

Mountain View/Los Altos Union High School District
DRAFT
MITIGATED NEGATIVE DECLARATION
Mountain View High School Expansion Project

The Mountain View/Los Altos School District Board of Trustees has considered the project identified below and has adopted the following Mitigated Negative Declaration pursuant to the California Environmental Quality Act:

Proposed Project: Expansion of Mountain View High School to accommodate an additional 410 students. Includes the construction of a new classroom building, engineering building, gym, student services building, and various improvements, as described in the Initial Study, to the Mountain View High School campus.

Location: 3535 Truman Avenue, Mountain View, County of Santa Clara.

Finding: The proposed project will not have a significant effect on the environment.

Reasons Supporting the Finding:

- An Initial Study of Environmental Effects has been prepared that identified no potentially significant impacts following implementation of feasible mitigation measures incorporated into the project.
- The project is consistent with the land use plans, policies, and regulations of the Mountain View/Los Altos Union High School District and the City of Mountain View.
- The project is located on an existing high school campus and would not require additional utilities or public services or the expansion of regional facilities.
- The project will not adversely impact fish and wildlife resources or their habitats.
- The project will not result in significant traffic or transportation impacts.

Mitigation Measures Included in the Project: The following mitigation measures are included in the project to avoid potentially significant effects.

- **Air Quality**

MM AQ-1.1: During any construction period ground disturbance, the School District shall ensure that the project contractor implement measures to control

dust and exhaust. Implementation of the measures recommended by BAAQMD and listed below would reduce the air quality impacts associated with grading and new construction to a less-than-significant level. The contractor shall implement the following best management practices that are required of all projects:

- All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- 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.
- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- 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 lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

MM AIR-2: The project shall use equipment that has low DPM or zero emissions, implementing the following measures:

- All mobile diesel-powered off-road equipment larger than 25 horsepower and operating on the site for more than two days shall meet U.S. EPA particulate matter emissions standards for Tier 4 or use engines that include particulate matter emissions control equivalent to CARB Level 3 verifiable diesel emission control devices (VDECs). Alternatively (or in combination), the use of alternatively-fueled or electric equipment (i.e., non-diesel) would be consistent with this requirement.
- Avoid diesel generator use by supplying line power to the construction site and limiting the use of diesel generators to no more than 50 total hours.
- Avoid staging of construction equipment near portions of the site that are adjacent to residences.

- **Biological Resources**

MM BIO-1: The District shall schedule demolition and construction activities to avoid the nesting season, to the extent feasible. The nesting season for most birds, including most raptors in the San Francisco Bay area extends from February 1st through August 31st (inclusive).

If it is not possible to schedule demolition and construction between September 1st and January 31st (inclusive) to avoid the nesting season, pre-construction surveys for nesting raptors and other migratory nesting birds shall be conducted by a qualified ornithologist to identify active nests that may be disturbed during project implementation on-site and within 250 feet of the site. The pre-construction survey for nesting birds shall be conducted prior to initiation of construction, demolition activities, or tree removals no more than 14 days during the early part of the nesting season between February 1st and April 30th (inclusive) and no more than 30 days prior to initiation of these activities during the late part of the nesting season between May 1st and August 31st (inclusive).

If an active nest is found in or close enough to the project area to be disturbed by construction activities, a qualified ornithologist, in consultation with the California Department of Fish and Wildlife, shall determine the extent of a construction-free buffer zone (typically 250 feet for raptors and 100 feet for other birds) around the nest, to ensure that raptor or migratory bird nests would not be disturbed during ground disturbing activities. The construction-free buffer zones shall be maintained until after the nesting season has ended and/or the ornithologist has determined that the nest is no longer active.

MM BIO-2: The proposed project shall implement the following tree protection measures:

- Prior to commencement of construction, construction fencing shall be placed around the drip line of all trees proposed for preservation.
- No grading or other construction shall occur within the drip line of any tree proposed for preservation except in conformance with a Tree Protection Plan approved by the City arborist.
- No vehicle, equipment or materials shall be parked or stored within the drip line of any tree proposed for preservation.
- No signs, wire, or any other object shall be attached to the tree.

- **Cultural Resources**

MM CUL-1: In the event that cultural resources are found, all work within 50 feet of the find will stop and a qualified professional archaeologist or paleontologist will examine the find. If the find is determined to be significant, treatment recommendations will be developed and implemented before earthmoving or construction activities can recommence within the designated resource area.

MM CUL-2: If vertebrate fossils are discovered during construction, all work on the site will stop immediately until a qualified professional paleontologist can assess the nature and importance of the find and recommend appropriate treatment. Treatment may include preparation and recovery of fossil materials so that they can be housed in an appropriate museum or university collection and may also include preparation of a report for publication describing the finds. The District will be responsible for implementing the recommendations of the paleontological monitor, and a final report documenting the implementation of the treatment program shall be prepared.

