



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

**Project Title:** North Bayshore Master Plan (SCH# 2022020712)  
**City/County:** City of Mountain View, Santa Clara County, California  
**Public Review Period:** December 21, 2022 to February 6, 2023

**NOTICE IS HERBY GIVEN** that the Draft Subsequent Environmental Impact Report (Draft EIR) for the North Bayshore Master Plan (hereinafter referred to as the “project” or “Master Plan”) in the City of Mountain View will be available beginning on December 21, 2022 for review and comment by the public and all interested persons, agencies, and organizations for a period of 45 days, ending February 6, 2023. All comments on the Draft EIR must be received by February 6, 2023 by 5:00 PM.

**Project Location:** The project site is generally located to the north of U.S. Highway 101 (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 project site totals approximately 151 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, 116-10-111, 116-10-095, 116-10-089, 116-10-088, 116-10-109, 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).

**Project Description:** The purpose of the proposed 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 Subsequent EIR for the North Bayshore Precise Plan (Residential Uses) (SCH# 2013082088) (2017 EIR) 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 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 11.7 acres of Privately Owned Publicly Accessible (POPA) open space;
- Up to 244,000 square feet of retail uses;

- Up to of 55,000 square feet of community facilities;
- Up to 525 hotel rooms;
- A 2,000 square foot Police Operations Station;
- Up to six above-ground parking structures; and
- As an option, a private district utility system with an approximately 130,000 square-foot District Central Plant DCP and underground distribution/collection lines to serve the buildings within the Master Plan with wastewater, recycled water, thermal energy (heating and cooling), electric power via a microgrid, and/or pneumatic waste collection.

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).

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 not included within the adopted Precise Plan and/or evaluated in the certified 2017 EIR 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

**Significant Environmental Impacts:** The analysis in the Draft EIR shows that the project would result in new significant, unavoidable air quality and greenhouse gas impacts that were not previously disclosed in the certified 2017 EIR. The project would also result in the less than significant impacts with mitigation incorporated regarding odor, biological resources, hazards and hazardous materials, and construction vibration.

**Government Code Section 65962.5:** Properties within the Master Plan are contained on the lists compiled pursuant to Section 65962.5 of the Government Code.

**Availability of the Draft EIR:** Copies of the Draft EIR will be available for review beginning on December 21, 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 Diana Pancholi, Senior Planner, City of Mountain View, Community Development Department, P.O. Box 7540, Mountain View, CA 94041, or emailed to [diana.pancholi@mountainview.gov](mailto:diana.pancholi@mountainview.gov).

Signature and Title: \_\_\_\_\_  \_\_\_\_\_ Date: 12/21/2022