the Master Plan project from that point onwards **MM AQ-1.2: Both Project Options:** Permanent stationary emergency generators installed on-site shall have engines that meet or exceed U.S. EPA Tier 4 standards for NO_x and particulate matter emissions. **MM AQ-4.1: Project with District Utilities System Option:** The project applicant shall develop and implement an odor control plan that addresses plant design issues to control odors, identifies operating and maintenance procedures to prevent odors, and includes a corrective action plan to respond to upset conditions and odor complaints. The odor control plan shall describe the design elements and best management practices built into the facility, including the following: • Ventilation of the system using carbon absorption, biofiltration, ammonia scrubbers, or other effective means to treat exhausted air from the enclosed facility;

[4] South Coast Air Quality Management District. "Super-Compliant Architectural Coatings." Accessed December 7, 2022. http://www.aqmd.gov/home/rules-compliance/compliance/vocs/architectural-coatings/super-compliant-coatings.

Significant Impact	Mitigation Measures
	• Odor proofing of refuse containers used to store and transport grit and screenings or biosolids; and • Injection of chemicals to control hydrogen sulfide. The plan shall describe procedures to address upset conditions caused by equipment failures, power outages, flow control, or treatment issues, as well as odor complaints. Procedures would include investigating and identifying the source of the odor/odor complaint and corrective actions could include installing specific odor control technologies (e.g., odor control units) or adjusting plant operations (e.g., by adding ferrous chloride injections). The plan shall be reviewed and approved by the Public Works Director (or the Director's Designee) and BAAQMD prior to issuance of building permits for the DCP. In the event the facility receives confirmed complaints related to five separate incidents per year averaged over a three-year period, pursuant to BAAQMD CEQA Guidelines, the plant shall revise the odor control plan and resubmit it to the City for review and approval. If implementation of additional measures to control odors described in the plan does not lessen the complaints to less than five per year, the plant shall cease operations. All wastewater generated by the project shall be directed to the municipal wastewater system, and subsequent environmental review shall be required to assess the impacts of continued operations of the facility. Post a publicly visible sign with the telephone number and person to contact regarding odor 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. A log of odor complaints and procedures implemented to respond to complaints shall be maintained by the operator and provided to the City upon request.
Impact BIO-1: Both Project Options: The project (under either option) would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or	**MM BIO-1.1: Both Project Options:** Within two years prior to disturbance of ruderal habitat for construction of the Shoreline Amphitheatre parking structure, a qualified biologist shall conduct a survey for Congdon's tarplant during the appropriate season (e.g., late summer and fall), at a time when the species is detectable at nearby reference sites. The survey shall cover all areas within, and within 50 feet of, the construction area for the parking structure. If Congdon's

Significant Impact	Mitigation Measures
regulations, or by the CDFW or USFWS. **[New Impact (Less than Significant Impact with Mitigation Incorporated)]** **Impact BIO-C: Both Project Options:** The project (under either option) would not result in a cumulatively considerable contribution to a cumulatively significant biological resources impact. **[New Cumulative Impact (Less than Significant Cumulative Impact with Mitigation Incorporated)]**	tarplant is found in the survey area, the applicant shall comply with North Bayshore Precise Plan Landscape Design Standard 4 to protect and manage Congdon's tarplant. Management measures would be developed in coordination with the California Department of Fish and Wildlife, and may include establishment of a new population or enhancement of existing populations at Shoreline Park (in coordination with the City of Mountain View). **MM BIO-1.2: Both Project Options:** Nonnative milkweeds shall not be included in Master Plan landscaping. Although native milkweeds are encouraged in landscaping, they shall not be irrigated after August to allow those plants to senesce so that monarchs do not lay eggs on those plants too late in fall, and so that no suitable hostplants are present in late fall that might encourage monarchs to attempt winter breeding instead of migrating to coastal aggregation sites. **MM BIO-1.3: Both Project Options:** Within two weeks prior to any clearing, construction, or maintenance in landscaped areas that provide milkweeds that have not completely senesced, a qualified biologist shall survey those milkweed plants for monarch butterfly eggs, larvae, or pupae. If the plants do not support monarch eggs, larvae, or pupae, the qualified biologist shall remove those plants immediately (during the survey) to prevent monarchs from laying eggs between the time of the survey and initiation of impacts. If any eggs, larvae, or pupae are detected within the survey area, then impacts to the plants supporting those individuals shall be delayed until the emergence of those individual butterflies as adults. If such a delay is infeasible, the applicant shall coordinate with the U.S. Fish and Wildlife Service (USFWS) regarding recommendations. For example, larvae could be relocated to milkweeds outside the impact area, if those milkweeds are not already occupied by monarch eggs or larvae. Alternatively, monarch butterflies could be raised in captivity and released (with USFWS approval).

