City of Mountain View

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
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NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)

Project Title: Moffett Boulevard Precise Plan
City/County: City of Mountain View, County of Santa Clara
California Public Review Period: August 11, 2025 to September 11, 2025

NOTICE IS HEREBY GIVEN that the City of Mountain View (City) is preparing a Draft Environmental Impact Report (EIR) for the Moffett Boulevard Precise Plan (MBPP) Project (the project, a new Precise Plan) and is requesting comments on the scope and content of the EIR. The EIR is being prepared by the City, which is the Lead Agency for the Project, in accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines. The EIR prepared by the City may be necessary when considering permits for future activities included within the project area.

In accordance with the CEQA Guidelines Section 15082, the Notice of Preparation (NOP) is being sent to the California State Clearinghouse, Santa Clara County Clerk, responsible agencies, trustee agencies, and adjacent cities, and is being made available to members of the public, including individuals and organizations, to solicit comments on the scope of the analysis in the EIR. For those parties interested in providing comments on the scope and content of this EIR, please provide written comments to the City as noted below.

Project Location

The MBPP[1] Area encompasses approximately 82 gross acres and is located in the central portion of the City, including parcels along Moffett Boulevard from Central Expressway to State Route (SR) 85, as well as 801 Washington Street, 204 Stierlin Road, 730 Central Avenue and properties bounded by Santa Rosa Avenue, Willowgate Street, Horizon Avenue and Central Avenue. The project will also include the right-of-way of Moffett Boulevard up to its intersection with Stevens Creek Trail, as well as portions of surrounding streets (See Figure 1 – MBPP Area Map). Mountain View's Downtown is adjacent to the MBPP Area to the south, across Central Expressway.

The MBPP Area is proximate to a range of regional destinations and amenities, including the NASA Ames Research Center, Moffett Federal Airfield, Stevens Creek Trail and the Hetch Hetchy Trail, and the Shoreline Amphitheatre. The Mountain View Transit Center is located south of Central Expressway and is served by Caltrain, Valley Transportation Authority Light Rail Transit (VTA LRT), several VTA bus routes, three MVGo shuttle routes, and the Mountain View Community Shuttle. Public transit is also available on Moffett Boulevard.

[1] Precise Plans are sibling documents to the Zoning Ordinance and outline zoning regulations for designated properties, neighborhoods or areas within the City, in this instance within the defined Moffett Boulevard Precise Plan Area (see Figure 1 below). They are a tool for coordinating future public and private improvements on specific properties where special conditions of size, shape, land ownership, or existing or desired development require particular attention.

Project Background and Description

The MBPP Area is identified in the City's 2030 General Plan as a "change area," with goals and policies that intend to (1) transform the area into a revitalized corridor supporting a flexible mix of land uses, (2) allow greater commercial intensities and residential densities than under the previous General Plan, and (3) increase commercial and housing supply. Future development would promote City goals of sustainability through dense, compact, transit-oriented development. In addition, the MBPP would provide opportunities for reaching housing goals identified in the City's adopted and State-certified 2023 - 2031 General Plan Housing Element, to help meet the demand for housing that addresses job and retail growth in the City and region.

The MBPP is the result of a community-based process between the City, area property owners, business owners, stakeholders and the general public in an effort to transform the Moffett Boulevard corridor into a vibrant mix of commercial, retail, residential, and civic uses. The MBPP envisions a well-landscaped, pedestrian and bicycle friendly corridor with new plazas and community gathering spaces, pedestrian amenities, and bicycle facilities which allow people to safely cross Central Expressway and access surrounding neighborhoods and corridors. The planning framework envisions the comprehensive transformation of this area into a high-density, mixed-use residential community supported by walkable streets with a range of neighborhood-serving amenities, including ground-floor retail. Residential densities are proposed for up to 100 dwelling units per acre (du/ac) at up to five to seven stories. Non-residential uses will be required in ground floors fronting on Moffett Boulevard, with a focus on neighborhood-serving commercial uses (restaurants, retail, personal services).

The "Future Study Area" designation in Figure 1 means that there will be no changes to allowed land uses or densities within these areas as part of the current Precise Plan process. However, the Precise Plan may consider minor changes in development standards and new public improvements (such as wider sidewalks or bicycle lanes) within or adjacent to these Future Study Areas. Additionally, the Precise Plan will study potential policies or "triggers" to initiate a future Precise Plan amendment process regarding Future Study Areas.

