



**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

**NOTICE OF PREPARATION  
OF AN ENVIRONMENTAL IMPACT REPORT FOR THE  
555 WEST MIDDLEFIELD ROAD PROJECT**

As the Lead Agency, the City of Mountain View will prepare an environmental impact report (EIR) for the above-referenced project and would like your views regarding the scope and content of the environmental information to be addressed in the EIR. The project description, location, and a brief summary of potential environmental effects are attached.

A public scoping meeting will be held on **July 24, 2019 at 4:00 p.m.** to take comments regarding the scope and content of the Draft EIR. The scoping meeting will be held at Mountain View City Hall, 500 Castro Street, Mountain View.

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 **August 9, 2019 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  
(650) 903-6306  
[diana.pancholi@mountainview.gov](mailto:diana.pancholi@mountainview.gov)

Diana Pancholi, Senior Planner  
Community Development Department

Date: July 10, 2019

Governor's Office of Planning & Research

**JUL 10 2019**

**STATE CLEARINGHOUSE**

**NOTICE OF PREPARATION  
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**A. INTRODUCTION**

The purpose of an environmental impact report (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 enough environmental information to evaluate a proposed project and its potential for significant impacts on the environment, examine methods of reducing adverse environmental impacts, and consider alternatives to the project. Although an EIR is one of the first documents to be reviewed when considering a project, the document itself, including its certification, does not constitute project approval. Upon finding the EIR is complete and in compliance with the California Environmental Quality Act (CEQA) of 1970, as amended, the City Council will consider certification of the EIR at a public hearing and may take action on the proposed 555 West Middlefield Road Project.

The City of Mountain View determined that analysis of the environmental effects of the Project would be best provided through use of an EIR. The EIR for the Project will be prepared and processed in accordance with CEQA.

In accordance with the requirements of CEQA, the EIR will include the following:

- A summary of the project;
- A project description;
- A description of the existing environmental setting, potential environmental impacts, and mitigation measures;
- Alternatives to the project as proposed; and
- Environmental consequences, including:
  - (a) Any significant environmental effects that cannot be avoided if the project is implemented,
  - (b) The growth-inducing impacts of the proposed project, and
  - (c) Cumulative impacts.

**B. PROJECT LOCATION**

The Project site is located at 555 West Middlefield Road in a primarily residential area of the city of Mountain View, on Assessor's Parcel Number (APN) 158-49-001. The approximately 14.5-acre Project site is located just south of the intersection of West Middlefield Road and Moffett Boulevard, and is bounded by West Middlefield Road to the north, State Route (SR) 85 to the east, Cypress Point Drive to the south, and Moffett Boulevard to the west. The Project site currently consists of one legal lot. Regional, vicinity, and aerial maps of the Project site are attached to this Notice of Preparation as Figures 1, 2, and 3, respectively.

**C. EXISTING SITE CONDITIONS AND USES**

The Project site currently consists of one legal lot, but would be subdivided into four lots (proposed Lots 1 through 4) as part of the Project. The Project site is currently occupied by approximately 402 multi-family residential rental units within 15 buildings and a leasing office and amenity building on proposed Lot 2. The existing site also contains tennis facilities on proposed Lot 4. Associated existing surface parking and common open space areas are located throughout the Project site.

#### **D. DESCRIPTION OF THE PROJECT**

The Project proposes to retain the 402 existing residential units (which would ensure no tenant displacement) while involving the demolition of most of the existing surface parking areas, tennis facilities, as well as the existing leasing area and amenity building. The Project would develop up to 334 new multi-family residential units in new buildings on proposed Lots 1 and 3. The Project would also include three subterranean parking garages as well as common and private open spaces. In addition, a third building would be constructed to replace the existing leasing office and amenity building on a portion of proposed Lot 2.

Upon Project completion, the total amount of development at the site would consist of approximately 709,519 square feet (sf), including approximately 310,263 sf of existing uses to remain at the Project site and approximately 399,256 sf of new uses to be constructed. Including the existing residential units that would be retained and the proposed residential units that would be constructed, there would be a total of 736 residential units at the Project site. The proposed site plan is attached to this Notice of Preparation as Figure 4.

