

# Addendum #1 to the Environmental Impact Report 555 West Middlefield Road

State Clearinghouse #2019070252



Prepared by:  
City of Mountain View

In Conjunction With:  
ICF

April 2022

# **ADDENDUM #1 TO THE ENVIRONMENTAL IMPACT REPORT**

## **555 WEST MIDDLEFIELD ROAD PROJECT**

**STATE CLEARINGHOUSE #2019070252**

**PREPARED BY:**

City of Mountain View  
Community Development Department  
500 Castro Street, P.O. Box 7540  
Mountain View, CA 94039-7540

**IN CONJUNCTION WITH:**

ICF  
201 Mission Street, Suite 1500  
San Francisco, CA 94105

**APRIL 2022**



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# Introduction

When revisions are proposed to a project after an environmental impact report (EIR) has been certified, an agency must determine whether an addendum or a supplemental or subsequent EIR is the appropriate document for analyzing the potential impacts of the revised project. Per California Environmental Quality Act (CEQA) Guidelines Sections 15162(a) and 15163, a supplemental or subsequent EIR is required if:

1. Substantial changes are proposed in the project that will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken that will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:
  - a. The project will have one or more significant effects not discussed in the previous EIR;
  - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  - c. Mitigation measures or alternatives previously found not to be feasible would, in fact, be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - d. Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

If none of the above conditions apply, then an addendum is the appropriate environmental document for analyzing a revised project and determining that no additional environmental review is required under CEQA. Pursuant to CEQA Guidelines Section 15164(e), the addendum must provide a brief explanation regarding the decision to not prepare a supplemental EIR. The necessary explanation is set forth below.

This addendum will not be circulated for public review, but will be attached to the *555 West Middlefield Road Project EIR*, pursuant to CEQA Guidelines Section 15164(c).

## Previously Certified EIR

The *555 West Middlefield Road Project Draft EIR* was published in June 2021, and the *555 West Middlefield Road Project Final EIR*, including responses to comments on the Draft EIR, was published in October 2021. The Final EIR was certified in February 2022. As described in more detail below, this document is an addendum to the certified Final EIR prepared for the Project (hereafter referred

to as the Prior EIR), prepared under CEQA Guidelines Sections 15162(c) and 15164. Applicable mitigation measures presented in the EIR are incorporated into the analysis of each environmental topic in the attached Environmental Checklist, as appropriate. The City Council will consider this addendum to the Final EIR prior to deciding on the Project.

## CEQA Review of the Project

As described below, the proposed changes to the 555 West Middlefield Road Project (Project) would allow for seven on-site trees (six of which are Heritage Trees) to remain in their current location rather than be removed, which would require a reduction in the number of proposed parking spaces compared to what was assumed and analyzed in the Prior EIR.

As demonstrated throughout this addendum, the proposed changes to the Project would not result in new significant impacts or increases in the severity of previously identified significant impacts, would not trigger the need for new or considerably different mitigation measures that were not identified in the Prior EIR, and would not otherwise trigger the requirement to prepare a supplemental or subsequent EIR. Moreover, since the Prior EIR was certified in February 2022, there have not been substantial changes to the background conditions in the Project area and no major revisions to the Prior EIR are required. For the foregoing reasons, no supplemental EIR is necessary. Accordingly, as described further in this document, an addendum is the appropriate mechanism for CEQA review of the proposed changes to the Project and to document the reasons why no additional environmental review is required under CEQA.

## Scope and Content of the Addendum

As permitted by CEQA Guidelines, this addendum has referenced previously certified environmental documentation (i.e., the Prior EIR), which has been incorporated herein by reference.

Consistent with CEQA Guidelines Sections 15162 and 15164, this addendum compares the project-level environmental impacts of the proposed changes to the Project to those identified in the Prior EIR. The environmental impacts of the changes to the Project are analyzed in this addendum to the degree of specificity appropriate, in accordance with CEQA Guidelines Section 15146.

## Prior EIR Project Description

The Project is an infill project involving redevelopment of a portion of an approximately 14.5-acre site (Project site) located between Moffett Boulevard and State Route (SR) 85 in Mountain View, Santa Clara County, California. The Project site is currently occupied by 402 multi-family residential rental units within 15 buildings, along with a leasing office, amenity building, common areas, and other related improvements. Associated existing surface parking and common open space areas are located throughout the Project site.

