



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

From: Diana Pancholi, Senior Planner
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 Subsequent Environmental Impact Report for the North Bayshore Master Plan Project

The City of Mountain View will be the Lead Agency and will prepare a Subsequent 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 March 14, 2022 at 4 p.m. to take comments regarding the scope and content of the Draft Subsequent 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/84733993097>, at www.zoom.com with Webinar ID: 84733993097, or by calling into the meeting at: US: +1 669 900 9128 or +1 346 248 7799 or +1 253 215 8782 or +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or 888 475 4499 (Toll Free) or 833 548 0276 (Toll Free) or 833 548 0282 (Toll Free) or 877 853 5257 (Toll Free) and enter the Webinar ID: 847 3399 3097.

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 March 30, 2022 at 5:00 p.m.

Please identify a contact person and send your response to:

City of Mountain View
Community Development Department
Attention: Diana Pancholi, Senior Planner
500 Castro Street, P.O. Box 7540
Mountain View, CA 94039-7540
Diana.Pancholi@mountainview.gov

Diana Pancholi, Senior Planner
Community Development Department



Date: 2.28.2022

Notice of Preparation of a Draft Subsequent Environmental Impact Report for the North Bayshore 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 North Bayshore Master Plan project (hereinafter referred to as the “Master Plan” 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 Subsequent EIR (SEIR), tiered from the certified 2017 North Bayshore Precise Plan Subsequent EIR (2017 SEIR, SCH# 2013082088). The SEIR 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 Master Plan. Certification of an EIR does not constitute project approval.

II. PROJECT LOCATION

The proposed Master Plan area is generally located to the north of US 101, west of Stevens Creek, south of Charleston Road, and east of Alta Avenue. The Master Plan is within the Shorebird, Joaquin, and Pear Complete Neighborhood Character Areas of the North Bayshore Precise Plan (Precise Plan). The Master Plan area totals approximately 127 acres and consists of 42 parcels (Assessor’s Parcel Numbers [APNs]: 116-10-108, 116-10-107, 116-10-105, 116-10-104, 116-10-102, 116-10-101, 116-10-097, 116-10-095, 116-10-089, 116-10-088, 116-10-085, 116-10-084, 116-10-080, 116-02-088, 116-10-079, 116-10-078, 116-10-077, 116-14-072, 116-02-084, 116-02-083, 116-02-054, 116-14-070, 116-02-081, 116-14-066, 116-14-058, 116-13-038, 116-11-039, 116-13-037, 116-11-038, 116-13-034, 116-

11-030, 116-13-027, 116-11-028, 116-02-037, 116-11-025, 116-11-024, 116-11-022, 116-11-021, 116-11-012, 116-14-028, 116-14-095, and 116-20-043). APN 116-20-043 is located outside of the Precise Plan boundary.

The Master Plan area is currently developed with 69 office and light industrial buildings totaling approximately 1,842,647 square feet, as well as landscaping and surface parking lots. Most of the Master Plan area is bordered by the Stevens Creek Trail to the east, office uses and Shoreline Amphitheater to the north, office uses to the west, US 101 to the south, and a mobile home park to the southeast.

The project includes three locations for district parking that are not within the core area of the Master Plan. One district parking site is bordered by Shoreline Amphitheater to the north, open space to the west, and office uses to the south and east. The other two district parking sites are bordered by office and commercial uses in all directions.

A regional map and a vicinity map of the Master Plan area are shown on Figure 1 and Figure 2, respectively, and an aerial photograph of the Master Plan area and surrounding land uses is shown on Figure 3.

III. PROJECT DESCRIPTION

The purpose of the Master Plan is to implement the General Plan and Precise Plan vision for North Bayshore as a vibrant mixed-use district with new residential neighborhoods, open spaces, and mobility options. The proposed Master Plan is largely consistent with the development assumptions in the Precise Plan and certified 2017 SEIR and would allow for the demolition of 68 of the existing 69 buildings (as well as removal of related surface parking lots and landscaping) to construct:

- Up to 7,000 residential dwelling units (including 20 percent affordable residential units);
- Up to 3,145,897 million square feet of office space (including 1,303,250 square feet of net new office space and 1,842,647 square feet of existing office space to be redeveloped);
- 18.9 acres of public open space and 12.1 acres of Privately Owned Publicly Accessible (POPA) open space;
- Up to 244,000 square feet of retail uses;
- Approximately 55,000 square feet of community facilities;
- Up to 525 hotel rooms;
- Up to six above-ground parking structures; and
- As an option, the Master Plan may include private district utility systems with an approximately 130,000 square-foot District Central Plant (DCP) and underground distribution lines that would provide wastewater, recycled water, thermal energy (heating and cooling), electric power via a microgrid, and/or pneumatic waste collection services to the Master Plan area.