The development on proposed Lot 1 would include a total of 116 new residential units within a four-story, 52-foot tall building. The development on proposed Lot 2 would include a new one-story, 22-foot tall leasing office and related amenity building as well as the existing 15-40-foot tall residential buildings that would be retained (with the applicant performing minor renovations to the exterior of certain existing residential units in terms of repainting and application of wood tiles) as part of the Project. The new building on proposed Lot 3 would include a total of 218 residential units within a four-story, 50.5-foot tall building.

The Project would include a total of approximately 993 vehicle parking spaces, consisting of approximately 171 spaces in the proposed Lot 1 subterranean garage, approximately 363 spaces in the proposed Lot 2 subterranean garage, approximately 28 existing spaces that would be retained, and approximately 431 spaces in the proposed Lot 3 subterranean garage. The Project would also include a total of approximately 334 bicycle parking spaces for the new residential dwelling units and 33 public short-term bicycle parking spaces, in accordance with applicable Green Code building requirements. The proposed building on proposed Lot 1 would include bicycle parking space in the subterranean garage as well as at each building level. The proposed building on proposed Lot 3 would include bicycle parking at each building level except the subterranean garage. The applicant intends to pursue Leadership in Energy and Environmental Design (LEED) for Homes certification for the Project, which would involve the incorporation of a multitude of sustainable strategies.

Including the existing 48,423 sf of common open space that would remain on proposed Lot 2, there would be a total of approximately 136,220 sf of common usable open space and a total of 18,863 sf of private open space upon Project completion. In addition, approximately 1.3 acres of land along Cypress Point Drive on proposed Lot 4 would be offered for dedication to the City for use as a future public park space.

The existing bicycle and pedestrian paths throughout the Project site would be retained. In addition, a new pedestrian and bicycle path, approximately 610 feet in length, would be constructed through the center of the Project site between proposed Lot 1 and Lot 4, which would connect West Middlefield Road and Cypress Point Drive.

The *Mountain View 2030 General Plan* designates the Project site as Medium-Density Residential. In order to implement the Project, the applicant proposes a General Plan Amendment from Medium-Density Residential to High-Density Residential and Rezoning of the Project site from Planned

Community (“P”) to High Density Residential (“R4”). In addition, a Vesting Tentative Parcel Map and Development Review Permit to allow the construction of 334 new residential units and related improvements would be pursued.

#### **D. ENVIRONMENTAL EFFECTS OF THE PROJECT**

The EIR will address potential environmental effects of the Project in the following areas:

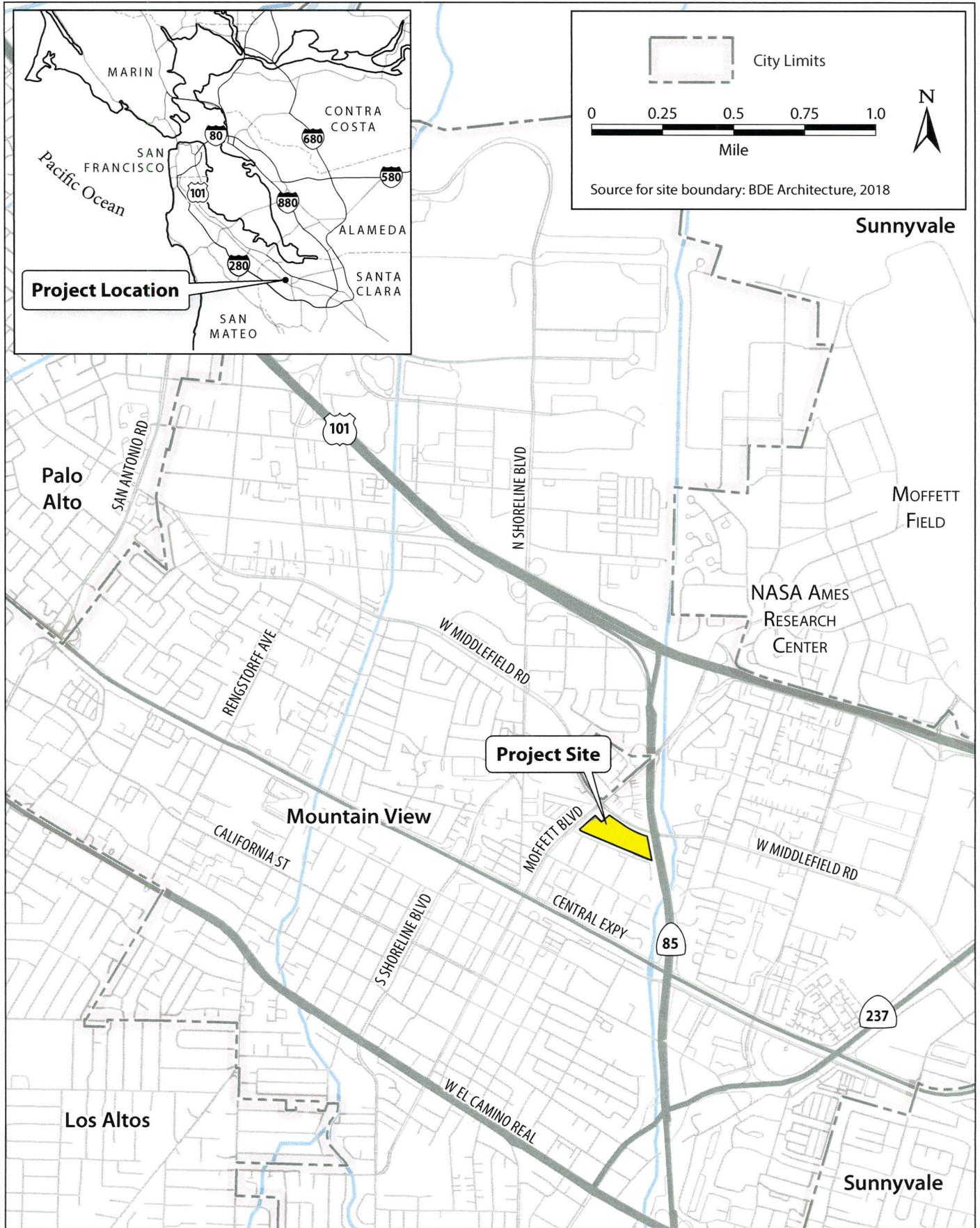
- *Aesthetics*
- *Air Quality*
- *Biological Resources*
- *Cultural Resources*
- *Energy*
- *Geology and Soils*
- *Greenhouse Gas Emissions*
- *Hazards and Hazardous Materials*
- *Hydrology and Water Quality*
- *Land Use*
- *Noise*
- *Population and Housing*
- *Population and Housing*
- *Public Services and Recreation*
- *Tribal Cultural Resources*
- *Transportation and Circulation*
- *Utilities and Service Systems*
- *Wildfire*
- *Cumulative Impacts*
- *Alternatives to the Project*
- *Growth-Inducing Impacts*
- *Other CEQA Sections*

