



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

From: Lindsay Hagan, Deputy Zoning Administrator
City of Mountain View
Community Development Department
500 Castro Street, P.O. Box 7540
Mountain View, CA 94039-7540

Subject: Notice of Preparation of a Draft Focused Environmental Impact Report for the Middlefield Park Master Plan Project

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

A **public scoping meeting will be held on October 14, 2021 at 4 p.m.** to take comments regarding the scope and content of the Draft Focused EIR. Due to the current COVID-19 restrictions, the scoping meeting will be held virtually via Zoom webinar. Members of the public and public agencies may participate remotely. All interested persons may participate by joining the video conference at <https://mountainview.zoom.us/j/89464226682>, at www.zoom.com with Webinar ID: 894 6422 6682, by calling into the meeting at: US: +1 669 900 9128 or +1 253 215 8782 or +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656 or 833 548 0276 (Toll Free) or 833 548 0282 (Toll Free) or 877 853 5257 (Toll Free) or 888 475 4499 (Toll Free) and enter the Webinar ID.

According to state law, the deadline for your response is 30 days after receipt of this notice; however, we would appreciate an earlier response, if possible. Written comments will be accepted until November 1, 2021 at 5:00 p.m.

Additional project information is available at www.mountainview.gov/googlemiddlefieldpark. Please identify a contact person and send your response to:

City of Mountain View
Community Development Department
Attention: Lindsay Hagan, Deputy Zoning Administrator
500 Castro Street, P.O. Box 7540
Mountain View, CA 94039-7540
Lindsay.Hagan@mountainview.gov

Lindsay Hagan, Deputy Zoning Administrator
Community Development Department

Date: 9-30-21

Notice of Preparation of a Draft Focused Environmental Impact Report for the Middlefield Park Master Plan Project

I. INTRODUCTION

Notice is hereby given that the City of Mountain View, as the Lead Agency, will prepare an Environmental Impact Report (EIR) for the Middlefield Park Master Plan project (hereinafter referred to as the “MPMP” or “project”). This Notice of Preparation (NOP) has been prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15082. The purpose of this NOP is to solicit comments from the public and public agencies on the scope and content of the EIR for the project.

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

The City of Mountain View has determined analysis of the project’s environmental effects is best provided through the preparation of a Focused EIR (EIR), tiered from the certified 2019 East Whisman Precise Plan EIR (SCH# 2017082051). The EIR for the project will be prepared and processed in accordance with CEQA, and will include:

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

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

II. PROJECT LOCATION

The proposed MPMP area is located to the northeast of the Ellis Street and East Middlefield Road intersection, within the Mixed-Use Character Area of the East Whisman Precise Plan (EWPP). The EWPP is intended to guide the transition of the East Whisman Change Area from suburban industrial and office campuses to a mixed-use district, with new residential neighborhoods, open spaces, office uses, retail services, and improved mobility options. The EWPP calls for the development of up to: two million square feet of office, 100,000 square feet of retail uses, 200 hotel rooms, and 5,000 residential units. The MPMP would implement a large portion of the development envisioned by the EWPP.

The MPMP project area totals approximately 40 acres and consists of 14 parcels (Assessor's Parcel Numbers [APNs]: 160-58-001, 160-58-016, 160-58-017, 160-57-004, 160-57-006, 160-57-007, 160-57-008, 160-57-009, 160-57-010, 160-57-011, 160-57-012, 160-57-013, 160-59-005, and 160-59-006). The MPMP area is not all contiguous and is generally bounded by the property of the City and County of San Francisco (often referred to as the San Francisco Public Utilities Commission [SFPUC] right-of-way) to the north, East Middlefield Road to the south, Ellis Street to the west, and the Sunnyvale Municipal Golf Course and State Route (SR) 237 to the east.

The MPMP area is currently developed with 23 office and light industrial buildings totaling approximately 684,646 square feet, as well as landscaping and surface parking lots, located immediately adjacent to the Valley Transportation Authority's (VTA) Middlefield Light Rail Station. The City's Hetch Hetchy Whisman Transit Oriented Development (TOD) trail is located approximately 65 feet west of the project site, across Ellis Street. A regional map and a vicinity map of the MPMP area are shown on Figure 1 and Figure 2, and an aerial photograph of the MPMP area and surrounding land uses is shown on Figure 3.

Additional construction staging and parking for the project would occur on two adjacent parcels (APNs: 160-57-016 and 160-55-036) located at 405 Clyde Avenue and 580 Clyde Avenue, respectively.

