



To: State Agencies
Responsible Agencies
Local and Public Agencies
Trustee Agencies
Interested Parties

From: Margaret Netto, Consulting Senior Planner
City of Mountain View
Community Development Department
500 Castro Street, P.O. Box 7540
Mountain View, CA 94039-7540

Subject: Notice of Preparation of a Draft Supplemental Environmental Impact Report for the 749 West El Camino Real Mixed-Use Project

The City of Mountain View will be the Lead Agency and will prepare a focused Supplemental Environmental Impact Report (SEIR) for the above referenced project. We would like to get your input regarding the scope and content of the environmental information to be addressed in the SEIR. The project location, description, and potential environmental effects are attached.

A public scoping meeting will be held on Wednesday, May 24, 2023, at 4:00 p.m. to take comments regarding the scope and content of the Draft SEIR. The scoping meeting will be held in the Plaza Conference Room on the second floor of Mountain View City Hall located at 500 Castro Street, Mountain View.

According to state law, the deadline for your response is 30 days after receipt of this notice; however, we would appreciate an earlier response, if possible. Written comments will be accepted until June 8, 2023 at 5:00 p.m.

Please identify a contact person and send your response to:

City of Mountain View
Community Development Department
Attention: Margaret Netto, Consulting Senior Planner
500 Castro Street, P.O. Box 7540
Mountain View, CA 94039-7540
Margaret.Netto@mountainview.gov

Margaret Netto, Consulting Senior Planner
Community Development Department

Date: _____

Notice of Preparation of a Draft Supplemental Environmental Impact Report for the 749 West El Camino Real Mixed-Use Project

I. INTRODUCTION

Notice is hereby given that the City of Mountain View, as the Lead Agency, will prepare a focused Supplemental Environmental Impact Report (SEIR) for the 749 West El Camino Real Mixed-Use project (hereinafter referred to as the “project”). This Notice of Preparation (NOP) has been prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15082. The purpose of this NOP is to solicit comments from the public and public agencies on the scope and content of the SEIR for the project.

The purpose of the SEIR is to inform decision makers and the general public of the environmental effects of a proposed project. The SEIR process is intended to provide environmental information sufficient to evaluate a proposed project and its potential for significant impacts on the environment; to examine methods of reducing adverse environmental impacts; and to consider alternatives to the project.

The City of Mountain View has determined analysis of the project’s environmental effects is best provided through the preparation of an SEIR, tiered from the certified 2014 El Camino Real Precise Plan Final Environmental Impact Report (SCH No. 2014032002). The SEIR for the project will be prepared and processed in accordance with CEQA, and will include the following:

- A summary of the proposed actions and its consequences,
- A project description,
- A description of the existing environmental setting,
- A discussion of potential environmental impacts (including cumulative and growth-inducing impacts) and mitigation measures to minimize significant effects, and
- A discussion of alternatives to the proposed project.

Upon finding the SEIR is complete and in compliance with CEQA, the Mountain View City Council will consider certification of the SEIR at a public hearing and may take action on the proposed project. Certification of an SEIR does not constitute project approval.

II. PROJECT LOCATION

The proposed 3.05-acre project site is located at 749 West El Camino Real in the City of Mountain View (Assessor’s Parcel Numbers [APNs] 193-02-049 and 193-02-050) on the southeast corner of the intersection of El Camino Real and Castro Street. For ease of reference, El Camino Real is considered north of the site and Castro Street is considered west of the site. The project site is currently developed with a vacant 1,487 square foot restaurant building on the northeast corner of the site and an operational 18,302 square foot bank on the northwest corner of the site.

Surrounding land uses include commercial and residential uses to the north, east, south, and west of the project site. A regional map and a vicinity map of the project site are shown on Figure 1 and Figure 2, respectively, and an aerial photograph of the project site and surrounding land uses is shown on Figure 3.

III. PROJECT DESCRIPTION

The project would demolish the existing 1,487 square foot restaurant building, 18,302 square foot bank building, and all associated surface parking and landscaping (including existing trees) on-site to construct two new buildings on-site: 1) a two-story, up to 11,500 square foot bank and 2) a six-story, mixed-use building with 299 multi-family residential units (33 of which would be reserved for low- to very-low- income households), up to 11,500 square feet of ground-floor commercial uses, and two levels of underground parking. The project would also include a public plaza and utility and right-of-way improvements, including lateral connections to existing utilities and undergrounding of existing overhead electricity lines in Lane Avenue.

