

NOTICE AND AGENDA

SPECIAL MEETING – TUESDAY, JULY 5, 2011
CITY HALL – 500 CASTRO STREET
4:00 P.M.—STUDY SESSION
6:30 P.M.—CLOSED SESSION
7:00 P.M.—REGULAR SESSION

4:00 P.M.—STUDY SESSION (TO BE HELD IN THE PLAZA CONFERENCE ROOM)

1. **CALL TO ORDER**
2. **ROLL CALL**—Councilmembers Abe-Koga, Bryant, Inks, Macias, Means, Vice Mayor Kasperzak and Mayor Siegel.
3. **STUDY SESSION**

3.1 PLANETARY VENTURES (GOOGLE) NASA-BAY VIEW DEVELOPMENT PROJECT

The City Council will hear a presentation and discuss the proposed bridges over the Stevens Creek Trail.

3.2 WIRELESS TELECOMMUNICATION FACILITIES

The City Council will hear a presentation and discuss wireless communication facilities.

6:30 P.M.—CLOSED SESSION (TO BE HELD IN THE COMMITTEE ROOM)

1. **CLOSED SESSION ANNOUNCEMENT (OPEN SESSION)**
2. **CLOSED SESSION**
 - 2.1 **Conference with Labor Negotiators (§54957.6)**—Agency Designated Representative: City of Mountain View Interim City Manager Melissa Stevenson Dile; Employee Organizations: Service Employees International Union (SEIU), Local 521; the EAGLES Association; the Police Officers Association (POA); International Association of Firefighters (IAFF), Local 1965; Unrepresented Fire Managers; Unrepresented Police Managers;

Unrepresented Department Heads and Council Appointees; and
Unrepresented Confidential/I.T. Employees

7:00 P.M.—REGULAR SESSION (TO BE HELD IN THE COUNCIL CHAMBERS)

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**—Councilmembers Abe-Koga, Bryant, Inks, Macias, Means, Vice Mayor Kasperzak and Mayor Siegel.
4. **CONSENT CALENDAR**

These items will be approved by one motion unless any member of the Council or audience wishes to remove an item for discussion. The reading of the full text of ordinances and resolutions will be waived unless a Councilmember requests otherwise.

4.1 APPROVAL OF MINUTES—Approve minutes for the City Council Regular Meeting of June 21, 2011.

4.2 2010-11 STREET LANE LINE AND LEGEND REPAINTING, PROJECT 11-12—ACCEPT CONSTRUCTION—Accept 2010-11 Street Lane Line and Legend Repainting, Project 11-12, and authorize the final contract payment.

4.3 2008-09 NEIGHBORHOOD TRAFFIC IMPROVEMENTS, PROJECT 09-15—ACCEPT CONSTRUCTION—Accept 2008-09 Neighborhood Traffic Improvements, Project 09-15, and authorize the final contract payment.

4.4 DOWNTOWN STREET SIGNAGE PROGRAM, PROJECT 06-37—ACCEPT CONSTRUCTION—Accept Downtown Street Signage Program, Project 06-37, and authorize the final contract payment.

4.5 TDA IN-ROADWAY WARNING LIGHTS (IRWLS) AND RADAR SPEED FEEDBACK SIGNS ON SHOWERS DRIVE AT LATHAM STREET, PROJECT 09-23—ACCEPT CONSTRUCTION—Accept TDA In-Roadway Warning Lights (IRWLs) and Radar Speed Feedback Signs on Showers Drive/Latham Street, Project 09-23, and authorize the final contract payment.

4.6 300 MARIPOSA AVENUE, TRACT 9933—ACCEPT PUBLIC IMPROVEMENTS—Accept the public improvements for the development at 300 Mariposa Avenue, Tract 9933, for maintenance throughout their useful lives.

4.7 APPOINTMENTS TO THE YOUTH ADVISORY COMMITTEE FOR 2011-12 SCHOOL YEAR TERM

1. Approve the recommendation of the Council Youth Services Committee to appoint 15 members to the Youth Advisory Committee for the 2011-12 school year term. The recommended appointments to the Youth Advisory Committee include: Jessica Alarcon, Sameena Balram, Audrey De Guzman, Angelica Garcia, Kelsey Harrigan, Sabina Kashi, Benjamin Macedo, Cassandra Magana, Benjamin Marimon, Diana Marin-Melo, Cristin Marin, Drew Mitchner, Viet Nguyen, Ved Paranjpe and Rachel Uyeda.
2. Approve seven members at-large/alternates to the Youth Advisory Committee appointments to include: Valeria Dominguez, Kyle Gonsalves, Rashmeen Kaur, Hongyi Shi, Bhavdeep Singh, Nova Rivera and Joseph Wang.

4.8 2010-11 MISCELLANEOUS STORM/SANITARY SEWER MAIN REPLACEMENT, PHASE I, PROJECT 11-22—APPROVE PLANS AND SPECIFICATIONS AND AUTHORIZE BIDDING

1. Approve plans and specifications for the 2010-11 Miscellaneous Storm/Sanitary Sewer Main Replacement, Phase I, Project 11-22, and authorize staff to advertise the project for bids.
2. Authorize the City Manager to award a construction contract to the lowest responsible bidder if the low bid is within the project budget.

4.9 POLICE COMPUTER ROOM REMODEL, PROJECT 09-18 (02)—ACCEPT CONSTRUCTION—Accept Police Computer Room Remodel, Project 09-18 (02), and authorize the final contract payment.

4.10 VELARDE STREET SIDEWALK AND DRIVEWAY APPROACH RECONSTRUCTION, PROJECT 08-40—ACCEPT CONSTRUCTION—Accept Velarde Street Sidewalk and Driveway Approach Reconstruction, Project 08-40, and authorize the final contract payment.

4.11 SAN LUIS AND SAN RAMON AVENUE RECONSTRUCTION, PROJECT 11-30—APPROVE PLANS AND SPECIFICATIONS/AUTHORIZE BIDDING

1. Approve plans and specifications for San Luis and San Ramon Avenue Reconstruction, Project 11-30, and authorize staff to advertise the project for bids.

2. Authorize the City Manager to award the construction contract to the lowest responsible bidder if the low bid is within the project budget.

4.12 MOFFETT GATEWAY PROPERTY—PREPARATION FOR

DEVELOPMENT—Approve a midyear capital improvement project, Moffett Gateway Property—Preparation for Development, and transfer and appropriate \$725,000 from the Strategic Property Acquisition Reserve Fund to the new project. (Five votes required)

4.13 CALIFORNIA/ESCUELA, CALIFORNIA/ORTEGA, AND WHISMAN/MIDDLEFIELD TRAFFIC SIGNAL MODIFICATIONS, PROJECT 10-39—APPROVE PLANS AND SPECIFICATIONS AND BIDDING

1. Approve plans and specifications for California/Escuela, California/Ortega, and Whisman/Middlefield Traffic Signal Modifications, Project 10-39, and authorize staff to advertise the project for bids.
2. Authorize the City Manager to execute a construction contract with the lowest responsible bidder if the low bid is within the project budget.

4.14 GRANT ROAD ADAPTIVE SIGNAL PROJECT, PROJECT 09-47—APPROVE PLANS AND SPECIFICATIONS AND AUTHORIZE BIDDING

1. Appropriate and transfer \$129,000 from the Construction/Conveyance Tax Fund to Grant Road Adaptive Signal Project, Project 09-47. (Five votes required)
2. Approve plans and specifications for Grant Road Adaptive Signal Project, Project 09-47, and authorize staff to advertise the project for bids.
3. Authorize the City Manager to execute a construction contract with the lowest responsible bidder if the low bid is within the project budget.

4.15 POWER PURCHASE AGREEMENT

1. Authorize the Interim City Manager to execute a Power Purchase Agreement (PPA) with EcoPlexus, Inc. (dba Fresh Air Energy – II, LLC) of San Francisco to design, build, install, maintain and supply electric power from solar photovoltaic (PV) systems at the Shoreline Maintenance Facility and Shoreline Golf Links Pro Shop.

2. Approve the Negative Declaration of Environmental Impact for Solar Panel Installations at the Shoreline Golf Links Pro Shop and Shoreline Maintenance Facility, and find that the Initial Study reflects the independent judgment of the City Council in accordance with the California Environmental Quality Act (CEQA).

4.16 PLANNED UNIT DEVELOPMENT, TENTATIVE SUBDIVISION MAP AND TREE REMOVAL PERMIT—2060 TO 2066 PLYMOUTH STREET

1. **Resolution No. ____**—Adopt A RESOLUTION DENYING A PLANNED UNIT DEVELOPMENT PERMIT, DEVELOPMENT REVIEW PERMIT AND HERITAGE TREE REMOVAL PERMIT FOR A 14-UNIT RESIDENTIAL DEVELOPMENT AT 2060 TO 2066 PLYMOUTH STREET, to be read in title only, further reading waived (Attachment 1 to the staff report).
2. **Resolution No. ____**—Adopt A RESOLUTION DENYING A TENTATIVE SUBDIVISION MAP TO SUBDIVIDE ONE EXISTING LOT TOTALING 34,441 SQUARE FEET INTO 14 RESIDENTIAL LOTS AND 1 COMMON LOT FOR A SHARED DRIVEWAY, GUEST PARKING AND LANDSCAPING AT 2060 TO 2066 PLYMOUTH STREET, to be read in title only, further reading waived (Attachment 2 to the staff report).

4.17 DESIGNATION OF A VOTING REPRESENTATIVE AND ALTERNATES FOR THE LEAGUE OF CALIFORNIA CITIES ANNUAL CONFERENCE—It is recommended that the City Council designate one Voting Delegate and two Alternates for the Business Session of the League of California Cities Annual Conference.

4.18 LETTER OF SUPPORT FOR THE CITIES ASSOCIATION OF SANTA CLARA COUNTY EFFORTS ON CONSISTENT REGULATIONS OF MEDICAL MARIJUANA—Authorize the City Manager/Mayor to issue a letter of support to be sent in support of the Cities Association of Santa Clara County on consistent regulations of medicinal marijuana.

Alternatively, the Council may consider no action on this item.

4.19 Resolution No. ____—**AUTHORIZATION TO PURCHASE SHORELINE REGIONAL PARK COMMUNITY REVENUE BONDS, 2011 SERIES A**—Adopt A RESOLUTION AUTHORIZING THE PURCHASE OF UP TO \$10.0 MILLION OF MOUNTAIN VIEW SHORELINE REGIONAL PARK COMMUNITY REVENUE BONDS, 2011 SERIES A, to be read in title only, further reading waived.

4.20 Resolution No. _____, Resolution No. _____, Resolution No. _____,
Resolution No. _____—COMPENSATION—SEIU, EAGLES,
UNREPRESENTED EMPLOYEES, POLICE MANAGERS, FIRE
MANAGERS/PROFESSIONALS, HOURLY, CITY COUNCIL, DEPARTMENT
HEADS—Adopt the following resolutions to amend existing Council resolutions
and/or Memorandums of Understanding for employee organizations, including
Service Employees International Union (SEIU), Local 521; EAGLES; and
unrepresented employee groups, including Confidential/Information Technology,
Police Managers, Fire Managers and Professionals, Department Heads and
Council Appointees, Hourly Employees and the City Council.

1. A RESOLUTION AUTHORIZING THE INTERIM CITY MANAGER OR HER DESIGNEE TO AMEND THE MEMORANDUM OF UNDERSTANDING BETWEEN THE SERVICE EMPLOYEES INTERNATIONAL UNION (SEIU), LOCAL 521, AND THE CITY FOR THE PERIOD OF JULY 1, 2011 THROUGH JUNE 30, 2012, AND TO REVISE THE CITY'S SALARY PLAN TO REFLECT THESE COMPENSATION CHANGES, to be read in title only, further reading waived.
2. A RESOLUTION AUTHORIZING THE INTERIM CITY MANAGER OR HER DESIGNEE TO AMEND THE MEMORANDUM OF UNDERSTANDING BETWEEN EAGLES AND THE CITY, FOR THE PERIOD OF JULY 1, 2011 THROUGH JUNE 30, 2012, AND TO REVISE THE CITY'S SALARY PLAN TO REFLECT THESE COMPENSATION CHANGES, to be read in title only, further reading waived.
3. A RESOLUTION AUTHORIZING THE INTERIM CITY MANAGER OR HER DESIGNEE TO AMEND COMPENSATION RESOLUTIONS AND THE PERSONNEL RULES AND REGULATIONS FOR UNREPRESENTED EMPLOYEES, INCLUDING CONFIDENTIAL/ INFORMATION TECHNOLOGY, POLICE MANAGERS, FIRE MANAGERS AND PROFESSIONALS, DEPARTMENT HEADS, COUNCIL APPOINTEES AND HOURLY EMPLOYEES, to be read in title only, further reading waived.
4. A RESOLUTION AUTHORIZING THE INTERIM CITY MANAGER OR HER DESIGNEE TO AMEND THE HEALTH-CARE PLAN AND BENEFITS DESIGN FOR THE SERVICE EMPLOYEES INTERNATIONAL UNION (SEIU), LOCAL 521, EAGLES AND UNREPRESENTED EMPLOYEES, INCLUDING CONFIDENTIAL/ INFORMATION TECHNOLOGY, POLICE MANAGERS, FIRE MANAGERS AND PROFESSIONALS, DEPARTMENT HEADS AND

COUNCIL APPOINTEES, THE CITY COUNCIL AND THE CITY'S RETIREES' HEALTH INSURANCE PROGRAM, to be read in title only, further reading waived.

