924-940 San Rafael Avenue Rowhouse Project

State Clearinghouse Summary Form Attachment

Project Description (Proposed actions, location, and/or consequences):

The approximately 1.8-acre (or 78,224 square foot) project site is comprised of two parcels located at 924 and 940 San Rafael Avenue, between Terra Bella Avenue and San Pablo Drive in the City of Mountain View (Assessor's Parcel Numbers [APNs] 153-17-045 and 153-17-044).

The project proposes a General Plan Map Amendment, Zoning Map Amendment, Planned Unit Development Permit, and Development Review Permit to demolish the existing structures on-site and redevelop the project site with a residential development that would include 36 three-story, rowhome units, and an open space area along the northern site boundary.

Refer to the Initial Study for additional details on the project components.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect:

Impact AIR-1: Construction of the project, with implementation of COA AIR-1 and MM AIR-1.1, would not exceed the Bay Area Air District single-source threshold for incremental cancer risk. **(Less than Significant Impact with Mitigation Incorporated)**

Mitigation Measure:

Air Quality

MM AIR-1.1: The project shall implement a feasible plan to reduce diesel particulate matter emissions by 60 percent such that increased cancer risk from construction would be reduced below the Bay Area Air District single-source threshold. The 60-percent reduction can be achieved in one of the following ways:

1. All construction equipment larger than 50 horsepower used at the site for more than two continuous days or 20 hours total shall meet U.S. EPA Tier 4 Final emission standards for PM (PM_{10} and $PM_{2.5}$).
2. A combination of some of the following measures to achieve a reduction in construction diesel particulate matter emissions by 60 percent or greater:
    - Use of equipment that meet U.S. EPA Tier 4 Final emissions standards (as stated above),
    - Installation of electric power lines during early construction phases to avoid use of diesel portable equipment,

- Use of electrically-powered equipment,
- Forklifts and aerial lifts used for exterior and interior building construction shall be electric or propane/natural gas powered,
- Change in construction build-out plans to lengthen phases, and
- Implementation of different building techniques that result in less diesel equipment usage.