The MBPP will also define new right-of-way and transportation improvements for the area, with a focus on wider sidewalks with trees and pedestrian amenities and protected bicycle lanes. The project will also study a road diet to reduce the number of vehicle travel lanes, where there are currently four lanes, and evaluate various parking strategies, including a neighborhood parking permit program, retention of on-street parking that is consistent with the prioritized streetscape improvements (including loading zones for people and goods), and centralized parking facilities.

Estimated Growth

Figure 1, at the end of this document, is a proposed land use map of the MBPP Area. The MBPP assumes buildout of approximately 650 to 950 net new residential units, resulting in a future total of 2,098 to 2,398 units (accounting for existing and proposed units throughout the Precise Plan Area). The MBPP also assumes a future total of approximately 66,000 to 95,000 square feet of non-residential uses (e.g., retail, community space) in the Plan Area, which is roughly consistent with the existing area of neighborhood-serving retail and other commercial uses. Buildout would be anticipated to occur over an approximately 25-year period – i.e., a "horizon year" of 2050.

Required Approvals

Implementation of the MBPP will require, but is not limited to, the following discretionary approvals by the City or other agencies as required:

- Certification of the Final Environmental Impact Report
- Adoption of a Mitigation Monitoring and Reporting Program
- Adoption of the Moffett Boulevard Precise Plan (MBPP)
- Adoption of General Plan amendments and zoning changes as necessary to ensure consistency between the MBPP and the City of Mountain View 2030 General Plan and current zoning code
- Discretionary review as necessary, including environmental review, for future individual public and private development proposals in the Plan Area.

Potential Environmental Impacts

The City has determined that the proposed MBPP will require preparation of an Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA). The EIR will evaluate the potentially significant environmental impacts of the project and whether there are feasible mitigation measures that may lessen or avoid such impacts. The EIR will also evaluate alternatives to the project. The EIR will evaluate the following potentially significant environmental effects related to the following environmental issues:

- **Aesthetics**
- **Air Quality**
- **Biological Resources**
- **Cultural, Historic, and Tribal Cultural Resources**
- **Energy**
- **Geology and Soils**
- **Greenhouse Gas Emissions**
- **Hazards and Hazardous Materials**
- **Hydrology and Water Quality**
- **Land Use and Planning**
- **Noise**
- **Population and Housing**
- **Public Services, including Recreation**
- **Transportation**
- **Utilities and Service Systems**
- **Agriculture and Forestry Resources, Mineral Resources, and Wildfire**
- **Alternatives**
- **Cumulative and Growth-Inducing Effects**

Written Comments

Written comments regarding the scope and content of the EIR must be submitted to the City by September 11, 2025, via email or mail. The City welcomes public input during the Notice of Preparation (NOP) review period. The purpose of the scoping process is to solicit public comment regarding the full spectrum of issues and concerns, including a suitable range of alternatives, and the nature and extent of potential environmental impacts and appropriate mitigation measures that should be addressed in the EIR process.

The comment period is from **August 11, 2025 to September 11, 2025.** Written comments will be accepted until **5:00 PM on September 11, 2025**. Please identify a contact person and send your response to (email preferred):

Email: Aki.Snelling@mountainview.gov

Mail: City of Mountain View Community Development Department
Aki Honda Snelling, Senior Planner
500 Castro Street, PO Box 7540
Mountain View, CA 94039-7540

Notice of EIR Scoping Meeting

Pursuant to CEQA Guidelines section 15082(c) (Notice of Preparation and Determination of Scope of EIR), the City of Mountain View will conduct a scoping meeting to solicit comments regarding the scope and content of the EIR from interested parties, responsible agencies, and any other interested persons, organizations or agencies.

The public scoping meeting will be held on Monday, September 8, 2025, at 7 p.m. Members of the public may participate virtually via Zoom webinar, and may join the video conference with any of the following:

- Direct Link: https://mountainview.zoom.us/j/87520630521, at www.zoom.com or within the Zoom App with Webinar ID: 875 2063 0521, or
- Telephone: US: +1 669 900 9128 or +1 253 215 8782 or +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656 or 833 548 0276 (Toll Free) or 833 548 0282 (Toll Free) or 877 853 5257 (Toll Free) or 888 475 4499 (Toll Free) and enter the Webinar ID: 875 2063 0521.

The meeting will be recorded and available after the event at www.mountainview.gov/youtube.