III. PROJECT DESCRIPTION

Implementation of the proposed MPMP would allow for the demolition of the existing improvements (i.e., approximately 684,646 square feet of office uses, related surface parking areas, and landscaping) on-site and development of:

- Five office buildings totaling 1,317,000 square feet of office uses and resulting in 632,355 square feet of net new office square footage;
- Two affordable residential buildings and five residential mixed-use buildings with a total of up to 1,900 residential units (including up to 380 affordable units), up to 30,000 square feet of ground floor retail space, and 20,000 square feet of community/civic uses;
- Two stand-alone parking structures and integrated parking at all office and residential buildings for shared district parking within MPMP;
- Dedication of land to the City for three new future public parks totaling approximately 7.28-acres and construction of a 2.87-acre privately owned and publicly accessible park developed by the applicant, providing in total, up to 10.15 acres of park open space within the MPMP;
- New vehicular circulation, including up to five private streets and a modification to Logue Avenue (a public street), new on-street and off-street bicycle and pedestrian improvements, and new landscaping and trees; and
- As an option, the project could include a private district utilities system on-site with underground utility lines to serve some buildings within the MPMP with water, wastewater treatment, recycled water, geothermal energy (heating and cooling), and electric power. The private district utilities system, if provided, would include an approximately 45,000-square-foot Central Utility Plant (CUP), temporary air sourced heat pump, district distribution system,

and microgrid system that would include rooftop photovoltaic panels and on-site storage batteries.

The proposed buildings and parking structures would range from 4 to 11 stories tall with maximum building heights ranging from 60 to 123 feet. The project would also include back-up diesel emergency generators on-site. Parking for all of the office and residential buildings would be provided in surface, above ground, and/or below ground parking facilities. Private open space and landscaping (including new trees) are also proposed. A pedestrian/bicycle bridge overcrossing the VTA light rail line is contemplated north of the existing Middlefield light rail station per the EWPP and would be designed at a future date.

Utility improvements, such as connections to existing infrastructure, extension of underground electrical lines and circuits, placement of above ground utilities below ground, and relocation of existing gas lines, could be required.

In addition to the improvements identified, the project includes a Vesting Tentative Map to create up to 18 lots, up to 1,900 condominium lots, and up to 98 vertical lots within the MPMP, as well as a Development Agreement to grant implementation of entitlements over a 20-year period. Other aspects of the MPMP include green building and emissions reduction features; construction activities; heritage tree removals and landscaping; site access, circulation, and parking; and a Transportation Demand Management (TDM) plan.

IV. PROBABLE ENVIRONMENTAL EFFECTS OF THE PROJECT

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

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

The Focused EIR will also evaluate cumulative impacts, growth-inducing impacts, and alternatives to the MPMP project in light of the EWPP and in accordance with the requirements of CEQA.

