



OPR Summary Form Attachment

749 West El Camino Real Mixed-Use Project

State Clearinghouse No. 2023050251

Significant Impact	Mitigation Measures
Air Quality	
<p>2014 EIR Impact AIR-1: Construction of new projects associated with implementation of the El Camino Real (ECR) Precise Plan could result in exposure of sensitive receptors to substantial pollutant concentrations. (Less than Significant Impact with Mitigation Incorporated)</p>	<p>2014 EIR MM AIR-1: All new development projects, associated with implementation of the Precise Plan, which include buildings within 1,000 feet of a residential dwelling unit, shall conduct a construction health risk assessment (HRA) to assess emissions from all construction equipment during each phase of construction prior to issuance of building permits. Equipment usage shall be modified as necessary to ensure that equipment use would not result in a carcinogenic health risk of more than 10 in 1 million, an increased noncancer risk of greater than 1.0 on the hazard index (chronic or acute), or an annual average ambient PM_{2.5} increase greater than 0.3 µg/m³.</p>
<p>Housing Element EIR Impact AIR-3: Implementation of the Housing Element Update (HEU) would not expose sensitive receptors to substantial pollutant concentrations (Less than Significant Impact with Mitigation Incorporated)</p>	<p>Housing Element EIR MM AIR-2: Emission Reduction Measures for Subsequent Projects Exceeding the Significance Thresholds for Health Risks from Construction. Project applicants within the HEU area proposing projects within 1,000 feet of existing or approved sensitive receptors shall prepare a project-level HRA of construction impacts at the time the project is proposed. The HRA shall be based on project-specific construction schedule, equipment and activity data and shall be conducted using methods and models approved by the BAAQMD, CARB, OEHHA and U.S. EPA. Estimated project-level health risks shall be compared to the BAAQMD's health risk significance thresholds for projects. In the event that a project-specific HRA finds that the project could result in significant construction health risks that exceed BAAQMD significance thresholds, the project applicant shall implement Mitigation Measure AIR-1's requirement for the use of all Tier 4 Final construction equipment to reduce project-level health risks to a less than significant level. In addition, all tower cranes, forklifts, man- and material- lifts shall be electric powered.</p>
<p>2014 EIR Impact AIR-2: Implementation of the ECR Precise Plan could result in</p>	<p>2014 EIR MM AIR-2: For residential or other sensitive use projects proposed within 500 feet of El Camino Real, SR 87 or SR 287, and/or any permitted stationary sources, including those identified in Table IV.B-6, the City of Mountain View shall require an evaluation of potential health risk exposure. The applicant for a sensitive use project within the ECR Precise Plan area shall</p>

<p>exposure of sensitive receptors to substantial pollutant concentrations. (Less than Significant Impact with Mitigation Incorporated)</p>	<p>prepare a report using the latest BAAQMD permit data and roadway risk estimates to determine impacts to future residents or sensitive receptors. The report shall outline any measures that would be incorporated into the project necessary to reduce carcinogenic health risk of to less than 10 in 1 million, reduce the non-cancer risk of to less than 1.0 on the hazard index (chronic or acute), and ensure the annual average ambient PM_{2.5} increase is less than 0.3 µg/m³. Measures to reduce impacts could include upgrading air filtration systems of fresh air supply, tiered plantings of trees, and site design to increase distance from source to the receptor.</p>
<p>Cultural Resources</p>	
<p>Impact CUL-1: The project would cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines Section 15064.5 by demolishing a historic resource on-site. (New Impact [Significant and Unavoidable Impact with Mitigation Incorporated])</p>	<p>MM CUL-1.1: Documentation. Prior to issuance of any demolition, grading, or construction permits for the site, the project sponsor shall retain a qualified professional to undertake documentation of the bank building at 749 West El Camino Real. The documentation shall be funded by the project sponsor and undertaken by a qualified professional(s) who meets the Secretary of the Interior’s Professional Qualification Standards for history, architectural history, or historic architecture (Code of Federal Regulations, Title 36, Part 61, Appendix A), and be submitted for review and approval by the City of Mountain View Planning Division staff or a qualified historic consultant retained by the City prior to issuance of demolition permits. The documentation package shall consist of the items listed below:</p> <ul style="list-style-type: none"> • CUL-1.1a: Digital Photography • CUL-1.1b: Historical Report • CUL-1.1c: Site Plan & Drawings <p>The documentation materials shall be submitted to the Northwest Information Center at Sonoma State University, the local repository for the California Historical Resources Information System. The documentation shall also be offered to state, regional, and local repositories, as deemed appropriate, including the City of Mountain View Planning Division, the Mountain View Public Library, and Santa Clara County Historical & Genealogical Society. Materials shall be provided in archival digital and/or hard copy formats depending on the capacity and preference of each repository. This measure would create a collection of reference materials that would be available to the public and inform future research. While the documentation utilizes some of the guidelines and specifications developed for the Historic American Buildings Survey (HABS), the documentation package does not need to be delivered as HABS documentation to the Library of Congress.</p> <ul style="list-style-type: none"> • CUL-1.1a: Digital Photography. Digital photographs will be taken of the historic building, integrated artwork, plaza landscaping, and the overall character and setting of the former Home Savings & Loan Bank designed by Millard Sheets at 749 West El Camino Real. All digital photography shall be conducted according to current National Park Service (NPS) standards as specified in the National Register of Historic Places and National Historic Landmarks Program Consolidated and Updated Photograph Policy 2024. The photography shall be undertaken by a qualified professional with