The proposed development would meet Tier 2 development standards per the El Camino Real Precise Plan and have a maximum structure height of up to 75 feet and a floor-area-ratio (FAR) of approximately 3.04 (98 dwelling units per acre [du/ac]). The project would utilize the State Density Bonus Law to exceed the allowed zoning density of 2.3 FAR with a 43.1 percent density bonus as calculated based on Mountain View's Density Bonus Program Guidelines and Municipal Code Section 36.48.75; therefore, the project would not require a General Plan amendment or rezoning.

IV. PROBABLE ENVIRONMENTAL EFFECTS OF THE PROJECT

The SEIR will address potential environmental effects of the project in the following areas:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Utilities and Service Systems

The SEIR will also evaluate cumulative impacts, growth-inducing impacts, and alternatives to the project in accordance with the requirements of CEQA.

V. SCOPING COMMENTS

We are requesting your input on the scope and content of the environmental information appropriate to your agency's statutory responsibilities or of interest to you or your organization; specifically, we are requesting the following:

1. Identify significant environmental effects and mitigation measures that you believe need to be explored in the SEIR with supporting discussion of why you believe these effects may be significant.
2. Describe special studies and other information that you believe are necessary for the City to analyze the significant environmental effects, alternatives, and mitigation measures you have identified.
3. For public agencies that provide infrastructure and public services, identify any facilities or improvements that will be required to provide services to the proposed project;
4. Indicate whether staff from your agency would like to meet with City staff to discuss the scope and content of the SEIR's environmental information;
5. Provide the name, title, telephone number, postal, and email addresses of the contact person from your agency or organization that we can contact regarding your comments; and
6. Identify alternatives that you believe need to be explored in further detail in the SEIR.

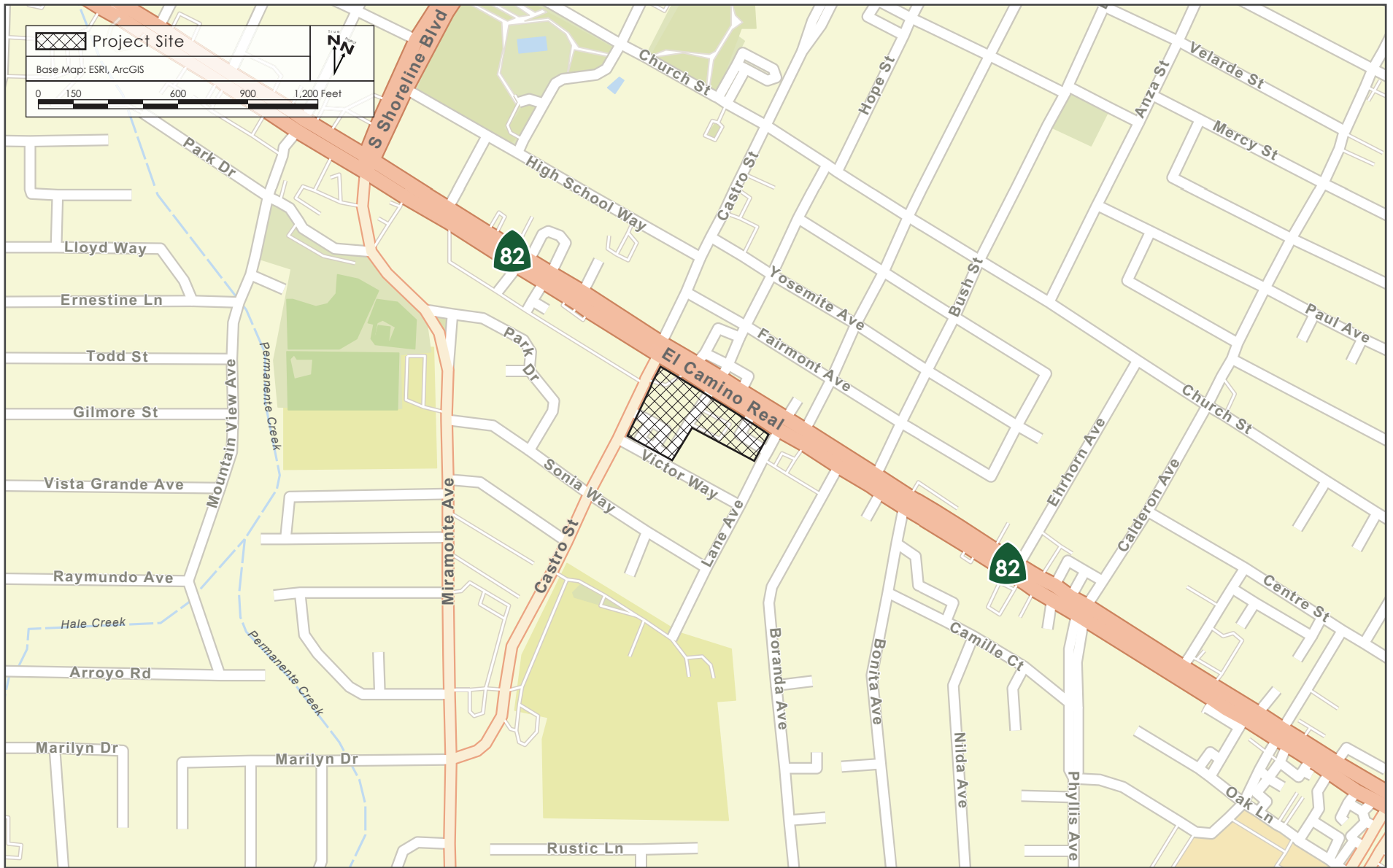
Comments may be sent to:

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500 Castro Street, P.O. Box 7540
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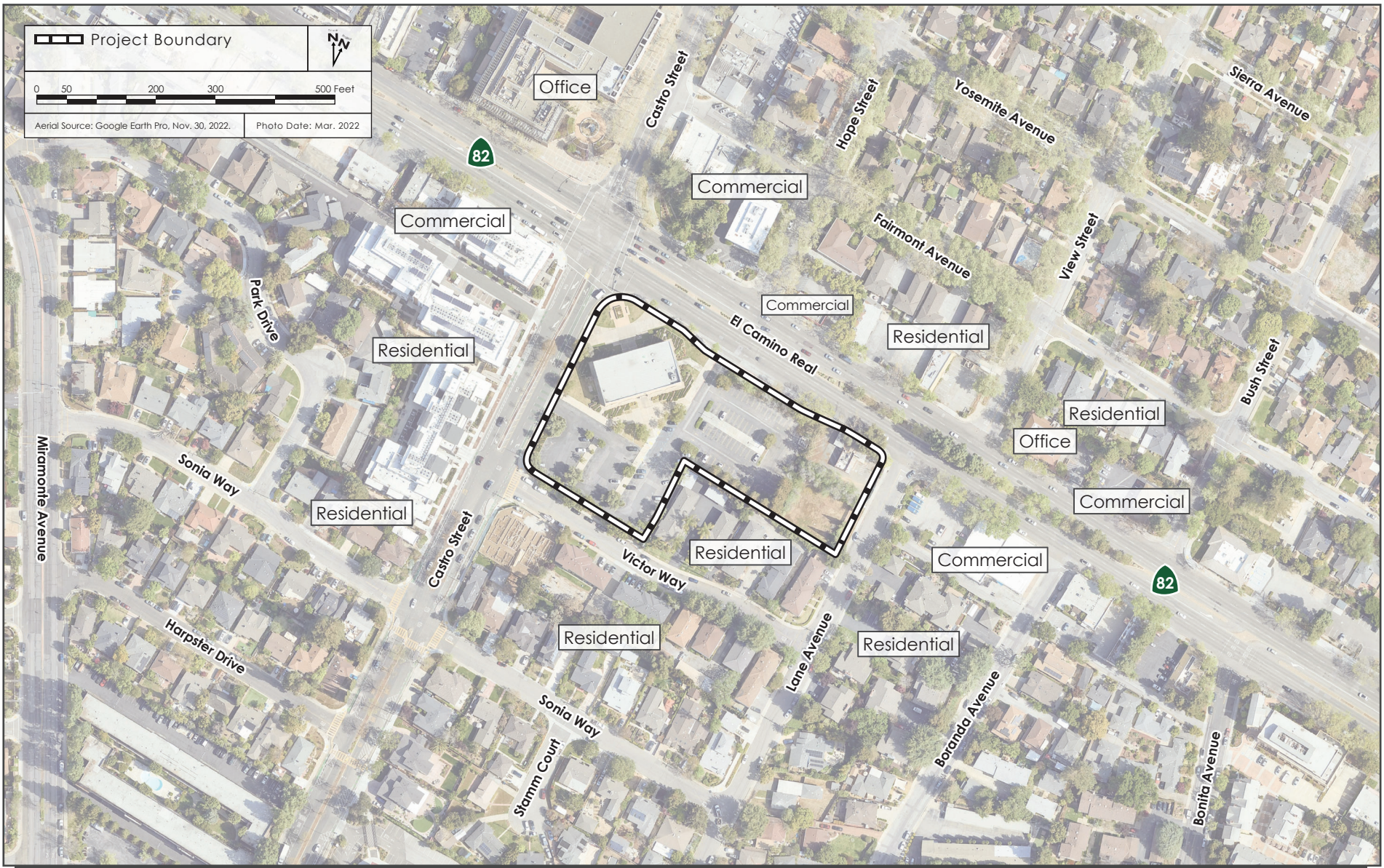
REGIONAL MAP