Significant Impact	Mitigation Measures
Impact GHG-2: Both Project Options: The project (under either option) would conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. **(New Impact [Significant and Unavoidable Impact])**	Same mitigation measures as discussed above for Impact AQ-1 through AQ-C.
Impact GHG-C: Both Project Options: The project (under either option) would result in a cumulatively considerable contribution to a cumulatively significant GHG emissions impact. **(New Impact [Significant and Unavoidable Cumulative Impact])**	Same mitigation measures as discussed above for Impact AQ-1 through AQ-C.
Impact HAZ-2: Both Project Options: The project (under either option) would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. **(Same Impact as Approved Project [Less than Significant Impact with Mitigation Incorporated])**	**2017 EIR MM HAZ-3.1: Both Project Options:** If a future project is located in an area for which an overseeing regulatory agency (e.g., US EPA, California Department of Toxic Substances Control [DTSC], San Francisco Bay Regional Water Quality Control Board [Water Board] or DEH) has determined that mitigation or other site management measures are required prior to future development, the project applicant shall coordinate development activities with the overseeing regulatory agency and adhere to the project-specific development requirements. **2017 EIR MM HAZ-3.3:**[5] **Both Project Options:** Prior to the start of any construction activity on properties with known contaminants of concern (COC) exceeding the lower of the then-current DTSC, Water Board or US EPA residential vapor intrusion screening levels, the project applicant shall submit a Vapor Intrusion Control Evaluation to the City and the designated regulatory oversight agency for review and approval which consists of the following: • An Air Monitoring Plan, which would assess the exposure of future on-site construction workers and neighboring occupants adjoining the site to COCs; this plan shall specify measures to be implemented if COC concentrations exceed threshold values.

[5] This mitigation measure has been revised from the 2017 EIR to provide clarity on the requirements.

Significant Impact	Mitigation Measures
	• A determination as to whether or not vapor intrusion controls are required to be designed and implemented into the project's construction. If vapor intrusion controls are required, the Vapor Intrusion Controls Evaluation shall detail the specific proposed controls, which shall comprise of project components designed specifically for vapor intrusion control (e.g., a sub-slab vapor barrier and/or ventilation system) and/or project components designed primarily for other purposes, which may also mitigate potential vapor intrusion (e.g., waterproofing systems or parking level ventilation). The Vapor Intrusion Controls Evaluation shall also summarize any anticipated operations and maintenance requirements for the planned vapor intrusion controls, if applicable, as well as a summary of planned activities to evaluate the performance of the planned vapor intrusion controls, such as post-construction indoor air sampling. • If required by the regulatory agency, specific evaluation documents, including but not limited to the following, shall be submitted to the City and the oversight agency for review and approval: o Vapor Intrusion Control Completion Report documenting installation of the vapor control measures identified in the Vapor Intrusion Control Evaluation, including plans and specifications, and shall include results of post-construction indoor air sampling and system commissioning, where applicable. o Long-Term Operations, Maintenance, and Monitoring Plan, which shall describe actions to be taken following construction to maintain and monitor selected remedial measures. **2017 EIR MM HAZ-3.4: Both Project Options:** Prior to the start of any construction activity on properties with known COC exceeding the lower of the then-current DTSC, Water Board or US EPA residential screening levels, the project applicant shall coordinate work activities with the oversight agency and Responsible Parties (as designated by the oversight agency), including identifying conditions that could affect the implementation and monitoring of the approved remedy.

Significant Impact	Mitigation Measures
	2017 EIR MM HAZ-3.5: Both Project Options:[6] At future project sites identified as being impacted or potentially impacted during 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, or other materials during construction. The SMP shall be prepared by an Environmental Professional and be submitted to the overseeing regulatory agency for review and approval prior to construction. The project applicant shall provide the oversight agency's written approval of the SMP to the City or confirmation from the oversight agency that their review is not required. The SMP for the property shall include the following activities: • Property control procedures to control the flow of personnel, vehicles and materials in and out of the property. • Monitoring of vapors (if VOCs are determined to be a COC) during the removal of the underground utilities as well as any other underground features. An Environmental Professional shall be present to observe soil conditions, monitor vapors with a hand held meter and low level VOC detector, as appropriate, and determine if additional soil, soil gas, and air sampling should be performed. Protocols and procedures shall be presented for determining when soil sampling and analytical testing will be performed. If additional sampling is performed, a report documenting sampling activities (with site plans and analytical data) shall be provided to the oversight agency. • Minimization of dust generation, storm water runoff and off-property tracking of soil. • Minimization of airborne dust during demolition activities. • Management of property risks during earthwork activities in areas where impacted soil, soil vapor and/or ground water are present or suspected. Worker training requirements, health and safety measures and soil handling procedures shall be described. • Decontamination to be implemented by the Contractor to reduce the potential for construction equipment and

[6] This mitigation measure has been revised from the 2017 EIR to provide clarity on the requirements.