MM CUL-3: If human remains are discovered during construction, construction activities that could disturb the remains and any associated artifacts would halt and the project proponent shall contact the local Coroner's Office and the Native American Heritage Commission (NAHC). The NAHC would then name a Most Likely Descendant (MLD) to advise the project proponent on the manner of exposure and removal of burials and associated grave goods, and to help designate a place for the reburial of these materials.

- **Geology**

MM GEO-1: The buildings shall be designed and constructed in accordance with the 2016 California Building Code, which regulates all construction in California, and would conform to the design and engineering recommendations of the site specific geotechnical investigation prepared for the project. The geotechnical report identifies specific design features that will be required for the project, including site preparation, compaction, trench excavation, foundation and subgrade design, drainage and pavement design.

- **Hazardous Materials**

MM HAZ-1: The project shall implement the following mitigation measures to reduce impacts from exposure to OCPs and lead to a less than significant level:

- Prior to grading, additional soil sampling/testing will be completed to define the lateral and vertical extent of the impacted soil.
- The soil detected above the regulatory standards for residential uses will be excavated and disposed offsite at a permitted facility.
- The soils that remain shall undergo confirmation sampling to ensure their concentrations are below the regulatory thresholds.

- **Noise**

MM NOI-1: Prior to the issuance of building permits, mechanical equipment shall be selected and designed to reduce impacts on surrounding uses to meet the City of Mountain View requirements. A qualified acoustical consultant shall be retained by the School District to review mechanical noise as the equipment systems are selected in order to determine specific noise reduction measures

necessary to reduce noise to comply with the noise limit at the shared property line. Noise reduction measures could include, but are not limited to, selection of equipment that emits low noise levels and/or installation of noise barriers such as enclosures and parapet walls to block the line of sight between the noise source and the nearest receptors.

MM NOI-2.1: During construction of the new classroom buildings at Mountain View High School, minimize to the extent feasible the use of heavy vibration-generating construction equipment, such as vibratory rollers or the use of clam shell drops, within 20 feet of the property line common with the adjacent Joel Way residence. Use smaller equipment and avoid dropping heavy objects or materials within 20 feet of the property line common with the adjacent Joel Way residence to minimize vibration levels.

MM NOI-2.2: Perform a crack monitoring survey for the adjacent Joel Way residence. The surveys shall be performed prior to and after construction. Make appropriate repairs where damage has occurred because of construction activities.

MM NOI-2.3: Designate a person responsible for registering and investigating damage claims. The contact information of such person shall be clearly posted on the construction site.

MM NOI-2.4: The contractor shall submit the vibration plan to the School District prior to issuance of a demolition or grading plan.

MM NOI-3: Reasonable regulation of the hours of construction, as well as regulation of the arrival and operation of heavy equipment and the delivery of construction material, are necessary to protect the health and safety of persons, promote the general welfare of the community, and maintain the quality of life. Construction activities occurring in Mountain View will be limited to weekdays between 7:00 a.m. and 6:00 p.m. Monday through Friday. No construction activities are permitted on the weekends or holidays.

Construction Best Management Practices

Develop a construction noise control plan, including, but not limited to, the following available controls:

- Construct minimum 8-foot high temporary noise barriers to provide a minimum 5 dBA noise reduction for residences within 100 feet of active construction sites. Barriers shall be constructed in a manner that eliminates any cracks or gaps in order to effectively screen noise-generating equipment and construction activities located near residences and shall interrupt the line-of-sight between the noise source and receiver, to the extent feasible. Examples of suitable noise barriers include noise barriers constructed from plywood sheets (1-inch nominal

thickness) or noise control blankets. The contractor shall submit the noise barrier plan to the School District prior to issuance of a demolition or grading plan.

- Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.
- Unnecessary idling of internal combustion engines should be strictly prohibited.
- Locate stationary noise-generating equipment, such as air compressors or portable power generators, as far as possible from sensitive receptors as feasible. If they must be located near receptors, adequate muffling (with enclosures where feasible and appropriate) shall be used to reduce noise levels at the adjacent sensitive receptors. Any enclosure openings or venting shall face away from sensitive receptors.
- Utilize "quiet" air compressors and other stationary noise sources where technology exists.
- Construction staging areas shall be established at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.
- Locate material stockpiles, as well as maintenance/equipment staging and parking areas, as far as feasible from residential receptors.
- Control noise from construction workers' radios to a point where they are not audible at existing residences bordering the project site.
- Designate a "disturbance coordinator" who would be responsible for responding to any complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., bad muffler, etc.) and will require that reasonable measures be implemented to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include in it the notice sent to neighbors regarding the construction schedule.

Initial Study Prepared by: Mountain View/Los Altos Union High School District

I, Mike Mathiesen, hereby certify that this Mitigated Negative Declaration was prepared in accordance with the provisions of the California Environmental Quality Act of 1970, as amended, and all applicable State and City Guidelines.

By: _____

Mike Mathiesen
Associate Superintendent

Date: _____