FIGURE 1



VICINITY MAP

FIGURE 2



AERIAL PHOTOGRAPH AND SURROUNDING LAND USES

FIGURE 3

California Department of Transportation

DISTRICT 4
OFFICE OF REGIONAL AND COMMUNITY PLANNING
P.O. BOX 23660, MS-10D | OAKLAND, CA 94623-0660
www.dot.ca.gov



June 7, 2023

SCH #: 2023050251
GTS #: 04-SCL-2023-01197
GTS ID: 29765
Co/Rt/Pm: SCL/82/19.83

Margaret Netto, Consulting Senior Planner
City of Mountain View
500 Castro Street
Mountain View, CA

Re: 749 West El Camino Real Mixed-Use Project Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR)

Dear Margaret Netto:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the 749 West El Camino Real Mixed-Use Project. We are committed to ensuring that impacts to the State's multimodal transportation system and to our natural environment are identified and mitigated to support a safe, sustainable, integrated and efficient transportation system. The following comments are based on our review of the May 2023 NOP.

Project Understanding

The proposed project would demolish the existing 1,487 square foot restaurant building, 18,302 square foot bank building, and all associated surface parking and landscaping on-site to construct two new buildings on-site: 1) a two-story, up to 11,500 square foot bank and 2) a six-story, mixed-use building with 299 multi-family residential units (33 of which would be reserved for low- to very-low- income households), up to 11,500 square feet of ground-floor commercial uses, and two levels of underground parking. The commercial square footage would be located adjacent to El Camino Real on the northern portion of the project site. The new bank would be located on the northwest corner of the project site and a public plaza is proposed on El Camino Real between the proposed bank building and mixed-use building's ground-floor commercial uses.

Travel Demand Analysis

With the enactment of Senate Bill (SB) 743, Caltrans is focused on maximizing efficient development patterns, innovative travel demand reduction strategies, and multimodal improvements. For more information on how Caltrans assesses Transportation Impact Studies, please review Caltrans' Transportation Impact Study Guide ([link](#)).

If the project meets the screening criteria established in the City's adopted Vehicle Miles Traveled (VMT) policy to be presumed to have a less-than-significant VMT impact and exempt from detailed VMT analysis, please provide justification to support the exempt status in alignment with the City's VMT policy. Projects that do not meet the screening criteria should include a detailed VMT analysis in the DEIR, which should include the following:

- VMT analysis pursuant to the City's guidelines. Projects that result in automobile VMT per capita above the threshold of significance for existing (i.e., baseline) city-wide or regional values for similar land use types may indicate a significant impact. If necessary, mitigation for increasing VMT should be identified. Mitigation should support the use of transit and active transportation modes. Potential mitigation measures that include the requirements of other agencies such as Caltrans are fully enforceable through permit conditions, agreements, or other legally-binding instruments under the control of the City.
- A schematic illustration of walking, biking and auto conditions at the project site and study area roadways. Potential traffic safety issues to the State Transportation Network (STN) may be assessed by Caltrans via the Interim Safety Guidance ([link](#)).
- The project's primary and secondary effects on pedestrians, bicycles, travelers with disabilities and transit performance should be evaluated, including countermeasures and trade-offs resulting from mitigating VMT increases. Access to pedestrians, bicycle, and transit facilities must be maintained.

Construction-Related Impacts

Potential impacts to the State Right-of-Way (ROW) from project-related temporary access points should be analyzed. Mitigation for significant impacts due to construction and noise should be identified. Project work that requires movement of oversized or excessive load vehicles on State roadways requires a transportation permit that is issued by Caltrans. To apply, please visit Caltrans Transportation Permits ([link](#)).