#### **E. SCOPING COMMENTS**

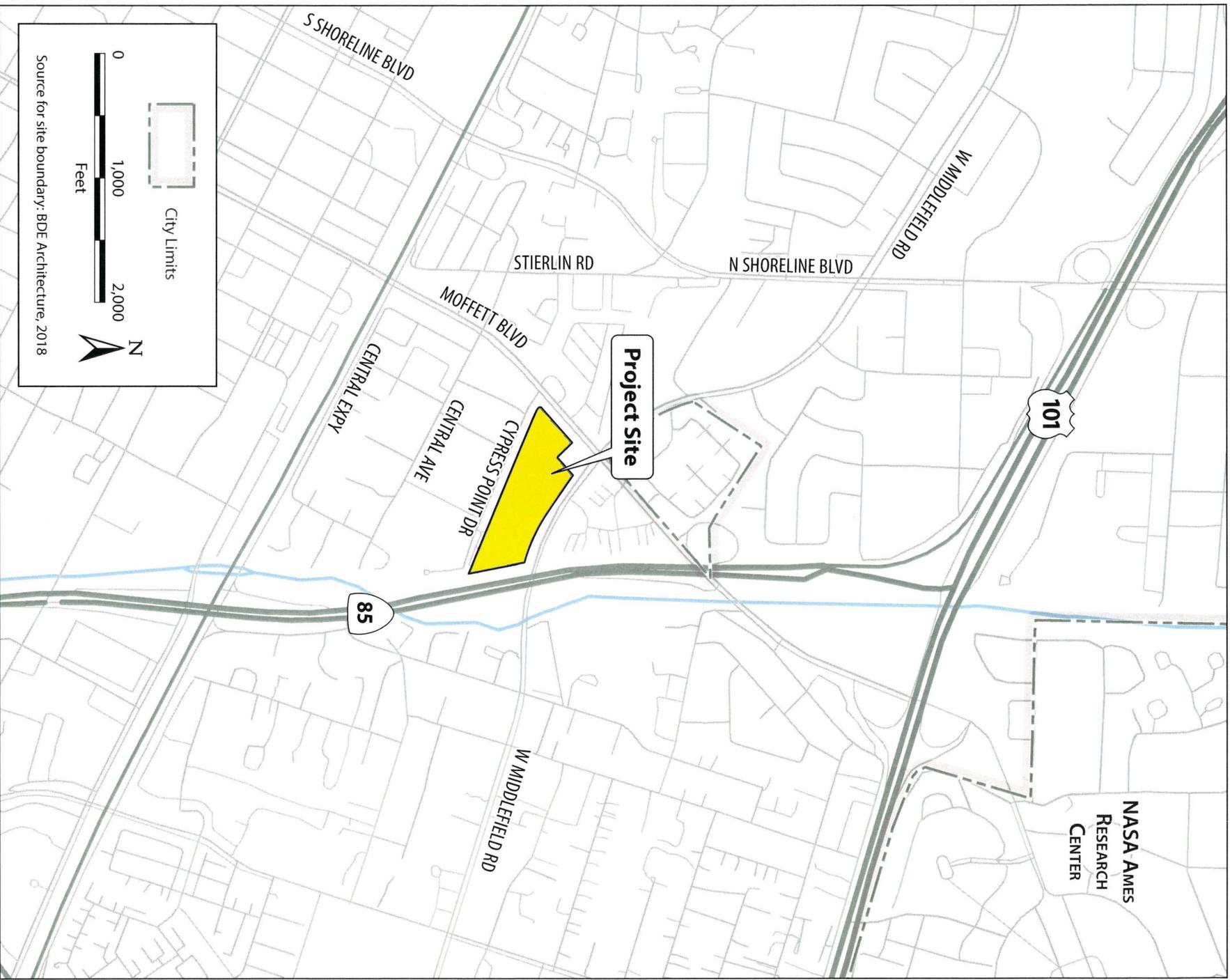
We are requesting your input on the scope and content of the environmental information appropriate to your agency’s statutory responsibilities or the interests of your organization; specifically, we are requesting comments that:

1. Identify significant environmental effects and mitigation measures you believe need to be explored in the EIR, with supporting discussion regarding why you believe these effects may be significant.
2. Describe special studies and other information you believe to be necessary in order for the City of Mountain View 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 that will be required to provide services to the project development.
4. Indicate whether the staff from your agency would like to meet with City of Mountain View staff members to discuss the scope and content of the EIR’s environmental information.
5. Provide the name, title, telephone number, postal code, and email addresses of the contact person from your agency or organization we can contact regarding your comments.
6. Identify alternatives you believe need to be explored in further detail in the EIR.