The Prior EIR anticipated and evaluated the construction of up to 323 new residential units in three buildings as well as two below-grade parking garages and related improvements. The Project also seeks approval of an amendment to the Mountain View 2030 General Plan (General Plan) from the existing designation of *Medium-Density Residential* to a new land use designation referred to as the

*High-Low Density Residential*; the Project would retain the existing Planned Community (“P”) zoning. The General Plan amendment would allow the Project to retain the existing 402 residential units, ensuring no tenant displacement, but allow for the demolition of surface parking areas, tennis and basketball facilities, a leasing office and amenity building, pool, and spa, and then development of up to 323 new multi-family residential units in three buildings as well as two below-grade parking garages. In addition, a fourth building, with below-grade parking and outdoor amenities, would be constructed to replace the existing leasing office and amenity building, pool, and spa. Upon Project completion, the total amount of development at the site would have an area of approximately 722,750 square feet, including the approximately 310,263 square feet of existing uses to remain at the Project site and the approximately 412,487 square feet of new uses to be constructed under the Project. Including the existing residential units that would be retained and the proposed residential units that would be constructed, there would be a total of 725 residential units at the Project site. Furthermore, approximately 1.3 acres of land along Cypress Point Drive would be offered for dedication to the City of Mountain View (City) for use as a future public park space.

The Project would include a total of approximately 970 vehicle parking spaces, consisting of approximately 159 spaces in the below-grade garage and approximately 8 surface parking spaces on Block B, approximately 341 spaces in the below-grade garage and approximately 22 surface parking spaces on Block A, approximately 412 spaces in the below-grade garage of Block C, and the approximately 28 existing spaces that would be retained.

**Based on the December 6, 2021, submittal to the Planning Department, there are 397 existing trees on the Project site. Of these, 241 meet the City’s criteria for Heritage Trees. It is anticipated that a total of approximately 228 trees would remain in their current location (including 145 Heritage Trees); 40 trees would be transplanted on-site (including 39 Heritage Trees); and 129 trees would be removed (including 57 Heritage Trees).**

## Proposed Changes to the Project

At the February 8, 2022, City Council hearing for the Project, at which the City Council certified the Prior EIR, the City Council also directed the applicant to study whether additional Heritage Trees on-site could be preserved if fewer parking spaces were required to be built in the Project. In particular, the Prior EIR anticipated and evaluated the removal of three redwood trees (numbered 178, 179, and 180, all Heritage Trees) in Block A because they are situated within the footprint of the proposed Block A below-grade parking garage.

The proposed changes to the Project would reduce the southeastern portion of the Block A garage footprint to leave a stand of redwood trees (numbered 178, 179, and 180 in the arborist report and in the landscape diagrams) intact. The Prior EIR anticipated and evaluated the removal of these trees because they are situated within the footprint of the proposed Block A below-grade parking garage. Four other smaller trees, including two Heritage redwoods (numbered 181 and 182) and two olives (numbered 183, a Heritage Tree, and 184), would also be preserved. This would result in the preservation of an additional seven trees (including six Heritage Trees and one non-Heritage Tree).

Attachment A, Tree Summary, describes the difference in the proposed tree removal between the Project analyzed in the Prior EIR and the proposed changes to the Project.

At the surface level within the Project site, the proposed changes to the Project would shift the parking ramp for the Block A below-grade parking garage westward from the eastern edge of Block A by approximately 62 feet to enable the retention of the existing trees discussed above. A proposed surface parking area would shift to the eastern edge of Block A to accommodate the change to the parking ramp location. A proposed picnic seating area would conflict with the location of the existing trees discussed above and therefore would be eliminated as part of the proposed changes to the Project.

Within the Block A below-grade parking garage, the Prior EIR assumed the parking garage would include two elevators; only one elevator would be constructed as part of the proposed changes to the Project. In addition, one of the staircases in the parking garage would be shifted to the northwestern corner from the southeastern corner of the parking garage. The reduction in the footprint of the Block A below-grade parking garage would result in a reduction of 67 parking spaces from the garage. The proposed changes to the Project would reconfigure the layout of the Block C below-grade parking garage to increase the number of parking spaces by 23 without adjusting the footprint of the parking garage. The proposed changes to the Project would result in a total of 44 fewer parking spaces compared to what was evaluated in the Prior EIR.

Table 1 summarizes the difference in the proposed parking in the Block A and Block C below-grade parking garages between the Project analyzed in the Prior EIR and the proposed changes to the Project.

The proposed changes to the Project would all be within the area of disturbance assumed and evaluated in the Prior EIR. Thus, no new areas within the Project site would need to be excavated or disturbed beyond what was assumed and evaluated in the Prior EIR.

**Table 1. Project Parking**

	<b>Project Analyzed in the Prior EIR</b>	<b>Proposed Changes to the Project</b>	<b>Difference Between Project Analyzed in Prior EIR and Proposed Changes to the Project</b>
<b><i>Block A Parking Spaces</i></b>			
Level B3	115	94	-21
Level B2	113	94	-19
Level B1	113	88	-25
Floor 1/Surface	22	20	-2
<i>Subtotal</i>	<i>363</i>	<i>296</i>	<i>-67</i>
<b><i>Block C Parking Spaces</i></b>			
Level B2	211	234	23
Level B1	201	201	0
<i>Subtotal</i>	<i>412</i>	<i>435</i>	<i>23</i>
<b><i>Total Change in Parking Spaces</i></b>			<b><i>-44</i></b>

Source: AvalonBay Communities, 2022.