5. **PUBLIC HEARINGS**—None.

6. **ORAL COMMUNICATIONS FROM THE PUBLIC ON NONAGENDIZED ITEMS**

This portion of the meeting is reserved for persons wishing to address the Council on any matter not on the agenda. Speakers are allowed to speak on any number of topics for one three-minute period during the meeting. State law prohibits the Council from acting on nonagenda items.

7. **NEW BUSINESS**

7.1 RENTAL HOUSING IMPACT FEE WORK PLAN

1. Adopt the attached recommended work plan for consideration of an affordable rental housing impact fee for new rental development (Attachment 1).
2. Appropriate \$23,500 in Below-Market-Rate (BMR) Program housing funds for consultants to assist with technical analysis of rental impact fee issues and options. (Five votes required)

7.2 DOWNTOWN PARKING STUDY

Authorize City staff to work with the Downtown Committee to proceed with developing a downtown parking work plan to develop short-, medium- and long-term parking management strategies for the downtown

7.3 CONSIDERATION OF A NEW "MOUNTAIN VIEW'S MAYOR'S RECOGNITION AWARD FOR 2011"

Authorize resources for a new 2011 "Mountain View Mayor's Recognition Award" that presents a modified, streamlined version of a Mayoral recognition award.

8. ITEM INITIATED BY COUNCIL

8.1 POSSIBLE CONTRIBUTIONS TO THE STEVENS CREEK TRAIL JOINT CITIES FEASIBILITY STUDY

1. Contribute \$5,000 from the Project Readiness Initiative (PRI) Program, Project 10-49, to the City of Sunnyvale as Mountain View's cost-share of the Stevens Creek Trail Joint Cities Feasibility Study.
2. Authorize the City Manager to execute an interagency agreement with the City of Sunnyvale for the City's contribution for the preparation of the Stevens Creek Trail Joint Cities Feasibility Study.

9. COUNCIL, STAFF/COMMITTEE REPORTS

No action will be taken on any questions raised by the Council at this time.

10. CLOSED SESSION REPORT

11. ADJOURNMENT

The next Regular Council Meeting will be held on Tuesday, September 13, 2011, at 6:30 p.m. in the Council Chambers, 500 Castro Street.

NOTICE

There is a 90-day limit for the filing of a challenge in Superior Court to certain City administrative decisions and orders which require a hearing by law, the receipt of evidence and the exercise of discretion. The 90-day limit begins on the date the decision is final (Code of Civil Procedure Section 1094.6). Further, if you challenge an action taken by the City Council in court, you may be limited, by California law, including but not limited to Government Code Section 65009, to raising only those issues you or someone else raised in the public hearing, or in written correspondence delivered to the City Council prior to or at the public hearing. The City Council may be requested to reconsider a decision if the request is made prior to the next City Council meeting, regardless of whether it is a regular or special meeting. For information on the next regular or special City Council meeting, please call (650) 903-6304.

Any writings or documents provided to a majority of the City Council regarding any item on this agenda will be made available for public inspection in the City Clerk's Office, 500 Castro Street, Third Floor, during normal business hours and at the Council Chambers at City Hall, Second Floor, during the meeting. In addition, such writings and documents will be posted on the City's web site at www.mountainview.gov.

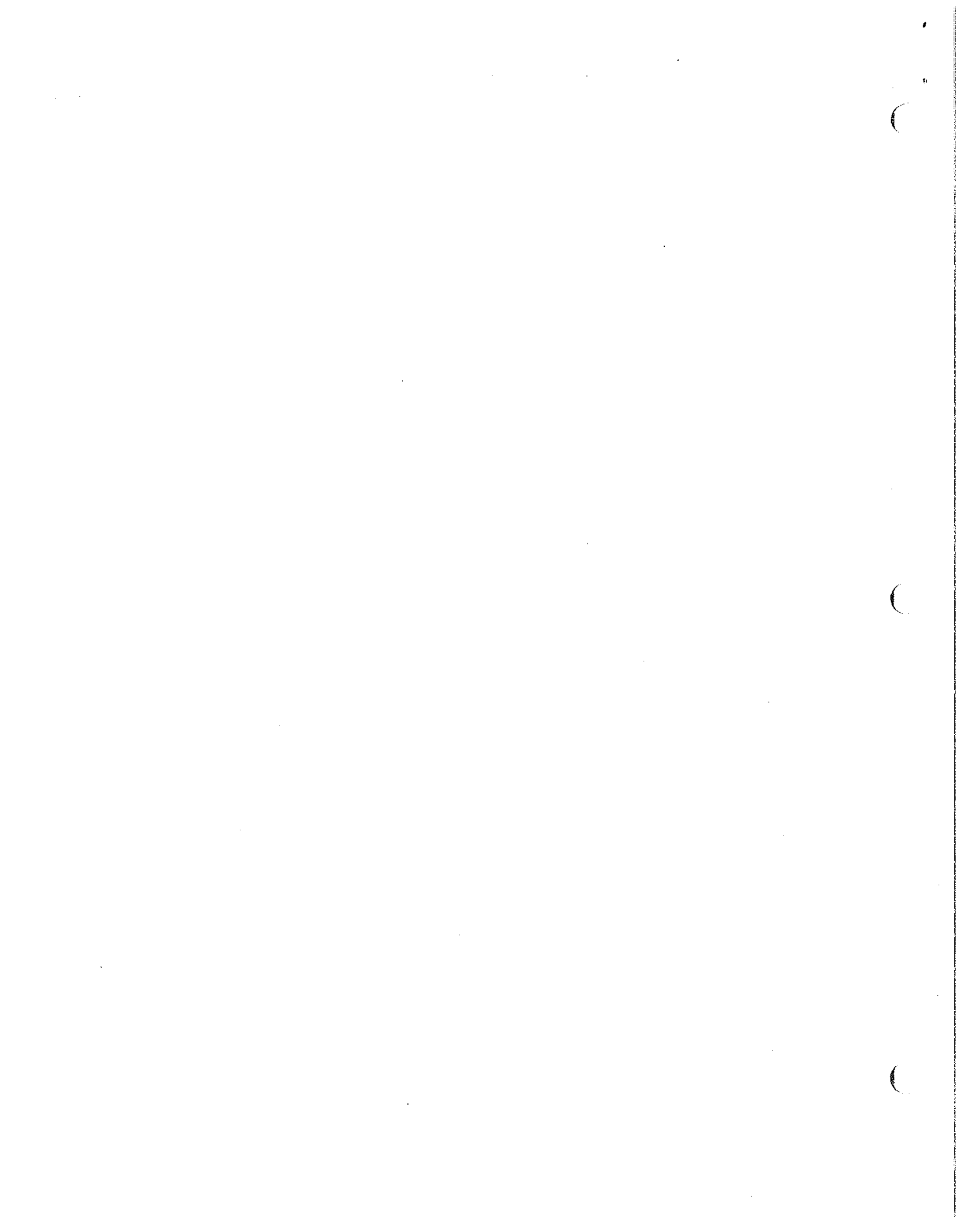
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COUNCIL MEETINGS AND AGENDA

- The City Council meets regularly on the second and fourth Tuesday of each month at 6:30 p.m. in the Council Chambers at City Hall, 500 Castro Street, Second Floor. Special meetings are called as necessary by the Mayor and noticed at least 24 hours in advance.
- Interested parties may review the agenda, minutes and staff reports at the Mountain View Library, 585 Franklin Street, beginning the Thursday evening before each meeting and at the City Clerk's Office, 500 Castro Street, Third Floor, beginning Friday morning. Agenda materials may also be viewed electronically at www.mountainview.gov. Staff reports are also available at the Council Chambers during the meeting.
- SPECIAL NOTICE—Reference: Americans with Disabilities Act, 1990. Anyone who is planning to attend the next City Council meeting who is visually or hearing-impaired or has any disability that needs special assistance should call the City Clerk's Office at 903-6304 48 hours in advance of the Council meeting to arrange for assistance. Upon request, in advance, by a person with a disability, City Council meeting agendas and writings distributed during the meeting that are public records will be made available in the appropriate alternative format. Also upon request, in advance, an assistive listening device can be made available for use during the meeting.
- The Council meetings are cablecast live on Channel 26 on the Mountain View Comcast cable system and are replayed on Wednesday at 6:30 p.m. and on Saturday at 11:00 a.m. following that week's Council meeting. If there is a live Environmental Planning Commission meeting on a Wednesday, the replay of the City Council meeting will be on a Thursday at 6:30 p.m. In addition, Council Regular meetings are webcasted, and interested persons may visit the City's web site at www.mountainview.gov to watch the meetings live on their computer, laptop or PDA device. Archived broadcasts of previous meetings may also be accessed and watched on-line.
- The Council may take action on any matter noticed herein, and their consideration and action on the matters noticed herein is not limited by the recommendations indicated in the Agenda or staff report(s). The Council may consider and act on items listed on the agenda in any order and thus all those interested in an item listed on the agenda are advised to be present throughout the meeting (see Policy and Procedure A-13). The reading of the full text of ordinances and resolutions will be waived unless a Councilmember requests otherwise.
- By policy, no new items of business will be started after 10:00 p.m., unless an exception is made by vote of the Council.

ADDRESSING THE COUNCIL

- Interested persons are entitled to speak on any action item listed on the agenda and are requested to fill out the blue cards available at the rear of the Council Chambers and deposit them with the clerk or at the podium as soon as completed. This will assure that your name and city of residence are accurately recorded in the minutes and that your interest in speaking is recognized. If you wish to speak and are not recognized by the Mayor, please approach the podium prior to completion of discussion on the item. Speakers are allowed up to three minutes each, and if a large group wishes to express its views, it is more effective to have one spokesperson.
- Items on the "Consent Calendar" are not discussed individually but are approved as a group with one motion. If a citizen wishes to speak on an item on the Consent Calendar, he or she may come to the podium at the time announced by the Mayor and request that the item be pulled for discussion by the Council.
- Anyone wishing to address the Council on a nonagenda item may do so during the "Oral Communications" part of the agenda. Speakers are allowed to speak one time on any number of topics for up to three minutes.
- Reducing Time For Public Input: For any single agenda item and for Oral Communications from the Public, if there appears to be 15 or more speakers and the Council might not be able to conclude the scheduled agenda items for the meeting if speakers were allotted three (3) minutes each, the Mayor may reduce speaking time to no less than two (2) minutes per speaker unless there is an objection from Council, in which case majority vote shall decide the issue without debate.





AGENDA: July 5, 2011

4.15

CATEGORY: Consent

DEPT.: Public Works

TITLE: Power Purchase Agreement

RECOMMENDATION

1. Authorize the Interim City Manager to execute a Power Purchase Agreement (PPA) with EcoPlexus, Inc. (dba Fresh Air Energy – II, LLC) of San Francisco to design, build, install, maintain and supply electric power from solar photovoltaic (PV) systems at the Shoreline Maintenance Facility and Shoreline Golf Links Pro Shop.
2. Approve the Negative Declaration of Environmental Impact for Solar Panel Installations at the Shoreline Golf Links Pro Shop and Shoreline Maintenance Facility, and find that the Initial Study reflects the independent judgment of the City Council in accordance with the California Environmental Quality Act (CEQA).

FISCAL IMPACT

Staff estimates the City will save approximately \$245,000 in energy costs at the two facilities (compared to anticipated PG&E costs) during the 20-year term of the PPA.