demonstrated experience in documentation photography. Large format negatives are not required. Photograph views for the data set shall include:

- Photographs of all four exterior facades of the building
- At least two oblique views of the building exterior
- Detail views of character-defining features, including but not limited to:
 - Exterior mosaic mural
 - Round stained-glass window
 - Interior painted mural
 - Front plaza sculpture
 - Representative interior views of the bank lobby
 - Contextual views of the site and plaza.

All photographs shall be referenced on a photographic key map or site plan. The photographic key shall show the photograph number with an arrow to indicate the direction of the view. Digital photographs shall be taken in uncompressed RAW file format and saved as TIFF files. The size of each image shall be a minimum of 1600x1200 pixels at 300 pixels per inch or larger and in color format. The file name for each electronic image shall correspond with the index of photographs and photograph label. If repositories request hard copy prints, the photographs shall be printed on archival paper and labeled.

- **CUL-1.1b: Historical Report.** A written historical narrative and report that meets the HABS Historical Report Guidelines shall be produced for the historic bank at 749 W. El Camino Real. This HABS-Style Historical Report may be based on the documentation provided in the “615 & 749 W. El Camino Real, Mountain View, HRER Peer Review Memorandum” (Page & Turnbull, 2023) and shall include historic photographs and drawings, if available. The HABS-Style Historical Report shall follow the outline format with a statement of significance of the building and a description of the building’s architectural features and artwork.
- **CUL-1.1c: Site Plan & Drawings.** Original architectural drawings or as-built measured drawings of the historic building and plaza shall be submitted as part of the documentation package. Reasonable efforts shall be made to locate original drawings of the historic building. If located, selected representative drawings (such as site plans, elevations, sections, and relevant key details) shall be photographed or scanned at high resolution, reproduced, and included in the dataset. If original architectural or construction drawings of the historic bank building dating to the period of significance cannot be located, then measured drawings shall be prepared according to HABS guidelines by a professional who meets the Secretary of the Interior’s Professional Qualification Standards for Architecture or Historic Architecture. The measured

drawings shall be reviewed by the professional retained to prepare the written historical report. At minimum, the measured drawings shall include:

- A site plan, showing the location of the building in relation to El Camino Real, Castro Street, and the plaza landscaping
- Elevation drawings of each of the four building elevations
- Floor plans
- (Optional) Sections and detail drawings.

MM CUL-1.2: Interpretative Program. The project sponsor, in consultation with a qualified historian or architectural historian who meets the Secretary of the Interior's Professional Qualification Standards, shall develop an interpretive program for the site. The Interpretive Display Plan shall be reviewed and approved by the Mountain View Planning Division or a qualified historic consultant retained by the City prior to the issuance of permits for any demolition, grading, or construction on the site. The Plan shall include the proposed display type(s) and location(s) of the content, as well as high-quality graphics and written narratives that will be incorporated. The interpretive display(s) shall be fully installed prior to issuance of the final Certificate of Occupancy for the project, and inspected by Planning Division staff or a qualified historic consultant to confirm its adherence to mitigation measure requirements.

