

**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 15 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);
- 14.8 acres of public open space and 11.3 acres of Privately Owned Publicly Accessible (POPA) open space;
- Up to 244,000 square feet of retail uses;<sup>1</sup>
- 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

---

<sup>1</sup> Since circulation of the Draft SEIR, the project has been refined to reduce the amount of total retail by 10,010 square feet from 244,000 to 233,990 square feet. This reduction would not materially change the impact analyses or conclusions in the Draft SEIR.

- 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

**Availability of the FEIR:** Copies of the Final EIR (FEIR) will be available for review beginning on April 10, 2023, 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)

**Public Review Period:** The FEIR will be available beginning on April 10, 2023 for review and comment by the public and all interested persons, agencies, and organizations for a period of 10 days, ending April 20, 2023. All comments on the Draft EIR must be received by April 20, 2023 by 5:00 PM.

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)