Significant Impact	Mitigation Measures
	vehicles to release contaminated soil onto public roadways or other off-property transfer. • Perimeter air monitoring at the property during any activity that substantially disturbs the property soil (e.g., mass grading, foundation construction, excavation or utility trenching). This monitoring shall be used to document the effectiveness of required dust and vapor control measures. • Contingency measures for previously unidentified buried structures, wells, debris, or areas of impacted soil that could be encountered during property development activities. • Characterization and profiling of soil suspected of being contaminated so that appropriate disposal or reuse alternatives can be implemented. All soil excavated and transported from the property shall be appropriated disposed at a permitted facility. • Segregation of "clean" and "impacted" soil stockpiles. • Evaluation and documentation of the quality of soil imported to the property. • Soil containing chemicals exceeding the lower of the then-current DTSC, Water Board or US EPA residential screening levels or typical background concentrations of metals shall not be accepted. • Monitoring of excavations and trenches for the potential presence of VOC vapors (if a COC). • Evaluation of the on-property soil conditions to determine if they will adversely affect the integrity of below ground utility lines and/or structures (e.g., the potential for corrosion). • Measures to reduce potential soil vapor and ground water migration through trench backfill and utility conduits (if soil and/or ground water are contaminated). Such measures shall include placement of low-permeability backfill "plugs" at specified intervals on-property and at all locations where utility trenches extend off-property. In addition, utility conduits that are placed below ground water shall be installed with watertight fittings to reduce the potential for ground water to migrate into conduits. • If the property is known to have COCs with the potential for mobilization, a Civil Engineer shall

Significant Impact	Mitigation Measures
	design the bottom and sides of vegetated swales and water retention ponds to be lined with a minimum 30 mil[7] heavy duty plastic to help prevent infiltration. • If deep foundation systems are proposed, the foundations shall incorporate measures to help reduce the potential for the downward migration of contaminated ground water (if present). • Methods to mitigate the potential for vapor intrusion of VOC vapors (if present) into the planned structures. • For construction activity that involves below ground work (e.g., mass grading, foundation construction, excavating or utility trenching), information regarding property risk management procedures (e.g., a copy of the SMP) shall be provided to the contractors for their review, and each contractor should provide such information to its subcontractors. • If excavation dewatering is required, protocols shall be prepared to evaluate water quality and discharge/disposal alternatives; the pumped water shall not be used for on-property dust control or any other on property use if contaminated. If long-term dewatering is required, the means and methods to extract, treat and dispose ground water also shall be presented and shall include treating/discharging ground water to the sanitary sewer under a Publicly Owned Treatment Works (POTW) permit or treating /discharging ground water to the storm drain system pursuant to a California Regional Water Quality Control Board - San Francisco Bay Region (Water Board) NPDES permit. If dewatering activities may impact known ground water contaminant plumes in the vicinity of the property, the oversight agency responsible for the remediation of these contaminant releases shall be notified of planned activities. • The project applicant's Environmental Professional shall assist in the implementation of the SMP for the property and shall, at a minimum, perform part-time observation services during demolition, excavation, grading and trenching activities. Upon completion of construction activities that significantly disturb the soil, the Environmental Professional shall prepare a report documenting compliance with the SMP; this

[7] A mil is a measurement that equals one-thousandth of an inch, or 0.001 inch. One mil also equals 0.0254 millimeter.