City up-front costs associated with the installation of the PV systems at the Shoreline Maintenance Facility and Shoreline Golf Links Pro Shop (e.g., site survey work, project management, technical assistance) are estimated at \$93,000. Staff recommends funding these costs through Project 10-33, AB 2466 Renewable Energy Facility Evaluation. Although the PPA is not an AB 2466-related project (i.e., installation of renewable energy systems at a City facility to offset electricity costs at a different City facility), it does support the goal of increasing the number of renewable energy systems installed at City facilities. There are no plans at this time to pursue an AB 2466-related project as the unfavorable rate tariff approved by the California Public Utilities Commission (CPUC) undermines the financial viability of such projects.

BACKGROUND AND ANALYSIS

On January 19, 2010, the City Council authorized City participation in the multi-jurisdictional¹ cooperative led by Santa Clara County to purchase renewable energy through the creation of

¹ Local agencies participating in the cooperative include Santa Clara County, City of Milpitas, Town of Los Gatos, City of Pacifica, South Bayside Waste Management Authority, City of Morgan Hill, Santa Clara Valley Transportation Authority, City of Cupertino and City of Mountain View.

a regional PPA and approved the Shoreline Maintenance Facility and Shoreline Golf Links Pro Shop as candidate locations for the installation of photovoltaic solar panels.

On March 29, 2010, the County released a Request for Proposals (RFP) to firms qualified to design and install renewable power-generating systems at the locations designated by participating agencies and sell the resulting electricity to the agencies. EcoPlexus, Inc. (EcoPlexus), of San Francisco, was selected to install PV systems at the Shoreline Maintenance Facility and Shoreline Golf Links Pro Shop.

The PV installation at the Shoreline Maintenance Facility will include solar panels located on the building roof and mounted on carport structures next to and behind the facility (Attachment 1). This 45 kilowatt (kW) system has been sized to eliminate almost 100 percent of PG&E electricity costs at the facility. The carports will also shade golf course and Shoreline maintenance equipment from sun damage.

The 91 kW PV installation proposed for the Shoreline Golf Links Pro Shop will include solar panels located on the building roof and on carport structures in the parking lot (Attachment 1) and has been designed to eliminate almost 100 percent of PG&E electricity costs at the facility. In addition to powering the building, the electricity will be used to charge golf carts.

Photographs of similar PV system installations at other facilities are included in Attachment 2.

The Parks and Recreation Commission reviewed the project on November 20, 2010. While no formal action was taken, Commissioners indicated support for the proposed installations.

Mountain View PPA Overview

Under the terms of the recommended PPA, EcoPlexus will design, construct, own and maintain the PV systems. EcoPlexus will sell the electricity generated at each of the two sites to the City for \$0.20 per kilowatt hour (kWh), increasing 3 percent annually, which is lower than the average annual PG&E increase of 4.5 percent.

At the end of the 20-year PPA term, the City will have the option of extending the agreement for an additional 5-year period, purchasing either one or both of the PV systems and assuming responsibility for their operation, or requiring EcoPlexus to remove the systems and restore the facilities to their original condition.

A more detailed summary of the key provisions of the proposed PPA with EcoPlexus is provided in Attachment 3.

The following table provides a summary of the two solar systems planned under the PPA.

Location	System Size (kW)	Estimated Annual Production (kWh)	Percentage Reduction in PG&E Bill*	Estimated 20-Year Savings Compared to PG&E	Estimated Annual CO ₂ Reductions (metric tons)
Maintenance Facility	45	60,222	100—91%	\$113,844	13
Golf Links Pro Shop	91	121,782	99—90%	130,245	28
Total		<u>182,004</u>		<u>\$244,089</u>	<u>41</u>

* There will be some degradation of the performance of the systems during their anticipated 20- to 25-year life (approximately 0.5 percent per year), reducing the amount of avoided PG&E electricity costs over time.

Staff has calculated the estimated 20-year life-cycle cost (in net present value terms) of the PPA and compared the estimated costs to two other power purchase scenarios—continuing to purchase power from PG&E and City construction, installation and operation of the PV systems. The cost calculation for the PPA option includes \$47,000 in California Solar Initiative (CSI) rebates the City has applied for and will be receiving.

As shown in Attachment 4, the PPA option has the lowest life-cycle costs during the expected 20-year term of the PPA. Assuming a 3 percent net present value discount rate, the 20-year life-cycle cost (for both facilities) of the PPA option is \$842,000, compared to \$905,000 if the City continues to purchase electricity from PG&E, and \$914,000 if the City installs and operates the two PV systems itself.

If the PPA is approved by the Council, staff expects construction of the solar PV systems to begin in the first calendar quarter of 2012 and be completed in the second calendar quarter of 2012.

Other PPA Cities

As of June 17, 2011, the County of Santa Clara, the Santa Clara Valley Transit Authority (VTA), the Town of Los Gatos and the City of Milpitas have all signed PPAs under substantially the same terms as proposed for the City of Mountain View. Before the end of July, the Cities of Cupertino, Morgan Hill and Pacifica, along with the South Bayside Waste Management Authority, are expected to make final decisions on moving forward with their PPA contracts.

Negative Declaration

In accordance with the California Environmental Quality Act (CEQA) guidelines, staff filed a Notice of Intent to Adopt a Negative Declaration for this project with the Santa Clara County Clerk's Office on October 14, 2010. The 20-day public review period ended on November 8, 2010.

The Initial Study (Attachment 5) concluded that any environmental impacts would be less than significant and would not require mitigation.

The Santa Clara Audubon Society submitted comments regarding the proposed PV installations (Attachment 6), requesting the City: (a) use solar panels that contain white gridlines, so that birds do not mistake the panels for water and try to land on them; and (b) consider the timing of the City's three Shoreline projects (Google athletic fields, golf course ponds filling and solar PV installations) to avoid the February-to-August nesting season to minimize disturbance to wildlife. The City will work with the solar vendor to secure panels with gridlines and will schedule the solar panel installations outside of the nesting season, if possible, and with as little overlap as possible with the other two projects. If construction of the solar systems does occur during the nesting season, the City will obey all required restrictions.

CONCLUSION

Staff recommends City Council approval of the proposed PPA and installation of the proposed solar PV systems as a cost-effective way for the City to increase its use of renewable energy, decrease energy costs and make progress towards its GHG emissions reduction targets.

PUBLIC NOTICING

In addition to distributing copies of this report in accordance with the City's standard agenda posting requirements, notices of the City's Intent to Adopt a Negative Declaration were also posted at the Shoreline Golf Links Pro Shop and Shoreline Maintenance Facility sites, posted on the City's web site and sent to the Golf Advisory Greens Committee; the presidents of the Men's, Women's and Seniors' Golf Clubs; and the Michaels at Shoreline and Lakeside Café operators.

Prepared by:



Stephen P. Attinger
Environmental Sustainability Coordinator

Approved by:



Michael A. Fuller
Public Works Director

Reviewed by:



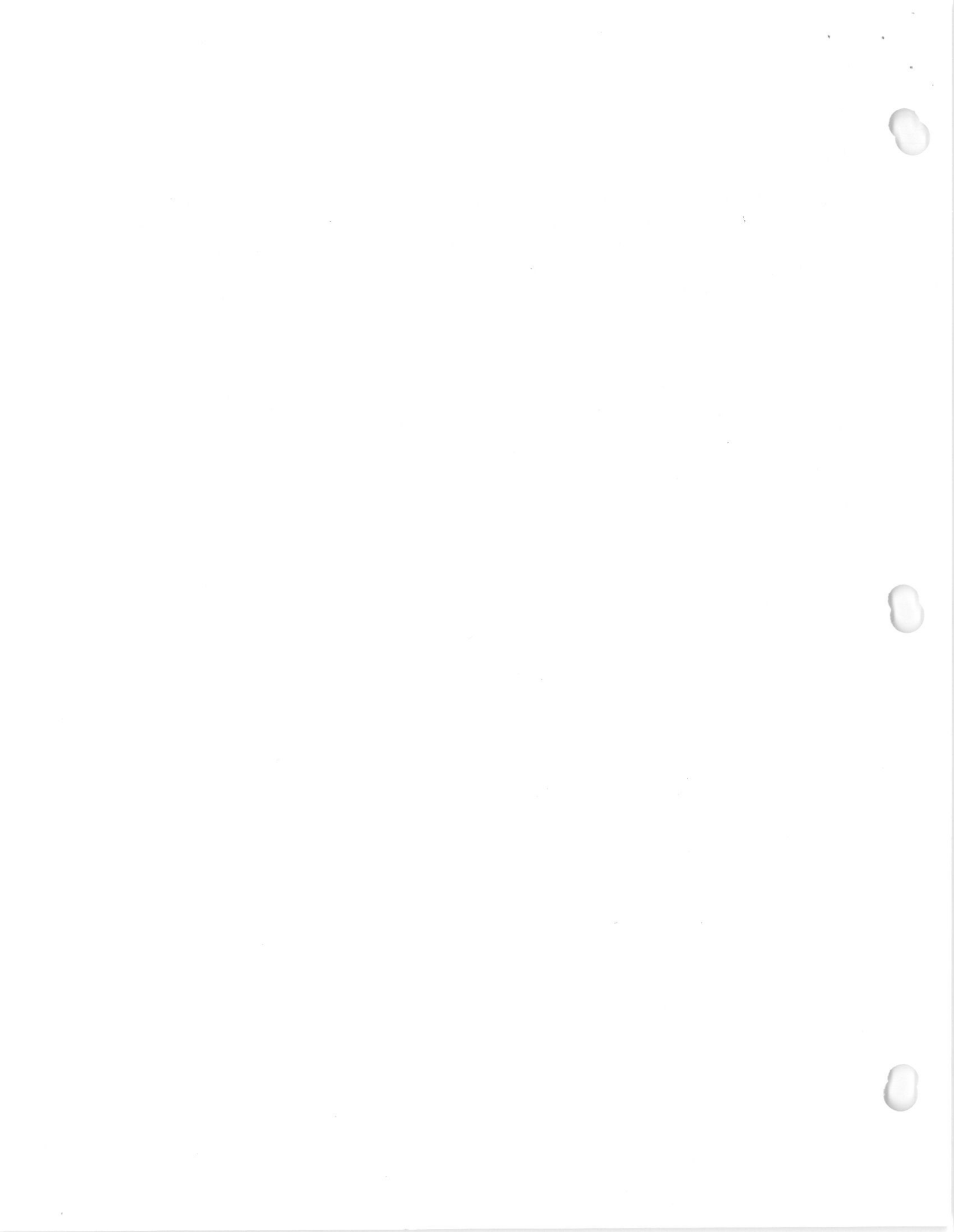
Linda Forsberg
Transportation and Business Manager



Melissa Stevenson Dile
Interim City Manager

SPA/7/CAM
916-07-05-11M-E^

- Attachments:
1. Site Plans—Shoreline Maintenance Facility and Golf Links Pro Shop
 2. Photographs of Similar Solar Carport Installations
 3. Key Provisions of PPA with EcoPlexus, Inc.
 4. Life-Cycle Cost Comparisons—Shoreline Maintenance Facility and Golf Links Pro Shop
 5. Initial Study
 6. Comments from Santa Clara Audubon Society



ecoplexus

EcoPlexus, Inc.
650 Townsend St. Ste. 310
San Francisco, CA 94103
P: (415) 424-4795
F: (415) 449-3466

Project Name:
MV02 Shoreline Maintenance
Facility

System Owner:
City of Mountain View

Project Location:
2612 N Shoreline Blvd.
Mountain View, CA 94043

Drawn By:
EcoPlexus Inc
VI: 5/31/2011

Project Notes:
Module: STP275-Vd (Tilt&Azim)
Roof South Facing: 19 panels
18&178
Roof West Facing: 13 18&278
South Carport: 102 5&178
Small East Carport: 30 5&178
Total: 44,825 KWDC

Title:
Site Layouts
Scale:
NTS

MV02



ecoplexus	
EcoPlexus, Inc. 650 Townsend St. Ste. 310 San Francisco, CA 94103 P: (415) 424-1785 F: (415) 448-3466	
Project Name:	MV03 Shoreline Golf Pro Shop
System Owner:	City of Mountain View
Project Location:	2940 N Shoreline Blvd. Mountain View, CA 94043
Drawn By:	EcoPlexus Inc V1: 5/31/2011
Project Notes:	Module: STP275-Vd (Tilt&Azim) Roof South Facing: 28 panels 18&175 Roof West Facing: 40 18&265 Carport: 264 5&180 Total: 91.3 kW DC
Title:	Site Layouts
Scale:	NTS
MV03	



Photographs of Similar Solar Carport Installations



Exhibit 1



Exhibit 2



Exhibit 3



Exhibit 4

**POWER PURCHASE AGREEMENT (PPA) BETWEEN THE
CITY OF MOUNTAIN VIEW AND ECOPLEXUS, INC.**

KEY PROVISIONS

Provision	Explanation/Comment
Scope	EcoPlexus, Inc. will design, construct, own, operate and maintain solar photovoltaic (PV) systems on designated City facilities. Electricity generated will be sold to the City at a contracted price.
Designated City Facilities/ PV System Locations	Shoreline Maintenance Facility and Golf Links Pro Shop
Configuration and System Size	Shoreline Maintenance Facility — Rooftop panels and carport structures — 45kW generation capacity
	Golf Links Pro Shop — Rooftop panels and carport structures — 91kW generation capacity
Percent of PG&E Costs Eliminated <i>(Assumes an annual performance degradation rate of 0.5 percent)</i>	Shoreline Maintenance Facility: 100 percent—91 percent Golf Pro Shop: 99 percent—90 percent
Anticipated Commercial Operation Date	Summer 2012
City Purchase of Electricity	City responsible for purchasing contracted quantities of electricity. City has first option to purchase any electricity generated in excess of its contracted amount.
Contracted Price for Electricity	\$0.20/kWh, escalating 3 percent per annum.
Term	20 years, with the possibility of one 5-year extension.