Prior to construction, coordination may be required with Caltrans to develop a Transportation Management Plan (TMP) to reduce construction traffic impacts to the STN.

Lead Agency

As the Lead Agency, the City of Mountain View is responsible for all project mitigation, including any needed improvements to the STN. The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures.

Equitable Access

If any Caltrans facilities are impacted by the project, those facilities must meet American Disabilities Act (ADA) Standards after project completion. As well, the project must maintain bicycle and pedestrian access during construction. These access considerations support Caltrans' equity mission to provide a safe, sustainable, and equitable transportation network for all users.

Encroachment Permit

Please be advised that any permanent work or temporary traffic control that encroaches onto Caltrans' ROW requires a Caltrans-issued encroachment permit. As part of the encroachment permit submittal process, you may be asked by the Office of Encroachment Permits to submit a completed encroachment permit application package, digital set of plans clearly delineating Caltrans' ROW, digital copy of signed, dated and stamped (include stamp expiration date) traffic control plans, this comment letter, your response to the comment letter, and where applicable, the following items: new or amended Maintenance Agreement (MA), approved Design Standard Decision Document (DSDD), approved encroachment exception request, and/or airspace lease agreement. Your application package may be emailed to D4Permits@dot.ca.gov.

To obtain information about the most current encroachment permit process and to download the permit application, please visit Caltrans Encroachment Permits ([link](#)).

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, or for future notifications and requests for review of new projects, please email LDR-D4@dot.ca.gov.

Margaret Netto, Consulting Senior Planner
June 7, 2023
Page 4

Sincerely,

A handwritten signature in black ink, reading "Luo Yunsheng". The signature is written in a cursive, flowing style.

YUNSHENG LUO
Acting District Branch Chief
Local Development Review

c: State Clearinghouse

California Department of Transportation

DISTRICT 4
OFFICE OF REGIONAL AND COMMUNITY PLANNING
P.O. BOX 23660, MS-10D | OAKLAND, CA 94623-0660
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500 Castro Street
Mountain View, CA

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Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, or for future notifications and requests for review of new projects, please email LDR-D4@dot.ca.gov.

Margaret Netto, Consulting Senior Planner
June 7, 2023
Page 4

Sincerely,

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YUNSHENG LUO
Acting District Branch Chief
Local Development Review

c: State Clearinghouse

NATIVE AMERICAN HERITAGE COMMISSION

May 12, 2023

Margaret Netto
City of Mountain View
500 Castro St, P.O. Box 7540
Mountain View, CA 94039



Re: 2023050251, 749 West El Camino Real Mixed-Use Project, Santa Clara County

Dear Ms. Netto:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

AB 52



CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

SECRETARY
Sara Dutschke
Miwok

COMMISSIONER
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Wayne Nelson
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Stanley Rodriguez
Kumeyaay

COMMISSIONER
[Vacant]

COMMISSIONER
[Vacant]

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Raymond C. Hitchcock
Miwok, Nisenan

NAHC HEADQUARTERS
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Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project:

Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:

- a. A brief description of the project.
- b. The lead agency contact information.
- c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
- d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).

2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subs. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1 (b)).

- a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).

3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

- a. Alternatives to the project.
- b. Recommended mitigation measures.
- c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).

4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:

- a. Type of environmental review necessary.
- b. Significance of the tribal cultural resources.
- c. Significance of the project's impacts on tribal cultural resources.
- d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).

5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).

6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:

- a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
- b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

- 7. Conclusion of Consultation:** Consultation with a tribe shall be considered concluded when either of the following occurs:
- a.** The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b.** A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).
- 8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document:** Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).
- 9. Required Consideration of Feasible Mitigation:** If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).
- 10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:**
- a.** Avoidance and preservation of the resources in place, including, but not limited to:
 - i.** Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii.** Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b.** Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i.** Protecting the cultural character and integrity of the resource.
 - ii.** Protecting the traditional use of the resource.
 - iii.** Protecting the confidentiality of the resource.
 - c.** Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d.** Protecting the resource. (Pub. Resource Code §21084.3 (b)).
 - e.** Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
 - f.** Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).
- 11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource:** An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
- a.** The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
 - b.** The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c.** The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf.

Some of SB 18's provisions include:

1. **Tribal Consultation**: If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation**. There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality**: Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation**: Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>.