Significant Impact	Mitigation Measures
	report shall be submitted to the City and to the oversight agency (if the property is under regulatory oversight - which would require the Project Applicant to provide the oversight agency's written approval of the SMP Completion Report to the City or confirmation that the oversight agency's review is not required). **2017 EIR MM HAZ-3.6: Both Project Options:** Leaving contaminated soil with COC above residential screening levels in place or re- using it on future project sites shall require an oversight agency's written approval; the written approval shall be provided to the City. At a minimum, if contaminated soil is left in-place, a deed restriction or land use covenant shall detail the location of these soils. This document shall include a surveyed map of these impacted soils; shall restrict future excavation in these areas; and shall require future excavation be conducted in these areas only upon written approval by an oversight agency. **2017 EIR MM HAZ-3.7: Both Project Options:** Any soil, soil vapor and/or ground water remediation of a future project site during development activities shall require written approval by an oversight agency and shall meet all applicable federal, state and local laws, regulations and requirements. **2017 EIR MM HAZ-3.8:**[8] **Both Project Option:** Due to the North Bayshore Precise Plan area's proximity to US-101, soil sampling and analytical testing on a future site adjacent to US-101 for lead shall be performed (due to historical leaded gasoline use). If lead is detected above the lower of the then-current DTSC, Water Board or US EPA residential screening levels, it shall be appropriately managed under regulatory agency oversight. **2017 EIR MM HAZ-3.9: Both Project Options:** Unless the Phase I ESA documents that a specific project site was historically not used for agricultural purposes, soil sampling and laboratory analyses shall be performed to evaluate the residual pesticide concentrations, if any, and potential health risks to future occupants and construction workers.

[8] This mitigation measure has been revised from the 2017 EIR to provide clarity on the requirements.

Significant Impact	Mitigation Measures
	2017 EIR MM HAZ-3.10: Both Project Options: Soil exported from future project sites within the Precise Plan area shall be analyzed for COCs amongst other chemicals as required by the receiving facility. **2017 EIR MM HAZ-3.11: Both Project Options:** The project applicant shall require the construction General Contractor to prepare a Health and Safety Plan (HSP) establishing appropriate protocols for working at the property. Workers conducting property earthwork activities in contaminated areas shall complete 40-hour HAZWOPER training course (29 CFR 1910.120). The General Contractor shall be responsible for the health and safety of their employees as well as for compliance with all applicable federal, state, and local laws and guidelines. **2017 EIR MM HAZ-3.12: Both Project Options:** Groundwater monitoring wells and remediation system components located on future project sites within the Precise Plan area shall be protected during construction. Upon written approval from the overseeing regulatory agency, the wells could be destroyed under permit from the Santa Clara Water District prior to mass grading activities. Relocation of the wells may be required. The locations of future ground water monitoring wells and other remediation infrastructure, if any, shall be incorporated into the development plans. **2017 EIR MM HAZ-3.13: Both Project Options:** If future project sites are under active regulatory agency oversight, the project applicant and subsequent owners and occupants shall provide access to the sites, including ongoing access to monitoring wells for monitoring and sampling purposes, and cooperate with the oversight agency and Responsible Parties during implementation of any subsequent investigation or remediation, if required. In addition, if vapor intrusion poses a human health risk, the project applicant and subsequent property owners and occupants shall provide access for future indoor air vapor monitoring activities and shall not interfere with the implementation of remedies required by the oversight agency.

Significant Impact	Mitigation Measures
	2017 EIR MM HAZ-3.14: Both Project Options: For future sites that are subject to activity and use limitations (AULs), such as institutional (legal or regulatory restrictions on a property's use such as deed restrictions) and engineering (physical mechanisms that restrict property access or use) controls, compliance will be maintained. **2017 EIR MM HAZ-3.15: Both Project Options:** At future sites where hazardous materials are used or stored, a permit may be required for facility closure (i.e., demolition, removal, or abandonment) of any facility or portion of a facility. The project applicant shall contact the Mountain View Fire Department and County Department of Environmental Health to determine facility closure requirements prior to building demolition or change in property use.
Impact NOI-2: Both Project Options: The project (under either option) would not result in generation of excessive groundborne vibration or groundborne noise levels. **(Same Impact as Approved Project [Less than Significant Impact with Mitigation Incorporated])**	**2017 EIR MM NOI-4.1: Both Project Options:** Avoid impact pile driving where possible. Drilled piles cause lower vibration levels where geological conditions permit their use. **2017 EIR MM NOI-4.2: Both Project Options:** Avoid using vibratory rollers and tampers near sensitive areas**.** **2017 EIR MM NOI-4.3: Both Project Options:** In areas where project construction is anticipated to include vibration-generating activities, such as pile driving, in close proximity to existing structures, site-specific vibration studies shall be conducted to determine the area of impact and to present appropriate mitigation measures that 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 nearby structures to ground-borne vibration. Vibration limits shall be applied to all vibration-sensitive structures located within 200 feet of the project. A qualified structural engineer shall 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-

Significant Impact	Mitigation Measures
	specific vibration limits, and address the need to conduct photo, elevation, and crack surveys to document before and after construction conditions. • Construction contingencies shall be identified for when vibration levels approached the limits. • At a minimum, vibration monitoring shall 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.