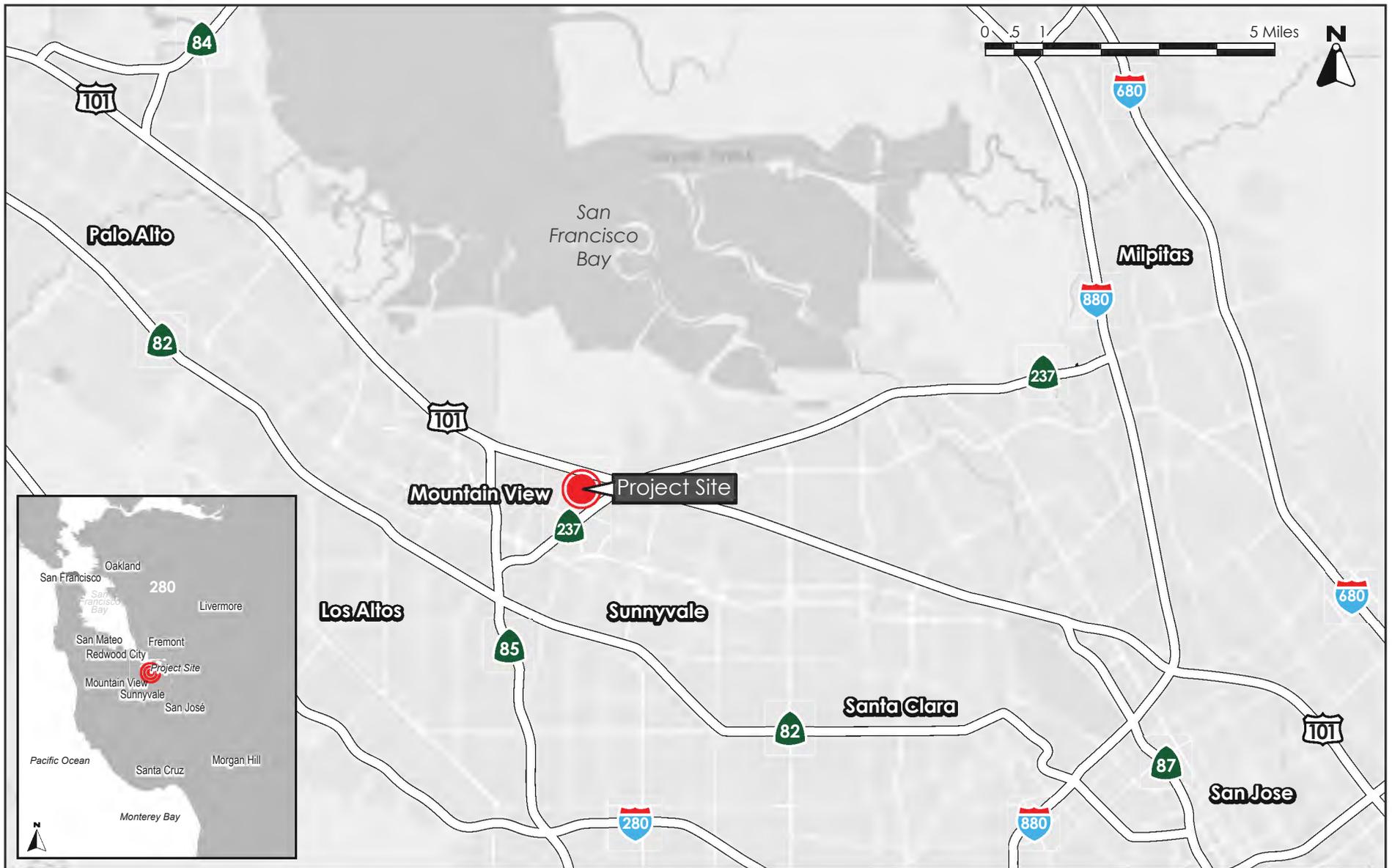
V. SCOPING COMMENTS

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

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

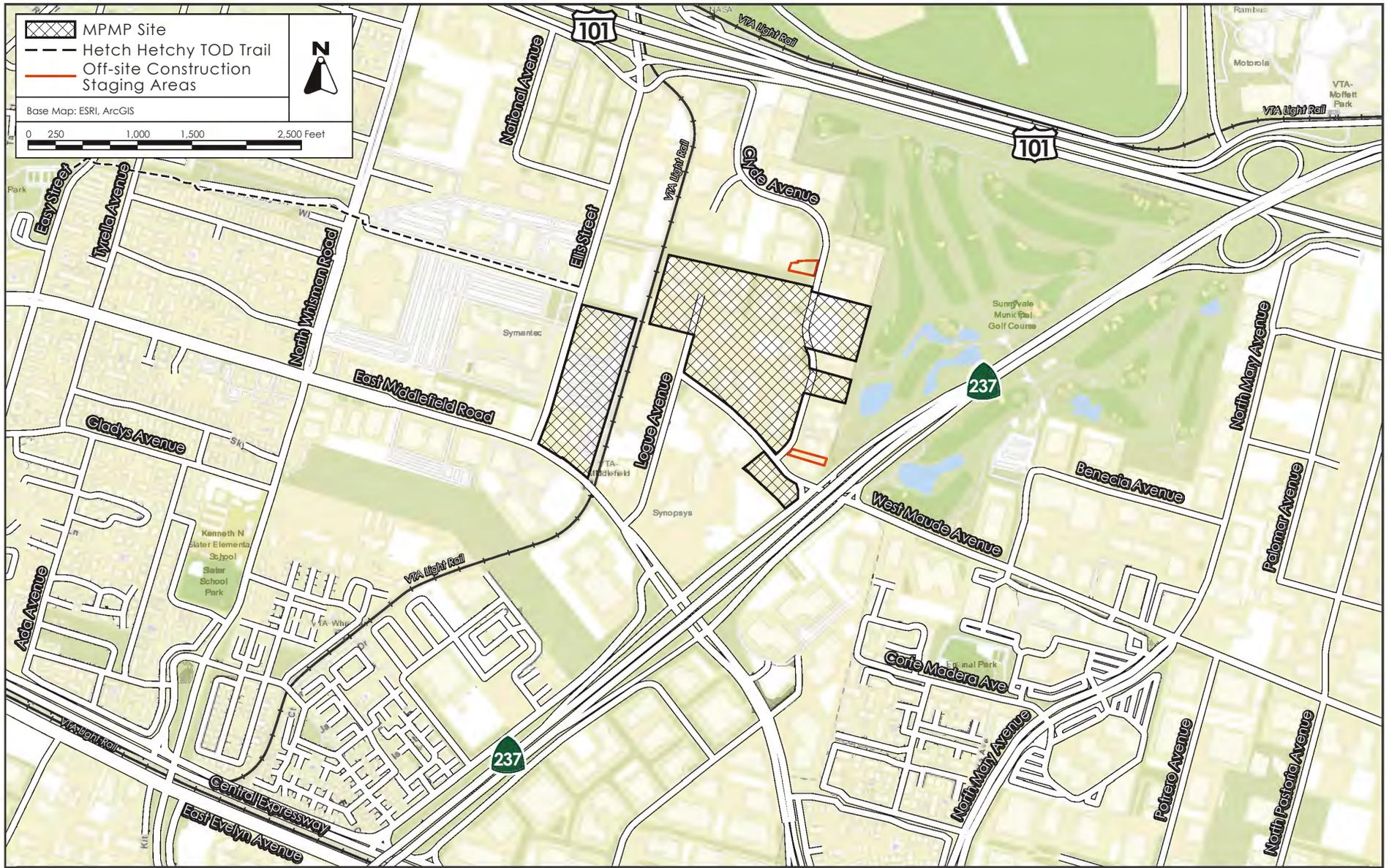
Comments may be sent to:

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REGIONAL MAP

FIGURE 1



VICINITY MAP

FIGURE 2



AERIAL PHOTOGRAPH OF THE MPMP SITE AND SURROUNDING AREA

FIGURE 3