KEY PROVISIONS (Continued)

Provision	Explanation/Comment
Purchase Option	After 10 years, City can purchase either /both PV systems at fair-market value. (Process for determining fair-market value is set forth in the agreement.)
Design and Construction	EcoPlexus, Inc. is responsible for all design, construction, permitting, inspection and fees. Minimum milestones are set forth in the agreement. Additional milestones will be mutually agreed to. Work must comply with all applicable Federal, State and local codes, statutes, laws, regulations and ordinances.
System Maintenance and Operation	<p>EcoPlexus, Inc. is responsible for operating and maintaining the PV systems according to the agreement and all other applicable laws, regulations, industry standards, etc.</p> <p>EcoPlexus, Inc. is responsible for negotiating interconnection agreement with PG&E and all interconnection costs.</p>
Removal of PV Systems	<p>EcoPlexus, Inc. is responsible for removing PV-related equipment /structures and restoring City facilities to their original condition.</p> <p>Agreement requires EcoPlexus, Inc. to establish a bond, deposit account or guarantee (Removal and Disposal Fund) to ensure funds are available for removal of PV systems and site restoration if the agreement expires or is terminated.</p>
City Option to Terminate	City can terminate agreement at any time. However, if the City terminates the agreement before 10 years, a Termination Payment must be made. (Methodology to calculate the payment amount is set forth in the agreement.)

KEY PROVISIONS (Continued)

Provision	Explanation/Comment
EcoPlexus, Inc.'s Option to Terminate Before PV System Installation	<p>If EcoPlexus, Inc. is unable to secure financing within six months, agreement can be terminated.</p> <ul style="list-style-type: none"> — City facilities will be restored to original condition at EcoPlexus, Inc.'s expense. — All drawings, design, structural evaluations and any other work relating to the PV installations will be provided to City at no cost.
Utility Users Tax (UUT) Applicability	<p>PPA language exempts EcoPlexus, Inc. from the application of current or future UUT related to the use or sale of energy it generates in Mountain View. City Attorney's Office has indicated that the City's UUT would likely not apply to any of EcoPlexus, Inc.'s operations in Mountain View because the City is the intended sole purchaser and recipient of the solar energy produced. The inclusion of the exemption language was mandated by EcoPlexus, Inc.'s financier. Therefore, the City will be deemed to have waived the application of the tax, if any, for the duration of the contract.</p>

SPA/7/PWK
916-07-05-11A-E^



20-Year Life Cycle Cost Analysis of Financing Options for Shoreline Maintenance Facility Solar PV Installation

NPV NPV NPV
2.8% 3.0% 3.5%
CPI 20-yr

Costs (in \$000) 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20

Option 1—No Solar - Continue Using PG&E

Initial Capital Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Energy Costs (1)	15	15	16	17	17	18	19	20	21	22	23	24	25	26	27	28	29	31	32	33
Annual Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Annual Costs	15	15	16	17	17	18	19	20	21	22	23	24	25	26	27	28	29	31	32	33
Cumulative Costs	15	30	45	62	79	97	116	136	157	178	201	224	249	275	301	329	359	389	421	455
NPV	15	15	15	15	15	16	16	16	17	17	17	17	18	18	18	19	19	19	19	20

331 324 307

Option 2—Direct Purchase of Solar Systems

Initial Capital Costs (2)	299	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Energy Costs (3)	(3)	(3)	(3)	(3)	(3)	0	1	1	1	1	1	1	1	2	2	2	2	3	3	3
Annual Maintenance (4)	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	2	2	2	2
Total Annual Costs	297	(2)	(2)	(2)	(2)	2	2	2	2	2	2	2	2	3	3	3	3	4	4	4
Cumulative Costs	297	295	293	291	290	291	293	295	297	300	302	305	308	311	314	318	321	326	330	335
NPV	297	(2)	(2)	(2)	(1)	1	2	2	2	2	2	2	2	2	2	2	2	2	3	3

313 311 308

Option 3—PPA Financing of Solar Systems

Initial Capital Costs (5)	39	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Energy Costs (6)	13	13	14	14	14	15	15	16	16	17	17	18	19	19	20	20	21	22	23	23
Annual Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Annual Costs	52	13	14	14	14	15	15	16	16	17	17	18	19	19	20	20	21	22	23	23
Cumulative Costs	52	65	78	92	107	121	137	152	168	185	203	220	239	258	278	298	319	341	364	387
NPV	52	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	14	14	14	14

294 289 276

PG&E Annual Energy Inflator 4.5%
PPA Annual Energy Inflator 3%
Maintenance Inflator 2.5%
NPV Discount (7) 2.8% - 3.5%

Explanations/Assumptions

- (1) Annual energy costs include PG&E Annual Energy Inflator
- (2) Initial costs include estimated bid advertising, capital costs, construction contingency allowance, independent project commissioning, and City project management, permits, inspection, and administration
- (3) Includes energy needs not met by solar, less solar production rebates
- (4) Estimated Year 1 costs of \$25/kW with annual Maintenance Inflator
- (5) Includes independent commissioning and City project management, permits, and inspections
- (6) Includes energy needs not met by solar, plus payments to PPA provider adjusted by PPA Annual Energy Inflator
- (7) Based on a 20-year average of the June Consumer Price Index (CPI)

Option 1 numbers assume current utility rate schedule; Options 2 and 3 assume a switch to A6 Time-of-Use tariff and 0.5% annual solar degradation

20-Year Life Cycle Cost Analysis of Financing Options for Golf Links Pro Shop Solar PV Installation

Costs (in \$000)	Years																				NPV	NPV	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	2.8%	3.0%	NPV
																					CPI	20-yr	

Option 1—No Solar - Continue Using PG&E

Initial Capital Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Annual Energy Costs (1)	26	27	28	30	31	32	34	35	37	39	40	42	44	46	48	50	53	55	57	60				
Annual Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Total Annual Costs	26	27	28	30	31	32	34	35	37	39	40	42	44	46	48	50	53	55	57	60				
Cumulative Costs	26	53	82	111	142	175	208	244	281	319	360	402	446	492	540	591	643	698	756	816				
NPV	26	26	27	27	28	28	29	29	30	30	31	31	32	32	33	33	34	34	35	36		594	581	551

Option 2—Direct Purchase of Solar System

Initial Capital Costs (2)	573																							
Annual Energy Costs (3)	(6)	(6)	(6)	(6)	(6)	1	1	1	2	2	2	3	3	3	4	4	5	5	6	6				
Annual Maintenance (4)	2	2	2	2	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	4				
Total Annual Costs	569	(4)	(3)	(3)	(3)	4	4	4	5	5	5	6	6	7	7	8	8	9	9	10				
Cumulative Costs	569	565	561	558	555	559	563	567	571	576	581	587	593	600	607	614	622	631	640	650				
NPV	569	(4)	(3)	(3)	(3)	3	3	3	4	4	4	4	4	4	5	5	5	5	6	6		605	603	596

Option 3—PPA Financing of Solar System

Initial Capital Costs (5)	54																							
Annual Energy Costs (6)	25	26	27	28	29	30	30	31	32	34	35	36	37	38	39	41	42	44	45	47				
Annual Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
Total Annual Costs	79	26	27	28	29	30	30	31	32	34	35	36	37	38	39	41	42	44	45	47				
Cumulative Costs	79	105	132	160	189	218	249	280	312	346	380	416	453	491	531	571	613	657	702	748				
NPV	79	25	25	25	26	26	26	26	26	26	26	26	26	27	27	27	27	27	27	28		563	553	528

PG&E Annual Energy Inflation	4.5%
PPA Annual Energy Inflation	3%
Maintenance Inflation	2.5%
NPV Discount (7)	2.8% - 3.5%

Explanations/Assumptions

- (1) Annual energy costs include PG&E Annual Energy Inflation
 - (2) Initial costs include estimated bid advertising, capital costs, construction contingency allowance, independent project commissioning, and City project management, permits, inspection, and administration
 - (3) Includes energy needs not met by solar, less solar production rebates
 - (4) Estimated Year 1 costs of \$25/kW with annual Maintenance Inflation
 - (5) Includes independent commissioning and City project management, permits, and inspections
 - (6) Includes energy needs not met by solar, plus payments to PPA provider adjusted by PPA Annual Energy Inflation
 - (7) Based on a 20-year average of the June Consumer Price Index (CPI)
- Option 1 numbers assume current utility rate schedule; Options 2 and 3 assume a switch to A6 Time-of-Use tariff and 0.5% annual solar degradation

County of Santa Clara
Office of the County Clerk-Recorder
Business Division



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County Government Center
70 West Hedding Street, E. Wing, 1st Floor
San Jose, California 95110 (408) 299-5665

REGINA ALCOMENDRAS, County Clerk-Recorder
by Veronica Aguirre, Deputy Clerk-Recorder,

CEQA DOCUMENT DECLARATION

ENVIRONMENTAL FILING FEE RECEIPT

PLEASE COMPLETE THE FOLLOWING:

1. LEAD AGENCY: City of Mountain View
2. PROJECT TITLE: Solar Panel Installation - Shoreline Golf Links Pro Shop \$ Shoreline Maintenance Facility
3. APPLICANT NAME: City of Mountain View PHONE: 650-903-6602
4. APPLICANT ADDRESS: 500 Castro Street, Mountain View, CA 94040
5. PROJECT APPLICANT IS A: Local Public Agency School District Other Special District State Agency Private Entity
6. NOTICE TO BE POSTED FOR 20 DAYS.

7. CLASSIFICATION OF ENVIRONMENTAL DOCUMENT

a. PROJECTS THAT ARE SUBJECT TO DFG FEES

- | | | |
|--|-------------|----------------|
| <input type="checkbox"/> 1. ENVIRONMENTAL IMPACT REPORT (PUBLIC RESOURCES CODE §21152) | \$ 2,792.25 | \$ <u>0.00</u> |
| <input type="checkbox"/> 2. NEGATIVE DECLARATION (PUBLIC RESOURCES CODE §21080(C)) | \$ 2,010.25 | \$ <u>0.00</u> |
| <input type="checkbox"/> 3. APPLICATION FEE WATER DIVERSION (STATE WATER RESOURCES CONTROL BOARD ONLY) | \$ 850.00 | \$ <u>0.00</u> |
| <input type="checkbox"/> 4. PROJECTS SUBJECT TO CERTIFIED REGULATORY PROGRAMS | \$ 949.50 | \$ <u>0.00</u> |
| <input type="checkbox"/> 5. COUNTY ADMINISTRATIVE FEE (REQUIRED FOR a-1 THROUGH a-4 ABOVE)
Fish & Game Code §711.4(e) | \$ 50.00 | \$ <u>0.00</u> |

b. PROJECTS THAT ARE EXEMPT FROM DFG FEES

- | | | |
|---|----------|----------------|
| <input type="checkbox"/> 1. NOTICE OF EXEMPTION (\$50.00 COUNTY ADMINISTRATIVE FEE REQUIRED) | \$ 50.00 | \$ <u>0.00</u> |
| <input type="checkbox"/> 2. A COMPLETED "CEQA FILING FEE NO EFFECT DETERMINATION FORM" FROM THE DEPARTMENT OF FISH & GAME, DOCUMENTING THE DFG'S DETERMINATION THAT THE PROJECT WILL HAVE NO EFFECT ON FISH, WILDLIFE AND HABITAT, OR AN OFFICIAL, DATED RECEIPT / PROOF OF PAYMENT SHOWING PREVIOUS PAYMENT OF THE DFG FILING FEE FOR THE *SAME PROJECT IS ATTACHED (\$50.00 COUNTY ADMINISTRATIVE FEE REQUIRED) | | |
| DOCUMENT TYPE: <input type="checkbox"/> ENVIRONMENTAL IMPACT REPORT <input type="checkbox"/> NEGATIVE DECLARATION | \$ 50.00 | \$ <u>0.00</u> |

c. NOTICES THAT ARE NOT SUBJECT TO DFG FEES OR COUNTY ADMINISTRATIVE FEES

- | | | | |
|--|--|--------|------------------|
| <input type="checkbox"/> NOTICE OF PREPARATION | <input checked="" type="checkbox"/> NOTICE OF INTENT | NO FEE | \$ <u>NO FEE</u> |
|--|--|--------|------------------|

8. OTHER: _____ FEE (IF APPLICABLE): \$ _____

9. TOTAL RECEIVED..... \$ 0.00

*NOTE: "SAME PROJECT" MEANS NO CHANGES. IF THE DOCUMENT SUBMITTED IS NOT THE SAME (OTHER THAN DATES), A "NO EFFECT DETERMINATION" LETTER FROM THE DEPARTMENT OF FISH AND GAME FOR THE SUBSEQUENT FILING OR THE APPROPRIATE FEES ARE REQUIRED.