The interpretive content shall include the history and architectural and artistic significance of the Millard Sheets-designed former Home Savings & Loan Association bank. The interpretive display(s) shall also contextualize and tell the story of the specific artists working within the Millard Sheets studio who were involved with the artwork that is salvaged and reinstalled as part of the project. In addition to narrative text, the interpretive display(s) may include, but are not limited to, a display of photographs, news articles, and drawings. The interpretive display(s) may use source materials from the historical report prepared as part of MM CUL-1.1.

The permanent, high-quality interpretive display(s) shall be installed within the project site boundaries, made of durable materials (all-weather, if outdoors), and positioned to allow for high public visibility and interactivity. It is preferred that the interpretive displays with content associated with the artworks be positioned near the salvaged and relocated artworks.

Greenhouse Gas Emissions	
<p>Housing Element EIR Impact GHG-1: Implementation of the HEU would not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. (Less than Significant Impact with Mitigation Incorporated)</p>	<p>Housing Element EIR MM GHG-1: Require Compliance with EV Requirements in CALGreen Tier 2. Subsequent development projects proposed as part of the HEU shall comply with EV requirements in the most recently adopted version of CALGreen Tier 2 at the time that a building permit application is filed.</p>
Noise	
<p>2014 EIR Impact NOISE-1: Construction activities associated with implementation of the ECR Precise Plan could create significant short-term vibration impacts on nearby sensitive land uses. (Less than Significant Impact with Mitigation Incorporated)</p>	<p>2014 EIR MM NOISE-1: The following language shall be included as a Condition of Approval for new projects associated with implementation of the Precise Plan:</p> <ul style="list-style-type: none"> • In the event that pile driving would be required for any proposed project within the Precise Plan area, all residents within 300 feet of the project site shall be notified of the schedule for its use a minimum of one week prior to its commencement. The contractor shall implement “quiet” pile driving technology (such as pre-drilling of piles, the use of more than one pile driver to shorten the total pile driving duration, or the use of portable acoustical barriers) where feasible, in consideration of geotechnical and structural requirements and conditions. • To the extent feasible, the project contractor shall phase high-vibration generating construction activities, such as pile-driving/ground-impacting operations, so they do not occur at the same time with demolition and excavation activities in locations where the combined vibrations would potentially impact sensitive areas. • The project contractor shall select demolition methods not involving impact, where possible (for example, milling generates lower vibration levels than excavation using clam shell or chisel drops). • The project contractor shall avoid using vibratory rollers and packers near sensitive areas whenever possible.

Utilities and Service Systems

2014 EIR Impact UTL-1: Future development associated with implementation of the ECR Precise Plan could result in impacts to the existing water and/or wastewater infrastructure. Proposed new development may require upsizing or improvements to nearby water distribution and/or sewer mains and other infrastructure. **(Less than Significant Impact with Mitigation Incorporated)**

2014 EIR MM UTL-1: As private properties within the Precise Plan area are proposed for development, project-specific capacity and condition analyses of applicable water and wastewater infrastructure adjacent to and downstream of the project sites shall be performed to identify any impacts to the water and wastewater system. As a condition of approval, and prior to issuance of grading and/or building permits, the Public Works Department will determine and assign responsibility to project applicants for upgrades and improvements to the City's water and/or wastewater infrastructure, as necessary.

2014 EIR Impact UTL-2: Future development associated with implementation of the ECR Precise Plan could result in the need for new and/or improved stormwater infrastructure. **(Less than Significant Impact with Mitigation Incorporated)**

2014 EIR MM UTL-2: As private properties within the Precise Plan area are proposed for development, project-specific analyses of stormwater infrastructure adjacent and downstream of the project sites shall be performed to identify any impacts to the system. As a condition of approval, and prior to issuance of grading and/or building permits, the Public Works Department will determine and assign responsibility to project applicants for upgrades and improvements to the City's stormwater infrastructure, as necessary.

Housing Element EIR Impact UTL-1: Implementation of the HEU would not require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. **(Less than Significant Impact with Mitigation Incorporated)**

Housing Element EIR MM UTL-1: Fair-Share Contributions Toward Utility Improvements. Subsequent development projects shall contribute the fair share amount identified by the City of Mountain View Public Works Department to fund capital improvements to the water, sanitary sewer, and stormwater drainage systems prior to issuance of a building permit.