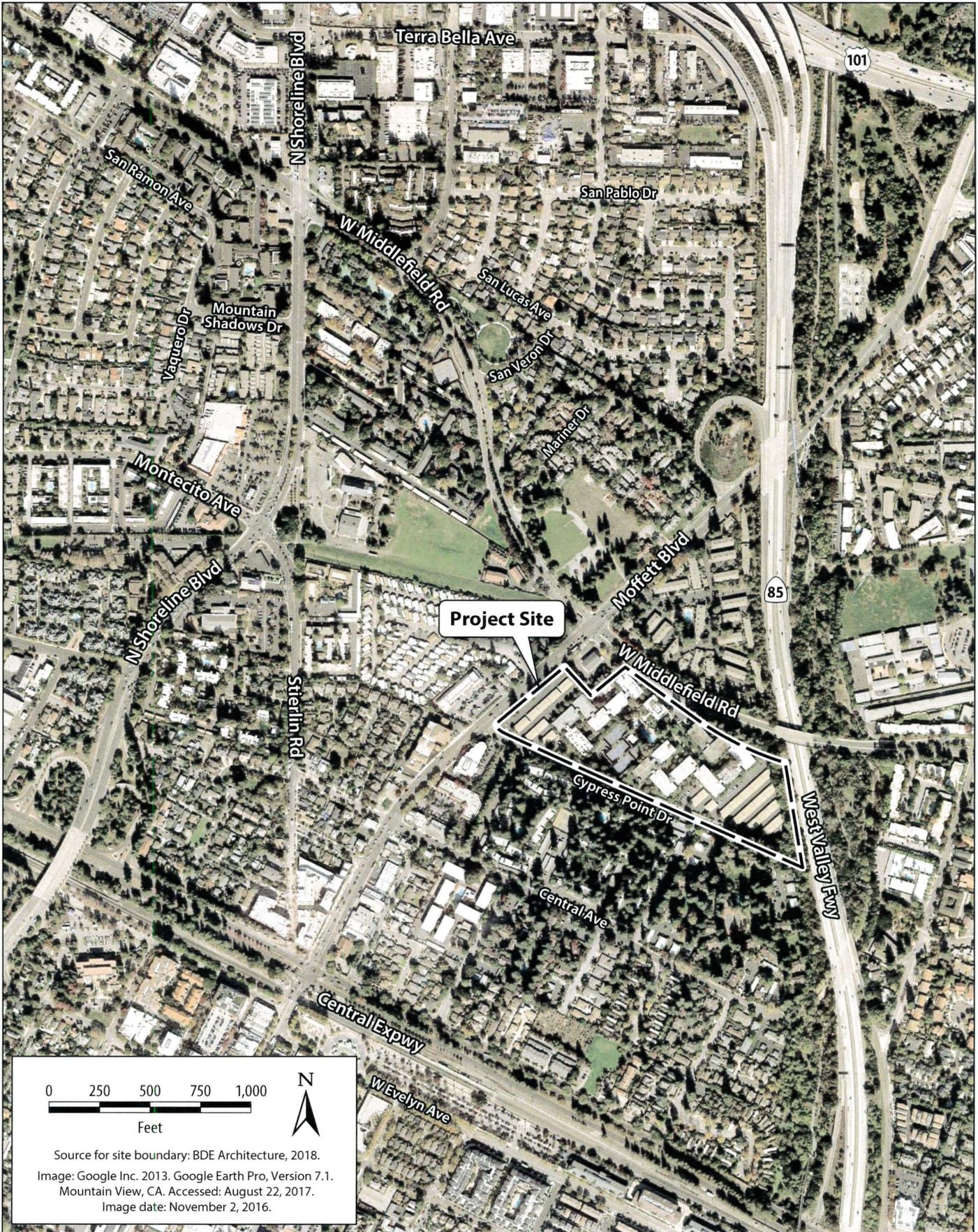
Comments may be sent to:      City of Mountain View  
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**Figure 1**  
**Project Location**  
 555 West Middlefield Road