THIS FORM MUST BE COMPLETED AND ATTACHED TO THE FRONT OF ALL CEQA DOCUMENTS LISTED ABOVE (INCLUDING COPIES) SUBMITTED FOR FILING. WE WILL NEED AN ORIGINAL (WET SIGNATURE) AND THREE COPIES. (YOUR ORIGINAL WILL BE RETURNED TO YOU AT THE TIME OF FILING.)

CHECKS FOR ALL FEES SHOULD BE MADE PAYABLE TO: SANTA CLARA COUNTY CLERK-RECORDER

PLEASE NOTE: FEES ARE ANNUALLY ADJUSTED (Fish & Game Code §711.4(b)); PLEASE CHECK WITH THIS OFFICE AND THE DEPARTMENT OF FISH AND GAME FOR THE LATEST FEE INFORMATION.

"... NO PROJECT SHALL BE OPERATIVE, VESTED, OR FINAL, NOR SHALL LOCAL GOVERNMENT PERMITS FOR THE PROJECT BE VALID, UNTIL THE FILING FEES REQUIRED PURSUANT TO THIS SECTION ARE PAID." Fish & Game Code §711.4(c)(3)



Clerk-Recorder's Office
East Wing, First Floor
70 West Hedding Street
San Jose, CA 95110

October 12, 2010

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

Notice is hereby given that the Public Works Department of the City of Mountain View has prepared a Negative Declaration (a statement of no significant environmental impacts) for the project identified below:

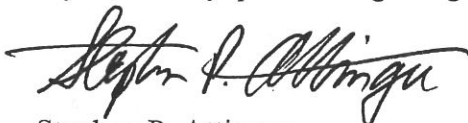
Project Title: Solar Panel Installation - Shoreline Golf Links Pro Shop & Shoreline Maintenance Facility
City: Mountain View, California
County: Santa Clara
Public Review Period: October 18 – November 8, 2010

In accordance with State CEQA Guidelines Sections 15071 and 15072 and City of Mountain View procedures for implementation of the California Environmental Quality Act, an Initial Study for the above named project was prepared. Based on the attached Initial Study, it has been determined that a Negative Declaration is appropriate for this project. An Initial Study is attached, documenting the reasons to support the finding that a Negative Declaration is appropriate for this project.

The project entails the installation of solar panels at two facilities located within Shoreline at Mountain View Regional Park: Site A (Shoreline Golf Links Pro Shop) and Site B (Shoreline Maintenance Facility). Solar panels at both facilities may be installed on both the existing roofs and on newly constructed, free-standing structures that would serve as carports.

It has been determined that this proposed project would not have a significant effect on the environment. Copies of the Initial Study, and all documents referenced in the Negative Declaration are available for review in the Mountain View Public Works Department, City Hall, 500 Castro Street, Mountain View, CA 94041. The Mountain View City Council will consider this proposed project on Tuesday, November 16, 2010, commencing at 6:30 p.m., in the Council Chambers, City Hall, 500 Castro Street, Mountain View, CA 94041. Comments regarding this project will be received within the Public Review Period stated above pursuant to the requirements of the California Environmental Quality Act.

If you have any questions regarding this project please contact me at (650) 903-6602.



Stephen P. Attinger
Environmental Sustainability Coordinator
Public Works Department



Initial Study **(Environmental Impact Assessment)**

Solar Panel Installation **Shoreline Golf Links Pro Shop &** **Shoreline Maintenance Facility**

October 11, 2010

Prepared by:

City of Mountain View
Public Works Department
500 Castro Street
PO Box 7540
Mountain View, CA 94039
(650) 903-6311
Contact: Steve Attinger

This statement is prepared in conformance with the California Environmental Quality Act

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**CITY OF MOUNTAIN VIEW
CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)
INITIAL STUDY**

1. Introduction

This Initial Study evaluates the potential environmental effects of installing solar panels at two facilities located within Shoreline at Mountain View Regional Park: Site A (Shoreline Golf Links Pro Shop) and Site B (Shoreline Maintenance Facility). Solar panels at both facilities may be installed on both the existing roofs and on newly constructed, free-standing structures that would serve as carports. A more detailed description of the proposed project is provided in Project Description, below.

A. Project Address and Title:

Address: Site A: 2940 N. Shoreline Blvd., Mountain View CA (Shoreline Golf Links Pro Shop)
Site B: 2612 N. Shoreline Blvd., Mountain View CA (Shoreline Maintenance Facility)
Title: Solar Panel Installations (on new carports and/or existing roofs)

B. Lead Agency Name and Address:

City of Mountain View
Public Works Department
500 Castro Street
P.O. Box 7540
Mountain View, California 94039

C. Contact Person and Phone Number:

Steve Attinger, Environmental Sustainability Coordinator
Telephone: (650) 903-6311

D. Project Sponsor's Names and Addresses:

City of Mountain View
Public Works Department
500 Castro Street
P.O. Box 7540
Mountain View, California 94039

E. General Plan Designation and Zoning:

General Plan: Regional Park
Zoning: PF – Public Facility

2. Project Description

Project Description

The City of Mountain View is participating in a Power Purchase Agreement (PPA) for solar energy with the County of Santa Clara and several other local agencies. Through this PPA, the City is contracting with a solar vendor to design and install carport and/or roof-mounted solar systems at Sites A and B, as noted in Section 1.A. The aim of the project is to reduce each agency's CO₂ emissions by purchasing solar power while achieving an economy of scale with a group purchase, resulting in lower power prices.

For the purpose of this long-term (i.e. 15 to 20 years) PPA, the City will agree to host a solar system owned by a private vendor and purchase the electricity from the vendor according to an agreed-upon price schedule. The vendor will fund installation and maintenance of the system and receive payment for the power from the City as well as Federal tax incentives available only to the private sector. The vendor will also be responsible for removing the system at the end of the contract if the City chooses not to continue or purchase it.

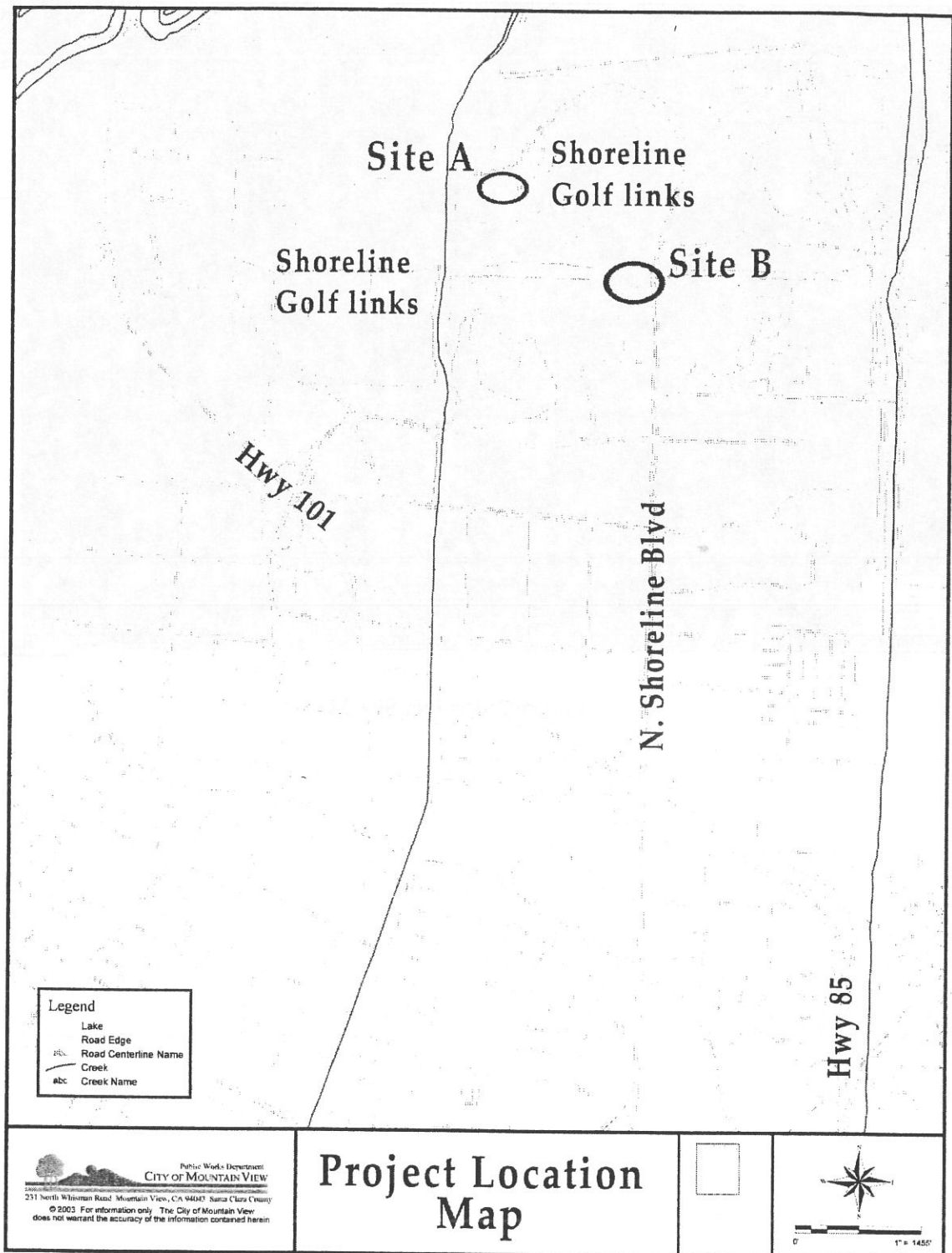
The solar panels will be installed on the roofs of the buildings and/or on carports at Sites A and B; see Figure 2. The carports will be free-standing, approximately 13.5 ft. tall, and have a 5 degree tilt/slope (see Figure 3). The solar panels will supply electrical power to Site A and Site B, including power for the buildings and at Site A for recharging golf carts.

Both sites A and B will involve installing solar carport structures over existing, paved parking lots, and may involve roof-mounted solar panels as well. Construction is expected to begin in December of 2010 and be completed no later than December 31, 2011.

Location of Project

Located in the South Bay Area, in northern Mountain View, the project sites (see Figures 1 and 2) are both located within the Shoreline at Mountain View Park. Site A (APN 116-05-076) is the Shoreline Golf Links Pro Shop and parking lot. Site B (APN 116-20-042) is a maintenance facility that houses employees and equipment for maintaining the Shoreline at Mountain View Regional Park. Both of the sites are owned by the City.

The project is located within a closed municipal landfill. The proposed carports are in areas of engineered fill, and outside of the area of buried refuse.