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (https://ohp.parks.ca.gov/?page_id=30331) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:

- a.** A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b.** A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
- 4.** Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
- a.** Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, § 15064.5(f) (CEQA Guidelines § 15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b.** Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c.** Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code § 7050.5, Public Resources Code § 5097.98, and Cal. Code Regs., tit. 14, § 15064.5, subdivisions (d) and (e) (CEQA Guidelines § 15064.5, subs. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address:
Cody.Campagne@nahc.ca.gov

Sincerely,

Cody Campagne

Cody Campagne
Cultural Resources Analyst

cc: State Clearinghouse

Hi Margaret,

I live in Cuesta Park and am coordinating the neighborhood's thoughts on the projects via the Cuesta Park Neighborhood Association. One thing we are curious to explore is the traffic from the speed ramp on to Lane Ave (a bicycle route). This is one issue, among other things (lighting, greenery, etc) I'm a bit of a novice to this, so I'm not sure how to request that the EIR include that in its scope. If it's easier, I can be reached at [REDACTED].

Thank you!

David

Is it easier this way? See below.

The size of the new construction seems too large for the area and is not optimized for the relatively small contained area with limited access

The area is completely blocked by Graham Middle School from one side, and to get out of this area, you can only use two small streets that actually don't even qualify for two-sided streets because people living in existing apartments are parking their cars on both sides of these streets.

Traffic congestion is a concern in this area.

Graham school students' safety is also a concern.

The area is prone to flooding and earthquakes, and building a huge underground parking and six-story buildings there could lead to ecological disaster.

The proof from the developer that they are using sustainable practices for managing construction and demolition materials

On Thu, Jun 8, 2023 at 1:58 PM Ildar B [REDACTED] wrote:

Hi Margaret,

Please see my comments below.

Please reply to let me know that you are incorporating my comments. My understanding is that the deadline is on June 8, 2023 at 5 PM.

1. The size of the new construction seems too large for the area and is not optimized for the relatively small contained area with limited access.
2. The area is completely blocked by Graham Middle School from one side, and to get out of this area, you can only use two small streets that actually don't even qualify for two-sided streets because people living in existing apartments are parking their cars on both sides of these streets.
3. Traffic congestion is a concern in this area.
4. Graham school students' safety is also a concern.
5. The area is prone to flooding and earthquakes, and building a huge underground parking and six-story buildings there could lead to ecological disaster.
6. The proof from the developer that they are using sustainable practices for managing construction and demolition materials

Thanks,

Ildar Boltunov

[REDACTED]

[REDACTED]

[REDACTED]

Mountain View CA 94040

Dear Margaret,

I am a resident on [REDACTED] which is close to the 740 West El Camino project, and attended the Greystar community outreach meeting in April. In this meeting, Greystar shared the project website: <https://749ecr.com/>.

I want to raise the following concerns to the city, so that these can be properly addressed in the development plan.

1. Traffic flow and jams.

- Elan (cross Castro st) has 164 units, and the 749 project aims to have 300+ units. This will add 2x more traffic to a crowded intersection.
- Victor way is a narrow and windy street, with many street parking used by nearby 4-plex tenants. 749 plans to have one main entrance on Victor way, it will surely create a traffic jam.
- El Camino is a very busy street, the entrance of 749 on the El Camino way will cause traffic jams during rush hours.
- There is no traffic light at the Victor Way and Castro Street intersection. For cars that want to turn left from Victor Way to Castro Street (southbound) will cause traffic jams.

2. Safety concern (esp. to nearby middle school students).

- Both Castro street and Lane street are heavily used by middle schoolers during weekdays.
- When I walked by Elan on Castro, the drivers from Elan apt complex had limited visibility into the pedestrians walking by the garage door. You can imagine additional residential commuter traffic flow will impose risks to youth during their morning/afternoon school time.
- Similarly on the Lane street side, there is an alley next to the paint store which is very heavily used by students/parents during the morning dropoff time. 749 plans to have an entrance on that side as well.
- Cars leaving the Elan commercial parking space on to Castro can only turn to the south bound. They cannot do a u-turn on Castro, and they turn left on Sonia Way to make a turn. They used the resident's driveway to do the 3-point turn.

3. 5-6 stories facing Victor Way (vs. drop to 1-2 stories)

- Elan dropped floors to 2 stories on the south end. But 749 plans to keep 5-6 stories facing Victor Way side (at the corner of Castro/Victor). Victor Way is a narrow street, and it affects the neighbors across.

I suggest the 749 project can have more commercial use properties(vs. residential units) to reduce traffic flow and redesign the architecture to blend in more naturally with existing buildings.

Thanks for providing a channel to voice my concern.

Sheng Song