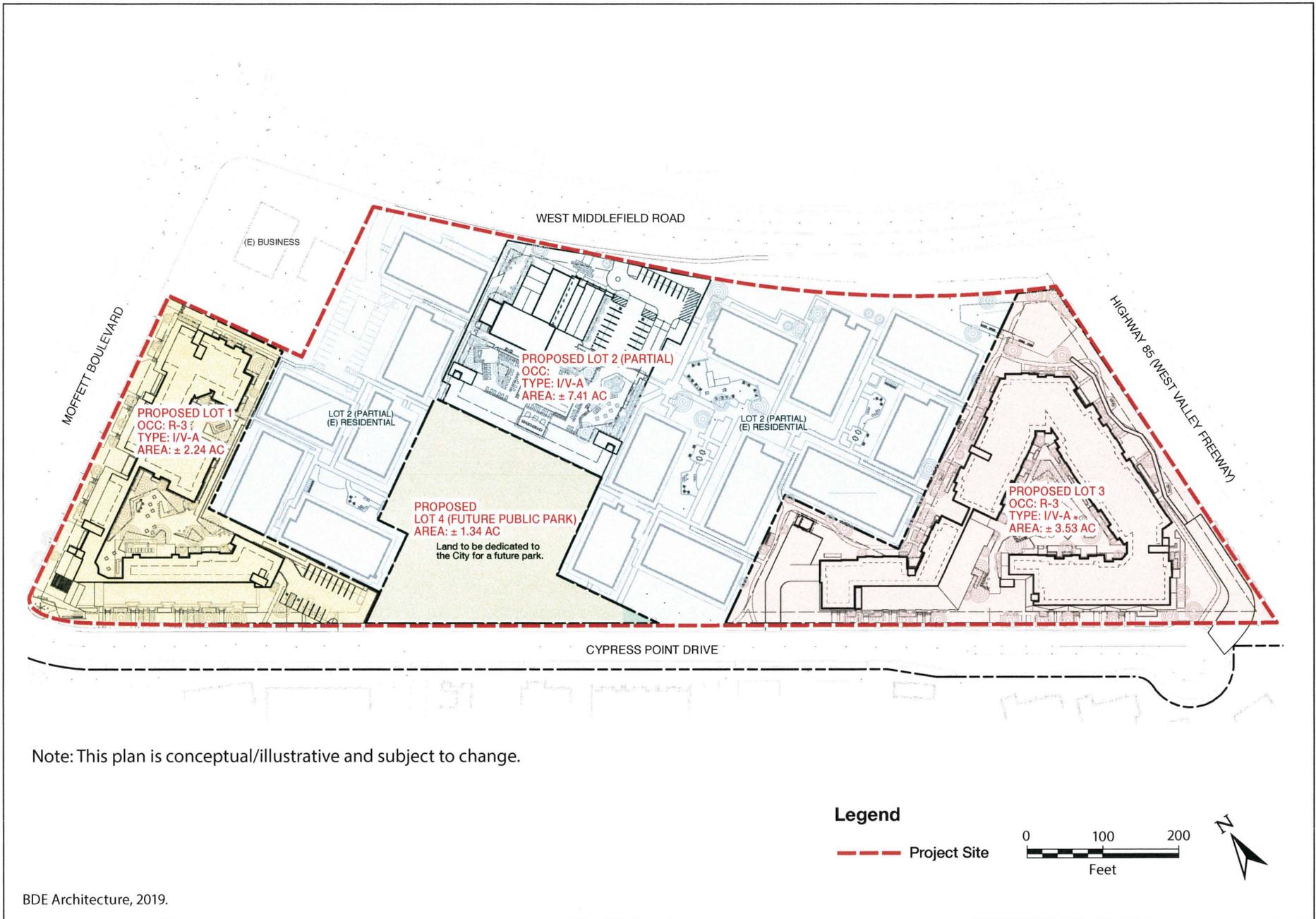
**Figure 2**  
**Project Vicinity**  
**555 West Middlefield Road**



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**Figure 3**  
**Project Site**  
555 West Middlefield Road



**Figure 4**  
**Proposed Site Plan**  
 555 West Middlefield Road