2010-10-08 11:34:12

Street (\\ch-gis\Syslib\Encompass\MetaView.Mdb)

Figure 1: Project Location Map

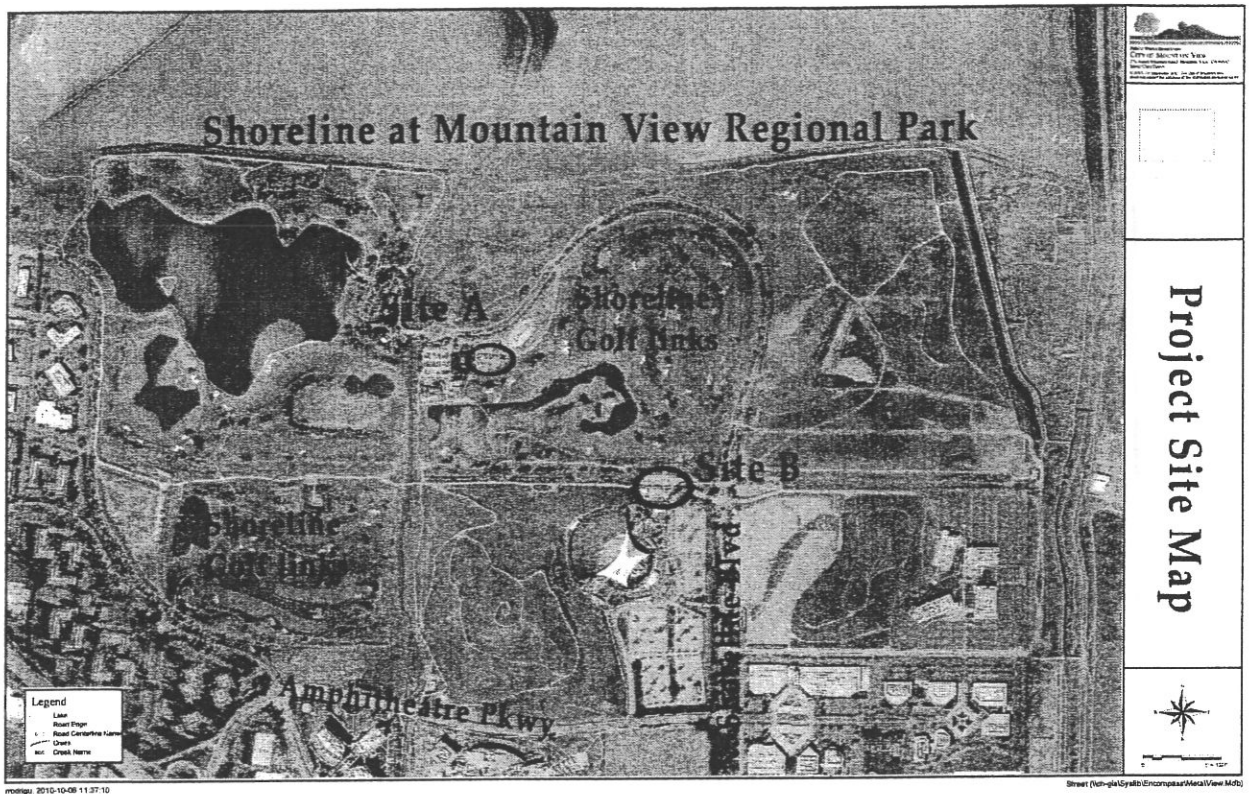


Figure 2: Project Site Map

3. Environmental Checklist and Discussion of Environmental Effects

This section includes the Environmental Checklist required by CEQA, an explanation of responses made to questions on the checklist, mitigation measures necessary to reduce impacts to less than significant levels, and a finding as to the significance of each potentially adverse impact after mitigation.

1. AESTHETICS

Will the proposed project result in the following environmental effects?	No Impact	Less-Than-Significant Impact	Less-Than-Significant Impact with Mitigation	Potentially Significant Impact
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

Comments to 1.a and 1.c:

SITE A: The project site is currently occupied by a paved, striped parking lot for use by golfers and golf course employees. Short-range publicly available views through the project site are of neighboring uses, including paved roads and wetlands to the north, the Shoreline Golf Course (at Shoreline at Mountain View Regional Park) to the east and south, and a grove of 15-25 ft. trees encircling a sanitary lift station building to the west. The site itself is relatively flat. The solar carport structures are estimated to be 13.5 ft. at their highest point, with a 5 degree tilt/slope, as shown in Figure 3 below.

The City of Mountain View CEQA Guidelines uses both visual resources and architectural character as guidelines for determining whether a project would have a substantial demonstrable negative aesthetic effect. With respect to visual character, for a project to have significant visual impacts, the project must either block views of an aesthetic resource or be located in an area that is itself considered to be an aesthetic resource. While the surrounding open space area has aesthetic qualities, the site already has existing architectural features to the south-west (Pro Shop building) and to the west (sanitary lift station building). The carports are on free-standing columns with no walls that would block views from the ground. Adding carport structures on the existing, paved parking lot would not be considered a significant impact.

The project would be visible only from a few sections of the entire Shoreline at Mountain View Park. The City's review process would ensure that the site design would result in carport structures that are compatible with existing development. Therefore, the project would have a less-than-significant impact on scenic views, vistas, visual quality and character.

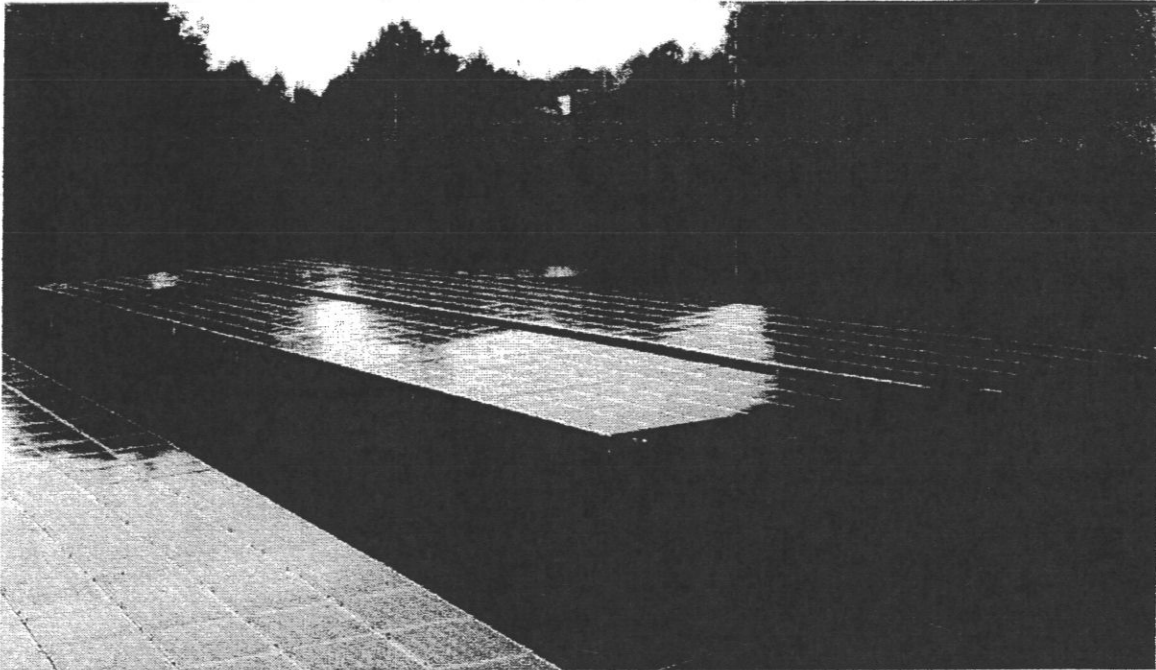


Figure 3: Sample Carport Structure

SITE B: The proposed project will add solar carport structures over sections of an existing paved parking lot at the Shoreline Maintenance Facility. It may also include roof-mounted solar panels. The site is at least partially sheltered from view by surrounding berms. The new carport structures are estimated to be 13.5 ft. at their highest point, with a 5 degree tilt/slope, and will not project above the existing berms, nor will they have a substantial adverse effect on any surrounding scenic vistas. The proposed project will not degrade the existing visual character of the project site.

Impact: Less than Significant. No Mitigation Measures required.

Comment to 1.b. and 1.d:

SITES A and B: Neither of the proposed projects will damage any scenic resources.

The California Department of Transportation (Caltrans) administers California's Scenic Highway Program, which was established by the California Legislature in 1963. Its purpose is to preserve and protect scenic highway corridors from changes that would diminish the aesthetic value of lands adjacent to highways. The highways nearest to the proposed project (i.e., U.S. 101 and State Route (SR) 85) are not designated by Caltrans as scenic highways. The nearest scenic highways designated by the Caltrans are SR 9 in Santa Clara County from the Santa Cruz County line to the Los Gatos City limit, and SR 1 in San Mateo County from the Santa Cruz County Line

to Half Moon Bay. Both are several miles from the project site. Because the proposed project is not near a designated scenic highway, it would have no effect on views from scenic highways.

The carports may contain under-panel carport lighting and/or surrounding-area lighting, but this would not exceed the light being provided by several existing 15-20 ft. parking lot pole lights, which are higher than any surrounding-area lights that may be attached to the carport structures.

The solar panels would not produce a substantial amount of glare, as modern panels are designed to be light-absorbing, not light-reflecting. Additionally, the carport structure panels at both sites will only have a 5 degree tilt/slope, making any glare negligible. Any roof-mounted panels at Site B would be south-facing, and therefore not visible from the main part of Shoreline at Mountain View Park, including the Golf Links.

Project plans would be reviewed at the time development plans are submitted to the City for review. The City's review process would ensure that the project would be reviewed for light and glare impacts to surrounding areas. Therefore the proposed project would have no substantial impact on light and glare. For a discussion of lighting impacts to biological resources, please see Section 4.

Impact: No impact. No Mitigation Measures required.

2. AGRICULTURAL AND FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Will the proposed project result in the following environmental effects?	No Impact	Less Than Significant Impact	Less Than Significant with Mitigation	Potentially Significant Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

Comment to 2.a through 2.e.: The project sites are not used for or designated by either the *General Plan* or the *Zoning Ordinance* as agricultural and are both already in urban use with buildings and parking lots and, therefore, would have no impact related to these criteria.

3. AIR QUALITY

Will the proposed project result in the following environmental effects?	No Impact	Less-Than-Significant Impact	Less-Than-Significant Impact with Mitigation	Potentially Significant Impact
a. Conflict with or obstruct implementation of an applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

Comment to 3.a through e: Operation of the solar panels would not result in any emissions that would affect air quality or create objectionable odors. The construction of the solar panel carports would result in emissions during the construction phase of the project.

Construction would involve use of equipment and materials that would emit ozone precursor emissions (i.e., reactive organic gases or ROG, and nitrogen oxides, or NOx). Construction activities would also result in the emission of other criteria pollutants from equipment exhaust, construction-related vehicular activity and construction worker automobile trips. Emission levels for construction activities would vary depending on the number and type of equipment, duration of use, operation schedules, and the number of construction workers. Criteria pollutant emissions of ROG and NOx from these emission sources would incrementally add to the regional atmospheric loading of ozone precursors during project construction.

The updated BAAQMD CEQA Guidelines adopted on June 2, 2010 (the 2010 Guidelines) establish significance thresholds for criteria construction emissions. These thresholds are 54 pounds per day of ROG, oxides of nitrogen (NOx) and PM-2.5 and 82 pounds per day for PM-10 (construction equipment emissions only, exclusive of fugitive dust). These Guidelines also provide preliminary screening criteria to the Lead Agency with a conservative indication of whether the proposed project would result in the generation of construction-related criteria air pollutants and/or precursors that exceed the thresholds of significance. If all of the following

screening criteria are met, the construction of the proposed project would result in a less-than-significant impact from criteria air pollutant and precursor emissions.

1. The project is below the applicable screening level size shown in Table 3-1 of the 2010 Guidelines; and
2. All Basic Construction Mitigation would be included in the project design and implemented during construction; and
3. Construction-related activities would not include any of the following:
 - a. Demolition;
 - b. Simultaneous occurrence of more than two construction phases (e.g., paving and building construction would occur simultaneously);
 - c. Simultaneous construction of more than one land use type (e.g., project would develop residential and commercial uses on the same site) (not applicable to high density infill development);
 - d. Extensive site preparation (i.e., greater than default assumptions used by the Urban Land Use Emissions Model [URBEMIS] for grading, cut/fill, or earth movement); or
 - e. Extensive material transport (e.g., greater than 10,000 cubic yards of soil import/export) requiring a considerable amount of haul truck activity.

The Agreement between the City of Mountain View and the solar vendor specifies that the contractor must comply with all air pollution control rules, regulations, ordinances, statutes and all other requirements of the Bay Area Pollution Control District. In addition, the agreement specifies the Basic Construction Mitigation measures that must be implemented during construction.

Impact: Less than Significant. No Mitigation Measures required.

