



## **NOTICE OF AVAILABILITY OF A DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT**

**Project Title:** Middlefield Park Master Plan (SCH# 2021100026)

**City/County:** City of Mountain View, Santa Clara County, California

**Public Review Period:** April 25 to June 9, 2022

**NOTICE IS HERBY GIVEN** that the draft Supplemental Environmental Impact Report (SEIR) for the Middlefield Park Master Plan (hereinafter referred to as the “project” or “MPMP”) in the City of Mountain View will be available beginning on April 25, 2022 for review and comment by the public and all interested persons, agencies, and organizations for a period of 45 days, ending June 9, 2022. All comments on the draft SEIR must be received by that date.

**Project Location:** The project site 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 project site 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 [SFPU] 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.

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.

**Project Description:** The project would implement a large portion of the development envisioned by the East Whisman Precise Plan, which was adopted by the City in 2019. Implementation of the proposed project 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 building locations 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 building locations and five residential mixed-use building locations 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 six 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.

In addition to the improvements identified above, the project includes a Vesting Tentative Map to create up to 18 lots, up to 1,900 condominium lots, and up to 140 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.

The project would result in significant, unavoidable air quality impacts during construction and operations. All other potentially significant impacts described in the draft SEIR would be mitigated to a less than significant level.

The project is located within the Middlefield Ellis Whisman (MEW) Superfund Study Area, which is an area designated by the U.S. Environmental Protection Agency as a Superfund site due to the presence of soil and groundwater contamination. Cleanup of MEW Superfund Study Area (including the project site) is on-going, and the site is included on a list compiled pursuant to Government Code Section 65962.5.

**Availability of the Draft Supplemental Environmental Impact Report:** Copies of the draft SEIR will be available for review beginning on April 25, 2022, at the following locations:

- City of Mountain View, Community Development Department, 500 Castro Street, 1<sup>st</sup> Floor Mountain View, (650) 903-6306, during business hours, Monday to Friday 8:00 a.m. to 4:00 p.m.
- Mountain View Public Library, 585 Franklin Street, Mountain View, (650) 903-6887.
- City of Mountain View website: [www.mountainview.gov/CEQA](http://www.mountainview.gov/CEQA)

Comments may be submitted in writing to Lindsay Hagan, Deputy Zoning Administrator, City of Mountain View, Community Development Department, P.O. Box 7540, Mountain View, CA 94039-7540, or emailed to [lindsay.hagan@mountainview.gov](mailto:lindsay.hagan@mountainview.gov)

Signature and Title: , Deputy Zoning Administrator Date: 4/25/2022