



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

**Project Title:** City of Mountain View Housing Element Update (SCH# 2022020129)

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

**Public Review Period:** July 22 to September 5, 2022

**NOTICE IS HERBY GIVEN** that the Draft Environmental Impact Report (EIR) for the City of Mountain View Housing Element Update (hereinafter referred to as the “Project” or “HEU”) in the City of Mountain View will be available beginning on July 22, 2022, for review and comment by the public and all interested persons, agencies, and organizations for a period of 45 days, ending September 5, 2022. All comments on the draft EIR must be received by that date.

**Project Location:** The proposed Project would update the City of Mountain View’s Housing Element, which is a policy document that addresses housing issues and applies Citywide. The City includes approximately 12.24 square miles and is located in northern Santa Clara County; it borders the San Francisco Bay to the North, the City of Palo Alto to the West, the City of Los Altos to the South and Southwest, and Moffett Federal Airfield and the City of Sunnyvale to the East. The City contains sites included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (i.e., the “Cortese List”).

**Project Description:** The proposed Project includes actions by the City of Mountain View to update the City’s Housing Element in conformance with State law and make necessary adjustments to other elements of the City’s General Plan, zoning, and precise plans to maintain consistency within and between these documents. State law requires the City to update its current housing element by January 31, 2023.

The Project analyzed in the EIR would include adoption of a General Plan amendment to add or modify goals, objectives, policies, and implementation programs related to housing in the Housing Element of the City’s General Plan. The Housing Element itself would contain: an updated housing needs assessment; updated goals, policies, and programs that address the maintenance, preservation, improvement, and development of housing and that affirmatively further fair housing; and a housing inventory that meets the City’s Regional Housing Needs Assessment (RHNA) allocation and provides a buffer of additional housing development capacity. The Project would also include modifications to provisions in the City’s General Plan Land Use Map, zoning ordinance, zoning map, and adopted Precise Plans, as needed, to reflect the housing sites inventory.

Based on the City’s RHNA allocation, the HEU plans for an additional 11,135 dwelling units plus a sizeable “buffer.” This EIR evaluates the potential for approximately 15,000 multi-family housing

units (including approximately 96 accessory dwelling units) during the HEU planning period (2023-2031) as a maximum scenario for purposes of the CEQA evaluation, understanding that the buffer size and the final sites selected for inclusion in the Housing Element will be determined by the City Council upon adoption of the HEU. Of this, approximately 13,600 units are already allowed under the City's adopted General Plan, zoning, and Precise Plans and the remaining 1,400 units would be created through rezonings and General Plan amendments. In addition, the EIR also analyzes a possible increase in housing production from rezonings and General Plan Amendments of approximately 2,700 units beyond 2031.

The proposed Project is intended to ensure the City's conformance with State housing requirements and seeks to: protect existing housing; encourage new housing for households at all income levels and for households with a range of diverse housing needs; remove undue constraints on new housing development, including for affordable housing development; affirmatively further fair housing; and identify specific sites that could accommodate required housing units to meet the City's RHNA.

**Draft Environmental Impact Report Overview:** The draft EIR identifies that the Project would result in significant, unavoidable air quality impacts during construction and operations. All other potentially significant impacts described in the draft EIR would be mitigated to a less than significant level.

**Availability of the Draft Environmental Impact Report:** Copies of the draft EIR will be available for review beginning on July 22, 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
- On the City's website at: [www.mountainview.gov/CEQA](http://www.mountainview.gov/CEQA)

**Public Hearing on the Draft Environmental Impact Report:** The City of Mountain View Environmental Planning Commission will hold a public hearing on **Wednesday, August 3, 2022 at 7:00 p.m.**, during which verbal comments on the draft EIR will be accepted. The meeting will be held virtually via Zoom webinar, and members of the public and public agencies may participate remotely. All interested persons may participate by joining the video conference and may access the meeting information at the following website: <https://mountainview.legistar.com/Calendar.aspx>.

Comments on the draft EIR may be submitted in writing to Ellen Yau, Senior Planner, City of Mountain View, Community Development Department, P.O. Box 7540, Mountain View, CA 94039, or emailed to [ellen.yau@mountainview.gov](mailto:ellen.yau@mountainview.gov).

Signature and Title: , Senior Planner Date: 7/21/2022