4. BIOLOGICAL RESOURCES

Will the proposed project result in the following environmental effects?	No Impact	Less-Than-Significant Impact	Less-Than-Significant Impact with Mitigation	Potentially Significant Impact
a. 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 regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Have a substantial adverse effect on Federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

Comment to 4.a: Burrowing owls are present in Shoreline at Mountain View Park. Burrowing owls (*Athene cunicularia*) are a California Species of Special Concern that were first documented at Shoreline at Mountain View Park in the 1970s. In the Bay Area, their numbers have declined dramatically over recent years due to habitat loss. The Shoreline at Mountain View Park population (also called the “Shoreline population”) has fluctuated widely over the last 10 years, with a high of 22 adults and a low of 6 adult owls, and an overall declining trend. A population viability analysis showed that the Shoreline population is likely to be extirpated within the next 50 years, due to the population’s small size, high yearly variance, and declining trend (Albion Environmental, Inc., 2010). As of November 2009, the Shoreline at Mountain View Park burrowing owl population was estimated at 14–18 birds (Higgins, 2009), and there were 3–4 nesting pairs observed in spring 2010 (Higgins, 2010a).

Both of the proposed sites are on existing parking lots that do not represent potential owl habitat. However, Site A (Shoreline Golf Links parking lot) is located near owl habitat established as mitigation for previous development projects. At the present time, two artificial mounds are in use by owls in this mitigation area, shown in Exhibit 4. The closest burrow is located approximately 340 feet away from the proposed solar panels. A potential concern with the construction of new structures nearby burrows is the predation that could result from increased raptor perches. This is generally of greater concern with higher structures, such as light poles, as opposed to the relatively low proposed solar panels, which will not exceed 13 to 14 feet in height. Additionally, a row of trees exists between the proposed location of the solar panels and the area where the burrows are located. These trees generally range in height from 12 to 18 feet, and are much more likely to be used as raptor perches than the proposed solar panels. Also, typically, solar panel structures do not have edges, such as a gutter, that would offer a good perching spot, so are unlikely to be used by owl predators or any type of bird as a perch. Therefore, the project is not likely to result in increased predation on nearby burrowing owls.

Impact: No Impact. No Mitigation Measures required.

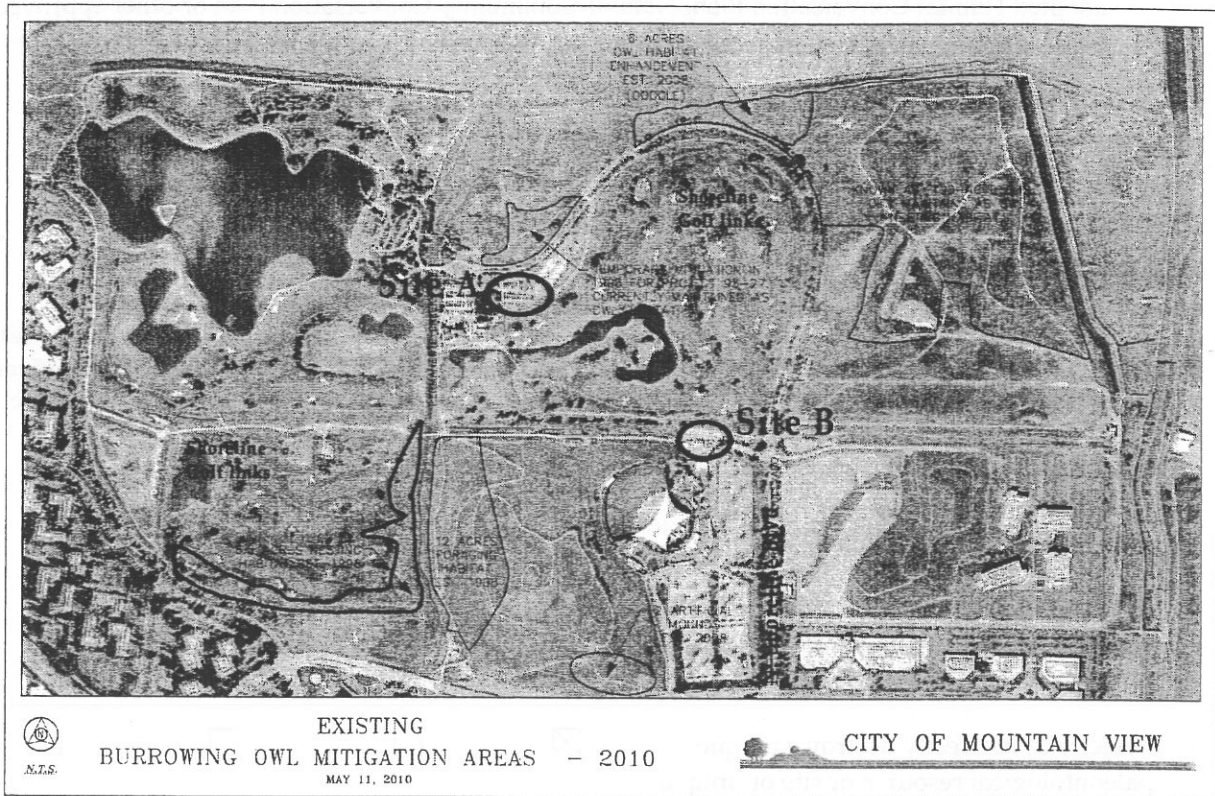


Figure 4: Existing Burrowing Owl Mitigation Areas

Comment to 4.b: The project sites are not nearby, nor do they contain any riparian habitat or other sensitive natural communities.

Impact: No Impact. No mitigation measures required.

Comment to 4.c: The project sites are not nearby, nor do they contain, any Federally protected wetlands.

Impact: No Impact. No Mitigation Measures required.

Comment to 4.d: The project sites do not include any streams, creeks or other riparian resources or migratory wildlife corridors and, therefore, the project will not substantially interfere with movement of wildlife.

Impact: No Impact. No Mitigation Measures required.

Comment to 4.e: No trees will be impacted by the project.

Impact: No Impact. No Mitigation Measures required.

Comment to 4.f: Although the project sites are located within a regional park, which includes wildlife habitats, the new solar panels will be located on existing developed sites with no change to the use or boundaries of the sites. This project will not conflict with the provisions of an

adopted Habitat Conversation Plan, Natural Community Conversation Plan or other approved local, regional or State habitat conservation plan; therefore, the impact is less than significant.

Impact: Less than Significant. No Mitigation Measures required.

5. CULTURAL RESOURCES

Will the proposed project result in the following environmental effects?	No Impact	Less-Than-Significant Impact	Less-Than-Significant Impact with Mitigation	Potentially Significant Impact
a. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Section 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

Comment to 5.a: According to City's 1992 General Plan, there are no known historical resources in the vicinity of the project site.

Impact: No Impact. No Mitigation Measures required.

Comment to 5.b, 5.c and 5.d.: There are no known archeological or paleontological resources, or human remains in the vicinity of the project sites. Both project sites are locations that have undergone significant construction disturbance in the past. Since the majority of the construction work is aboveground, the chance of discovering any buried resources are small.

Impact: No Impact. No Mitigation Measures required.

6. GEOLOGY, SOILS, AND SEISMICITY

Will the proposed project result in the following environmental effects?	No Impact	Less-Than-Significant Impact	Less-Than-Significant Impact with Mitigation	Potentially Significant Impact
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Be located in Zone D or E on the City of Mountain View Geologic Hazards Map?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

Comment to 6.a.i: The project site is not located in an Alquist-Priolo Earthquake Fault Zone nor is it located on or immediately adjacent to an active or potentially active fault.¹ The Alquist-Priolo Earthquake Fault Zoning Act requires the delineation of zones by the California Department of Conservation, Geological Survey (CGS, formerly known as the California Division of Mines and Geology [CDMG]) along sufficiently active and well-defined faults. The purpose of the Act is to restrict construction of structures intended for human occupancy along traces of known active faults. Alquist-Priolo Zones are designated areas most likely to experience surface fault rupture, although fault rupture is not necessarily restricted to those specifically zoned areas. The active faults nearest to the project site are the San Andreas, located 8 miles southwest of the project sites, and the Hayward, located 9 miles northeast. As the project site is not located in an Alquist-Priolo Earthquake Fault Zone nor is it located on or immediately adjacent to an active fault, fault rupture hazards associated with the proposed project are considered less than significant.

Impact: Less than Significant. No Mitigation Measures required.

Comments to 6.a.ii and 6.a.iii: The City of Mountain View is located in a seismically active region. Recent studies by the United States Geological Survey (USGS) indicate there is a 63 percent likelihood of a Richter magnitude 6.7 or higher earthquake occurring in the Bay Area in the next 30 years (USGS, 2008a; 2008b). The project sites could experience a range of ground shaking effects during an earthquake on one of the aforementioned Bay Area faults. An earthquake on the San Andreas fault could result in very strong (Modified Mercalli Index VIII) ground shaking intensities.² Ground shaking of this intensity could result in moderate damage, such as collapsing chimneys and falling plaster from buildings in Mountain View (ABAG, 2003a). Seismic shaking of this intensity can also trigger ground failures caused by liquefaction, potentially resulting in foundation damage, disruption of utility service and roadway damage.³ To address potential impacts from seismic activity, the City's Building Division will evaluate the proposed building plans and structural specifications to ensure they comply with current Uniform Building Codes.

Impact: Less than Significant. No Mitigation Measures required.

Comment to 6.a.iv: The project sites are level, and are not located on or adjacent to a hillside. The proposed project would therefore not be affected by potential impacts associated with landslides or mudslides.

Impact: No Impact. No Mitigation Measures required.

¹ An active fault is defined by the State of California is a fault that has had surface displacement within Holocene time (approximately the last 10,000 years). A potentially active fault is defined as a fault that has shown evidence of surface displacement during the Quaternary (last 1.6 million years), unless direct geologic evidence demonstrates inactivity for all of the Holocene or longer. This definition does not, of course, mean that faults lacking evidence of surface displacement are necessarily inactive. Sufficiently active is also used to describe a fault if there is some evidence that Holocene displacement occurred on one or more of its segments or branches (Hart, 1997).

² Shaking intensity is a measure of ground shaking effects at a particular location, and can vary depending on the overall magnitude of the earthquake, distance to the fault, focus of earthquake energy, and type of underlying geologic material. The Modified Mercalli (MM) intensity scale is commonly used to measure earthquake effects due to ground shaking. The MM values for intensity range from I (earthquake not felt) to XII (damage nearly total).

³ Liquefaction is the process by which saturated, loose, fine-grained, granular, soil, like sand, behaves like a dense fluid when subjected to prolonged shaking during an earthquake.

Comment to 6.b: The project sites are currently flat, paved with asphalt and, therefore, not likely to be subject to heavy erosion. No significant disturbance to the soil or creation of conditions that would cause erosion will result from installation of the solar panel structures.

Impact: No Impact. No Mitigation Measures required.

Comment to 6.c: The City of Mountain View has historically experienced subsidence resulting from excessive withdrawal of groundwater. In certain areas of the City up to 6 feet of subsidence has occurred. However, the stabilization of groundwater pumping rates and a groundwater re-injection program administered by the Santa Clara Valley Water District has halted subsidence in Mountain View and the surrounding area. The proposed solar panel installation would not involve the withdrawal of groundwater. In addition, in accordance with current Building Code standards, the proposed project would be designed to mitigate for any potential subsidence associated with construction as required by the City of Mountain View. The project sites are located in Geologic Hazard Zone D, as designated by the *City of Mountain View General Plan*, and therefore have a high possibility of lateral spreading, ground failure, or subsidence. Nonetheless, given the limited loading of the proposed improvements, potential impacts associated with these events would be less than significant.

Impact: Less than Significant. No Mitigation Measures required.

Comment to 6.d: Review of the project specifications by the City's Building Division prior to issuance of a building permit would ensure compliance with any measures needed to address potentially expansive soils.

Impact: No Impact. No Mitigation Measures required.

Comment to 6.e: The project does not require nor will it affect any sanitary sewers.

Impact: No Impact. No Mitigation Measures required.

Comment to 6.f: The project sites are located in Zone D of the City of Mountain View Geologic Hazards Map. See Comment to 6.c, above. As stated there, the proposed project includes limited structures, and the project specifications for the building permit would be required to address any geologic concerns.

Impact: Less than Significant. No Mitigation Measures required.

7. GREENHOUSE GAS EMISSIONS

Will the proposed project result in the following environmental effects?	No Impact	Less-Than-Significant Impact	Less-Than-Significant Impact with Mitigation	Potentially Significant Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

Comment to 7.a:

The manufacture and assembly of the solar systems will generate a small amount of greenhouse gas emissions. However, once operational the systems will actually reduce the City's emissions by decreasing demand for fossil-fuel based energy from the local utility. The Golf Links Pro Shop system will enable the golf carts to be operated with zero emissions.