Summary of Project Alternatives

CEQA requires that an EIR identify alternatives to a project as it is proposed. The CEQA Guidelines specify that the EIR should identify alternatives which "would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project." The purpose of the alternatives analysis is to determine whether there are alternatives of design, scope, or location which would substantially lessen the significant impacts, even if those alternatives "impede to some degree the attainment of the project objectives" or are more expensive (CEQA Guidelines Section 15126.6).

While CEQA does not require that alternatives must be capable of meeting all of the project objectives, their ability to meet most of the objectives is considered relevant to their consideration. The project objectives are identified in Section 2.5 Project Objectives of the EIR. The EIR considered four alternatives but rejected them for further analysis. A summary of the three project alternatives considered and evaluated in this EIR is provided below. Refer to Section 8.0 Alternatives for the full discussion of each alternative.

<u>No Project, No New Development Alternative</u>

The CEQA Guidelines specifically require consideration of a "No Project" Alternative. The purpose of including a No Project Alternative is to allow decision makers to compare the impacts of approving the project with the impacts of not approving the project. The CEQA Guidelines specifically advise that the No Project Alternative shall address both the existing conditions and "what would be reasonably expected to occur in the foreseeable future if the project were not

approved, based on current plans and consistent with available infrastructure and community services" (Section 15126.6(e)(2).

Under the No Project, No New Development Alternative, the project site would remain as it is today. Under existing conditions, the site is developed with 69 buildings totaling approximately 1,853,703 square feet of office, light industrial, and retail uses. The No Project, No New Development Alternative would avoid the project's impacts (under either option) but would not meet any of the project objectives or Precise Plan guiding principles.

Mitigated 11 Percent Reduced Development Alternative

The purpose of the Mitigated 11 Percent Reduced Development Alternative is to avoid the project's significant and unavoidable construction NO_x emissions impact with the incorporation of the air quality mitigation measures identified for the project (under either option). The Mitigated 11 Percent Reduced Development Alternative assumes approximately 2.8 million square feet of office uses, 6,230 residential units, 217,000 square feet of retail uses, 49,000 square feet of community uses, and 23.2 acres of park land. This alternative would reduce the project's significant and unavoidable construction NO_x impact (Impact AQ-1) to a less than significant level (for year 2024 only) with mitigation, and result in the same or similar (though lesser) impacts to all other environmental resource areas as the project under either option. This alternative partially meets all of the project objectives but to a lesser extent and meets only some of the Precise Plan principles.

Mitigated 39 Percent Reduced Development Alternative

The purpose of the Mitigated 39 Percent Reduced Development Alternative is to avoid the project's significant and unavoidable construction NO_x emissions impact, health risk (cancer and annual $PM_{2.5}$) impact, and operational NO_x and PM_{10} emissions impact with the incorporation of the air quality mitigation measures identified for the project (under either option). The Mitigated 39 Percent Reduced Development Alternative assumes approximately 1.9 million square feet of office uses, 4,270 residential units, 148,840 square feet of ground floor retail space, 33,500 square feet of community uses, and 15.9 acres of park land. This alternative would reduce the project's significant and unavoidable construction NO_x impact (Impact AQ-1), health risk impact (Impact AQ-1), and operational NO_x and PM_{10} impact (Impact AQ-1) to a less than significant level with mitigation, and result in the same or similar (though lesser) impacts regarding operational ROG (Impact AQ-1) and all other environmental resource areas as the project under either option. This alternative would not meet project objectives 4 or 5. It could meet project objectives 3 and 7 but to a lesser extent than the project under either option, and it could meet project objectives 6 and 8. This option would not meet the majority of the Precise Plan principles.

Environmentally Superior Alternative

The CEQA Guidelines state that an EIR shall identify an environmentally superior alternative. As described in Section 8.0 Alternatives of the EIR, the environmentally superior alternative to the proposed project is the No Project, No New Development Alternative because all of the project's significant environmental impacts would be avoided. In addition to the No Project, No New Development Alternative, the Mitigated 39 Percent Reduced Development Alternative would be environmentally superior alternative.

Areas of Concern

Environmental concerns expressed thus far from local residents, property owners, organizations, and/or agencies about the project include the following:

- Biological impacts (nesting birds, egrets, trees, wetland habitat)
- Lighting impacts on local wildlife
- Energy efficiency
- Recreational impacts
- Impacts to groundwater resulting from construction dewatering
- Project-generated traffic on roadway and freeway capacity
- Bicycle/Pedestrian as it pertains to transportation impacts
- Required connections to existing utilities infrastructure and needed improvements
- Sea-level rise