For additional information, please contact Aki Honda Snelling, Planner, at 650-903-6306 or Aki.Snelling@mountainview.gov.

8/7/2025
Date

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Attached: Figure 1 – Proposed MBPP Land Use Diagram

More information about the proposed project can be found on the City's website: https://www.mountainview.gov/moffettblvd.

To receive email updates on this program, sign up at: https://collaborate.mountainview.gov/moffett-boulevard-precise-plan.

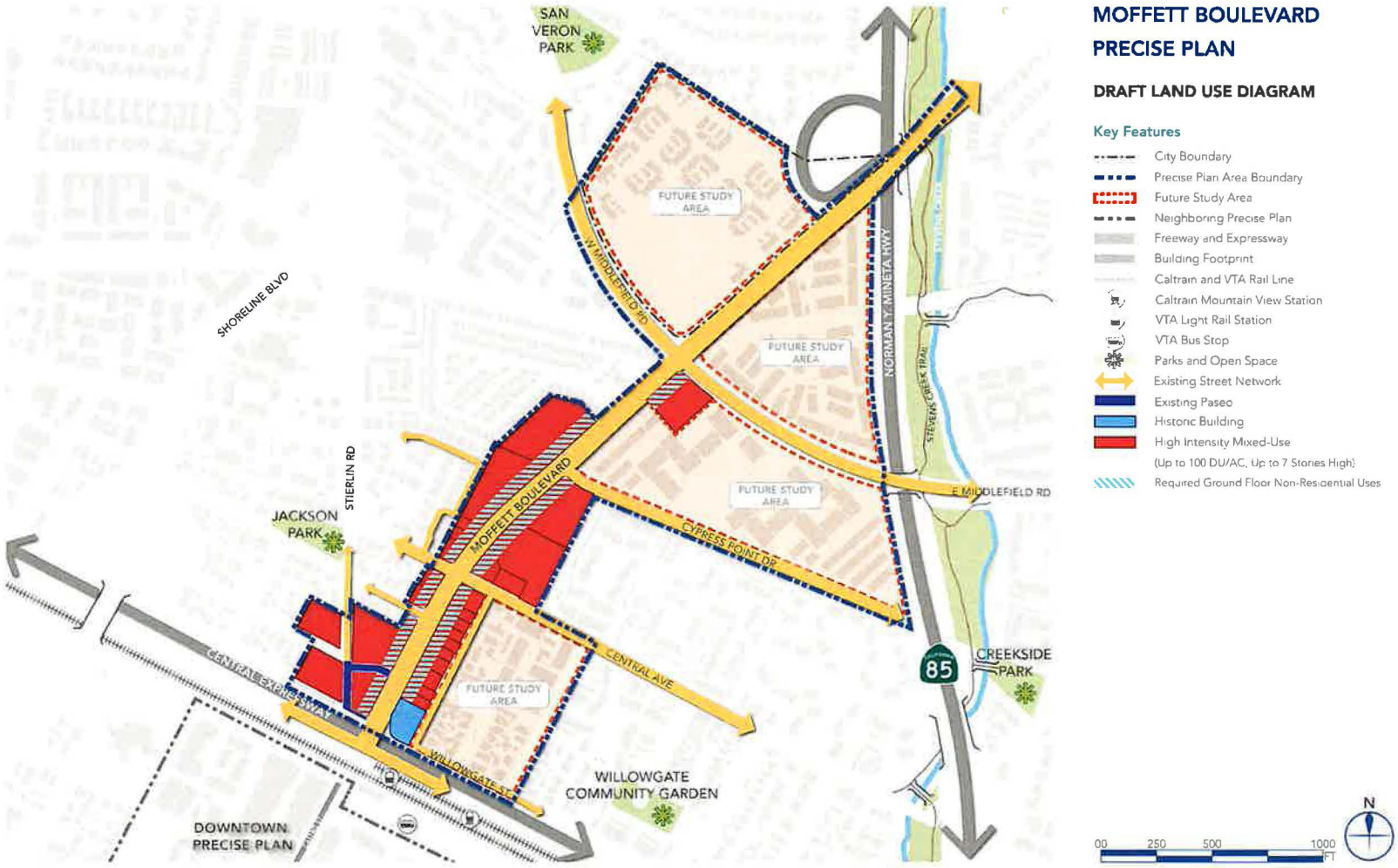

Figure 1 – The proposed MBPP Land Use Diagram, including major circulation corridors