Impact: Less than Significant. No Mitigation Measures required.

Comment to 7.b:

The project will not conflict with any plan, policy or regulation for reducing greenhouse gas emissions, and will in fact directly reduce the City's emissions generated from electricity usage. Therefore, the proposed project would result in no impact related to this criterion.

Impact: No impact. No Mitigation Measures required.

8. HAZARDS AND HAZARDOUS MATERIALS

Will the proposed project result in the following environmental effects?	No Impact	Less-Than-Significant Impact	Less-Than-Significant Impact with Mitigation	Potentially Significant Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Will the proposed project result in the following environmental effects?	No Impact	Less-Than-Significant Impact	Less-Than-Significant Impact with Mitigation	Potentially Significant Impact
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

Comments to 8.a, and 8.d: The proposed project does not involve the use, transport or disposal of any hazardous materials and the sites are not on a list of hazardous materials sites.

Impact: No Impact. No Mitigation Measures required.

Comment to 8.b: The proposed project sites are located within the boundary of a closed municipal landfill where methane gas may be present. All construction will comply with the appropriate state regulations regarding location of structures within a closed landfill area.

Impact: Less than Significant. No Mitigation Measures required.

Comment to 8.c: The project site is not located within a quarter mile of any school.

Impact: No Impact. No Mitigation Measures required.

Comments to 8.e and 8.f: The project sites are not located within an airport land use plan.

Impact: No Impact. No Mitigation Measures required.

Comment to 8.g: The project sites are currently developed and are surrounded by recreational uses. Construction and operation of the proposed solar panels would not involve the temporary or permanent closure of roads, and would not interfere with emergency response or evacuation plans.

Impact: No Impact. No Mitigation Measures required.

Comment to 8.h: The project sites are located in an urban setting and are not located in a designated wildland area that would contain substantial forest fire risks or hazards.

Impact: No Impact. No Mitigation Measures required.

9. HYDROLOGY AND WATER QUALITY

Will the proposed project result in the following environmental effects?	No Impact	Less-Than-Significant Impact	Less-Than-Significant Impact with Mitigation	Potentially Significant Impact
a. Violate any water quality standards or waste discharge requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on-or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Will the proposed project result in the following environmental effects?	No Impact	Less-Than-Significant Impact	Less-Than-Significant Impact with Mitigation	Potentially Significant Impact
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j. Inundation by seiche, tsunami, or mudflow?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
k. Conflict with Mountain View's Water Conservation Program?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

Comment to 9.a: This project will not violate any water quality standards or waste discharge requirements since the use of the sites will remain unchanged, and the drainage patterns will not be significantly altered.

Impact: No Impact. No Mitigation Measures required.

Comment to 9.b and 9.c: The project will not involve groundwater extraction, nor would it involve the alteration of a stream or river.

Impact: No Impact. No Mitigation Measures required.

Comments to 9.d and 9.e: As discussed above, the proposed project would not alter any stream or river. There would not be any increase in impervious surfaces with the proposed improvements. Run off may be directed to the pavement below in a different pattern due to construction of the overhead panels, but is not expected to substantially alter the ultimate runoff of water from the site.

Impact: No Impact. No Mitigation Measures required.

Comment to 9.f: Operation of the proposed project would not result in any substantial changes to onsite water quality associated with stormwater runoff.

Impact: No Impact. No Mitigation Measures required.

Comments to 9.g, 9.h, 9.i, 9.j: The project does not include housing, nor would it induce additional persons to come to the sites and be exposed to flooding or other hazards

Impact: No Impact. No Mitigation Measures required.

Comment to 9.k: The proposed project would not generate demand for potable water or require use of irrigation.

Impact: No Impact. No Mitigation Measures required.

10. LAND USE AND PLANNING

Will the proposed project result in the following environmental effects?	No Impact	Less-Than-Significant Impact	Less-Than-Significant Impact with Mitigation	Potentially Significant Impact
a. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Physically divide an established community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

Comment to 10.a: The project sites are located in Shoreline at Mountain View and are within the Regional Park designation of the governing 1992 General Plan and the Public Facility (PF) zone. The proposed project will not change the current uses of the project sites, and the Mountain View General Plan allows for City facilities in any land use designation. Both project sites are located within the Shoreline/Vista Slope Land Use Master Plan area. The solar panels will be located in areas designated by the plan either for parking (Site A) or for maintenance uses (Site B). The solar panels will be consistent with both of these designations and do not conflict with the goals set forth in the Master Plan. Therefore, this project will not conflict with any plans, policies or regulations currently in effect.

Impact: No Impact. No Mitigation Measures required.

Comment to 10.b: The proposed project will not conflict with any applicable habitat conservation plan or natural community conservation plan.

Impact: No Impact. No Mitigation Measures required.

Comment to 10.c: The project involves placement of solar panels on already developed parking lot sites and, therefore, will not divide an established community.

Impact: No Impact. No Mitigation Measures required.

Cumulative Impacts: No land use impacts are identified that would contribute to a cumulative level of impact.

Impact: No Impact. No Mitigation Measures required.

11. MINERAL RESOURCES

Will the proposed project result in the following environmental effects?	No Impact	Less Than Significant Impact	Less Than Significant with Mitigation	Potentially Significant Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

Comment to 11.a and 11.b: The project site is not a locally-important mineral resource recovery site. The proposed project would not result in excavation of mineral resources, and it would not result in the loss of availability of known mineral resources. The project would therefore have no impact.

Impact: No Impact. No Mitigation Measures required.

12. NOISE

Will the proposed project result in the following environmental effects?	No Impact	Less-Than-Significant Impact	Less-Than-Significant Impact with Mitigation	Potentially Significant Impact
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project site to excessive noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project site to excessive noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

Comment to 12.a, 12.c, 12.e, and 12.f: The proposed project will not result in any new population of persons in or around the project sites that might be exposed to noise, nor will the solar panels result in any new source of noise that existing populations would be exposed to.

Impact: No Impact. No Mitigation Measures required.

Comment to 12.b: A temporary increase in ground-borne noise and vibration is anticipated during construction of the project due to the operation of construction equipment. However, construction activities that would involve significant ground-borne noise or vibration, such as pile driving, are not anticipated.

Impact: Less than Significant. No Mitigation Measures required.

Comment to 12.d: Construction activities associated with the project would temporarily increase noise levels in the vicinity of the project site. Construction is expected to begin in December 2010 and would be complete soon thereafter. Construction noise levels at and near locations on the project site would fluctuate depending on the particular type, number, and duration of use of various types of construction equipment. The effect of construction noise would depend upon how much noise would be generated by construction, the distance between construction activities and the nearest noise-sensitive uses, and the existing noise levels at those uses. Noise from construction activities would primarily affect City employees at the maintenance facility and users of the golf course. Construction activities will be confined to regular working hours (7:00 am to 5:00 pm., Monday through Friday) and will comply with the City's noise guidelines.

Impact: Less than Significant. No Mitigation Measures required.

13. POPULATION AND HOUSING

Will the proposed project result in the following environmental effects?	No Impact	Less-Than-Significant Impact	Less-Than-Significant Impact with Mitigation	Potentially Significant Impact
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

Comment to 13.a, 13.b and 13.c: There are no existing housing units on the project sites, and no residential units would be constructed as part of the proposed project. The project would not generate any additional residents. In addition, solar panels are not the type of infrastructure that could indirectly allow for future residential development through extension of utility services, such as roadways or sewers. Therefore, the proposed project would have no impact on population or housing growth or displacement.

Impact: No Impact. No Mitigation Measures required.

14. PUBLIC SERVICES

Will the proposed project result in the following environmental effects?	No Impact	Less-Than-Significant Impact	Less-Than-Significant Impact with Mitigation	Potentially Significant Impact
a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i. Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv. Parks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
v. Other public facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

Comment to 14.a.i through 14.a.v: The proposed project involves only the installation of solar panels and would not create a need for new or altered governmental facilities or services

Impact: No Impact. No Mitigation Measures required.

15. RECREATION

Will the proposed project result in the following environmental effects?	No Impact	Less-Than-Significant Impact	Less-Than-Significant Impact with Mitigation	Potentially Significant Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

Comment to 15.a and 15.b: The installation of solar panels on sites located within Shoreline at Mountain View Regional Park will not increase use of the park. In addition, no park facilities will be altered as the panels will be constructed over existing parking areas and will not affect or reduce the number of spaces available to golf course users.

Impact: No Impact. No Mitigation Measures required.

16. TRANSPORTATION AND TRAFFIC

Will the proposed project result in the following environmental effects?	No Impact	Less-Than-Significant Impact	Less-Than-Significant Impact with Mitigation	Potentially Significant Impact
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

Comments to 16.a through 16.f: The proposed project will not result in any conflict with any existing circulation systems or transportation plans or result in any changes in traffic levels. The panels will be constructed over existing parking spaces, so will not result in any changes to existing circulation patterns, result in any changes in traffic levels or result in inadequate emergency access.

The proposed project would result in a minimal amount truck traffic at and near the sites during the construction period. Project construction could result in short-term and intermittent construction traffic impacts associated with the delivery of materials and equipment, removal of debris, and parking for construction workers. Any construction traffic occurring during peak use of Shoreline Park could occasionally temporarily impede traffic flow. This would, however, be a temporary impact that would occur occasionally. Furthermore, the construction would be staged onsite.

Impact: No Impact. No Mitigation Measures required.

17. UTILITIES AND SERVICE SYSTEMS

Will the proposed project result in the following environmental effects?	No Impact	Less-Than-Significant Impact	Less-Than-Significant Impact with Mitigation	Potentially Significant Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the projects projected demand in addition to the providers existing commitments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the projects solid waste disposal needs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

Comment to 17.a through 17.g: The proposed project involves only the installation of solar panels and will not result in any effects on wastewater, water or solid waste supplies or resources.

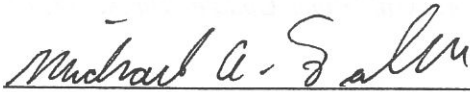
Impact: No Impact. No Mitigation Measures required.

4. Mandatory Findings

Will the proposed project result in the following environmental effects?	No Impact	Less Than Significant Impact	Less Than Significant With Mitigation	Potentially Significant Impact
1. Could the project degrade the quality of the environment, substantially reduce habitat for fish or wildlife, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate plant or animal communities, reduce the number or restrict the range of a special status plant or animal, or eliminate important examples of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, current projects, and probable future projects.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Does the project have effects that will cause substantial adverse impacts on human beings, directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. Determination

- The proposed project COULD NOT have a significant effect on the environment, and a Negative Declaration will be prepared.
- Although the project, as proposed, could have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures have been added. Therefore, a Mitigated Negative Declaration will be prepared.
- The proposed project may have a significant effect on the environment, and an Environmental Impact Report is required.
- The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Michael A. Fuller, Public Works Director

10/12/10

Date

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19. Jennings, C.W., Fault Activity Map of California and Adjacent Areas, California Geology Survey (formerly known as California Division of Mines and Geology), Geologic Data Map No. 6, 1:750,000, 1994.
20. Santa Clara County, 2002. *Geologic Hazard Zones Map*. Planning Office.
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<http://earthquake.usgs.gov/regional/nca/ucerf/images/2008probabilities-lrg.jpg>. Accessed January 14, 2010. 2008a.
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City of Mountain View Public Comments

SUBJECT: *Notice of Intent to Adopt a Negative Declaration
Initial Study—Solar Panel Installation, Shoreline Golf Links Pro Shop &
Shoreline Maintenance Facility*

On November 15, 2010, Shani Kleinhaus from the Audubon Society came into the Public Works office at 11am and provided the following comments.

- 1) Ms. Kleinhaus reported that it is being found that solar panels that have an unbroken black expanse are being mistaken for water by insects and birds. Insects are laying their eggs in the cracks between the panels and birds are trying to land on the surface of the panels. Ms. Kleinhaus requested that the City make sure the panel design includes some kind of white or light colored grids that break up the expanse of black.
- 2) Ms. Kleinhaus was concerned that the timing of three City projects (Google athletic fields, filling of the ponds at the Golf Course, and the Shoreline solar PV project) may all coincide and be under construction during nesting season, which is February through August. Ms. Kleinhaus requested the City give some consideration to construction timing to prevent too much disturbance.

Lori Topley
Solid Waste Program Manager