Implementation of the Master Plan would require the removal of existing trees, including Heritage Trees. The proposed project would plant replacement trees in conformance with the City

requirements. The maximum building heights would range from approximately 45 to 160 feet (with certain building elements to exceed the maximum specified height in the Precise Plan, per a variance application). The project would also include back-up power systems to facilitate fire and life safety loads in an emergency, in addition to diesel-powered emergency generators at each building. Parking within the Master Plan area would be provided in surface, podium, and/or below ground parking facilities, as well as within three additional district parking garages.

One of the district parking garages is proposed to be constructed on the City-owned Lot C (APN 116-20-043) at the Shoreline Amphitheater, which is currently leased by Live Nation and subleased by Google as part of a shared-parking agreement. Before the City can entertain a long-term lease or sale of Lot C to construct a district parking garage, the City must comply with the State Surplus Land Act.¹

The Master Plan includes a Vesting Tentative Map and a Development Agreement to vest the Master Plan's development rights over a 30-year period. The primary components of the Master Plan include the following:

- Master Plan Subareas
- Parks and Open Space
- Utilities (including an option for private district utility systems)
- Emergency Generators
- Green Building and Emissions Reduction Features
- Construction Activities and Phasing
- Site Access, Circulation, and Parking
- Transportation Demand Management
- Heritage Trees and Landscaping

Aspects of the proposed Master Plan that are not included within the adopted Precise Plan and/or evaluated in the certified 2017 SEIR are the construction and operation of:

- One proposed above ground parking garage outside of the Precise Plan area (APN: 116-20-043)
- 325 additional hotel rooms
- 199,206 additional square feet of retail space
- 66,957 additional square feet of institutional/recreational space

¹ If the City wants to sell or lease land for a term of five years or more, the City must first declare the land to be surplus and send a notice of availability to specific agencies, including affordable housing sponsors, for development of low- and moderate- income housing, regional parks/open space agencies, and local school districts. If the City receives a notice of interest within 60 days, the City must then negotiate in good faith for 90 days with the responding party or parties. If the parties cannot come to terms, the City may then sell or lease the property to anyone else subject to the same reasonable conditions and requirements, if any.

IV. PROBABLE ENVIRONMENTAL EFFECTS OF THE PROJECT

The SEIR 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 SEIR will also evaluate cumulative impacts, growth-inducing impacts, and alternatives to the Master Plan in light of the Precise Plan and in accordance with the requirements of CEQA.

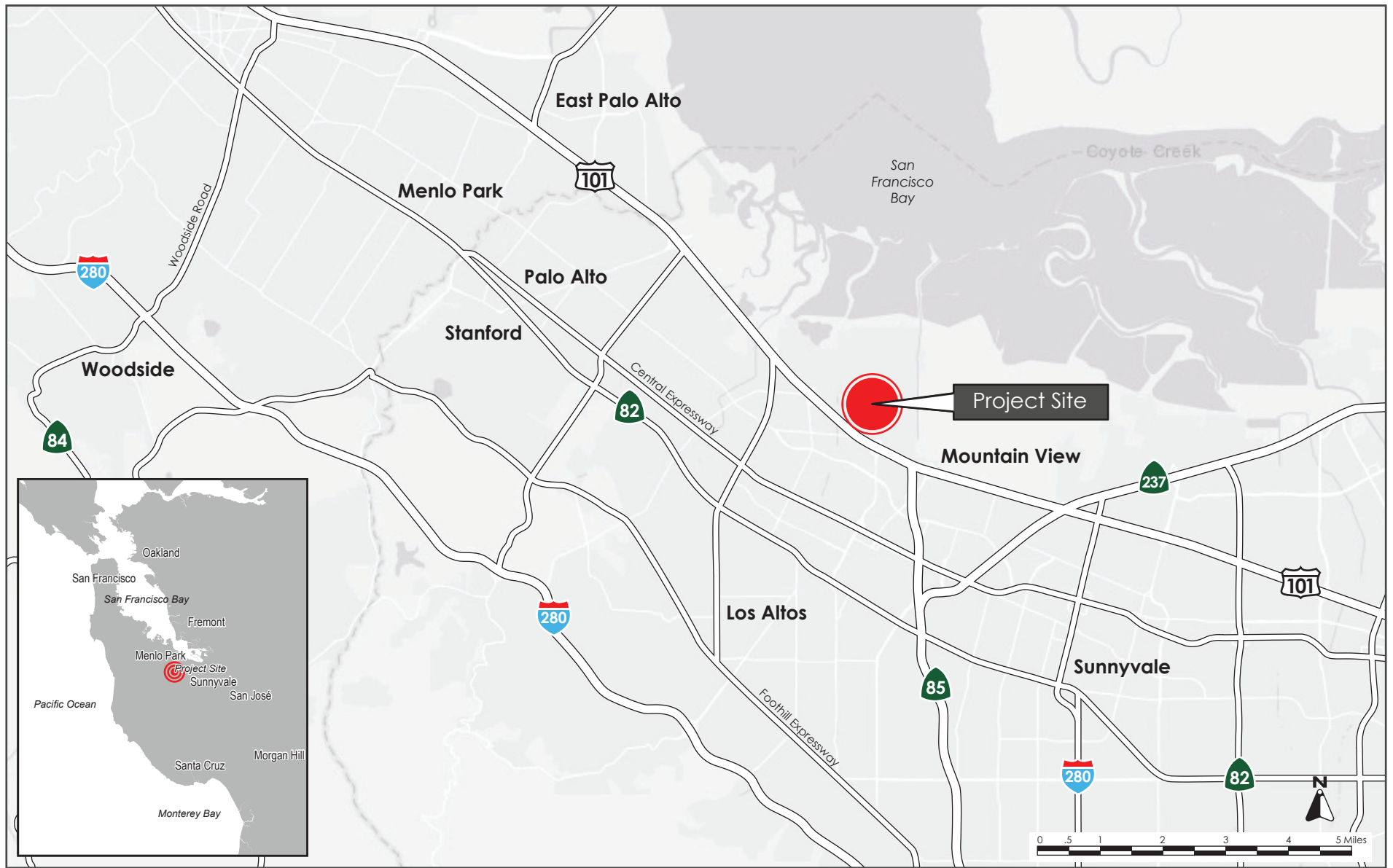
V. SCOPING COMMENTS

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 SEIR.

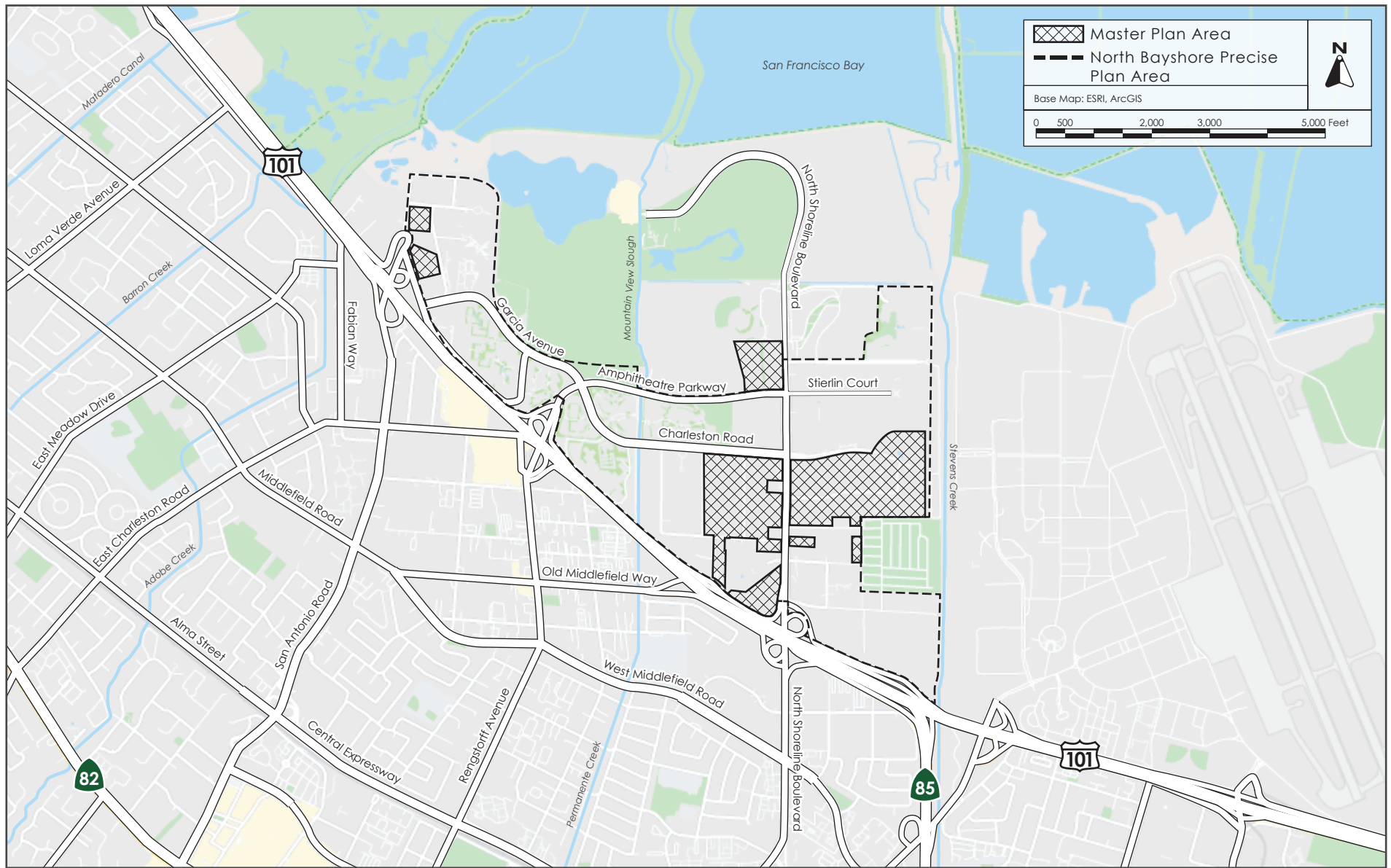
Comments may be sent to:

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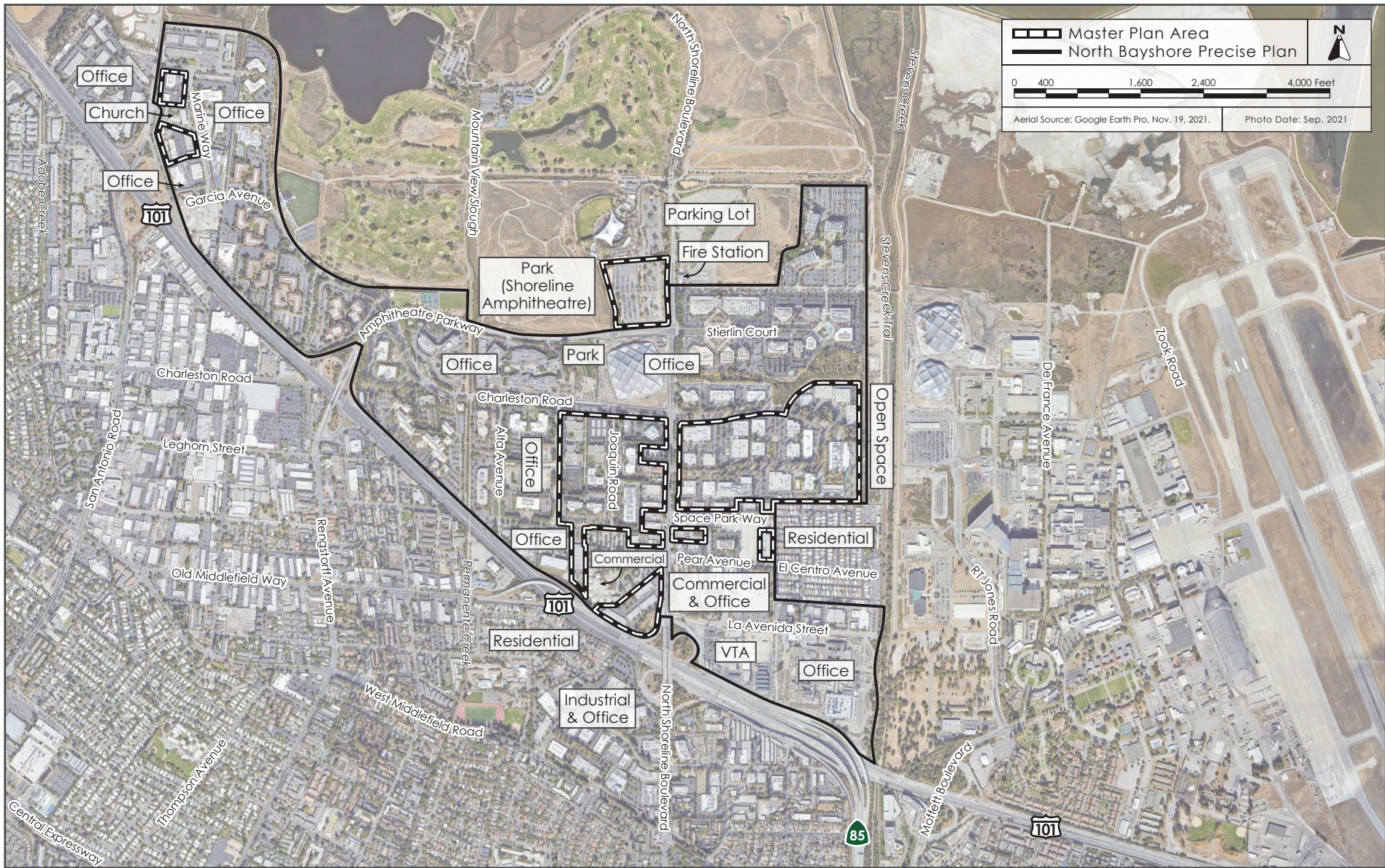
REGIONAL MAP

FIGURE 1



VICINITY MAP

FIGURE 2



AERIAL PHOTOGRAPH AND SURROUNDING LAND USES

FIGURE 3