Figure 1 shows the locations of the various Project components within Block A reflecting the proposed changes to the Project.

Overall, the proposed changes to the Project described above would not require the use of any new or different construction equipment than was assumed and evaluated in the Prior EIR and would not change the length of Project construction (either in total or per phase). Similarly, the proposed changes to the Project would include construction-related activities that would be fully within the area of disturbance assumed and evaluated in the Prior EIR. Thus, no new area within the Project site would need to be excavated or disturbed beyond what was assumed and evaluated in the Prior EIR. In addition, all construction-related activities associated with the proposed changes to the Project would be either the same distance from, or farther away from, existing buildings compared to what was assumed and evaluated in the Prior EIR.

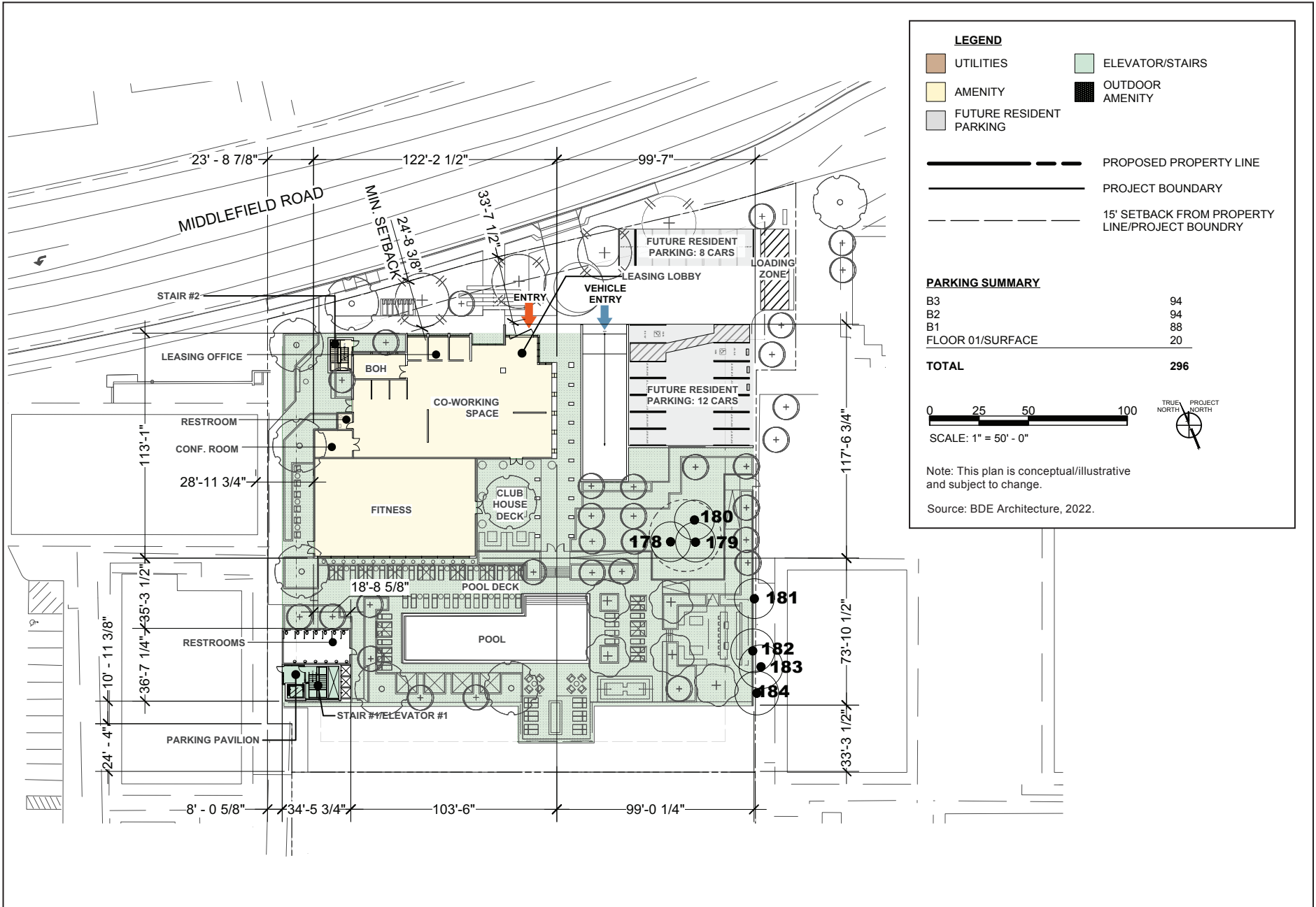
## **CEQA Considerations and Conformance with Prior EIR and Mitigation Requirements**

There is flexibility under CEQA to accommodate minor changes to the Project description or construction in the Prior EIR prepared by the City to accommodate the proposed changes to the Project, should the City desire to do so.

All work at the Project site would be required to adhere to the same mitigation measures included in the Prior EIR and the Mitigation Monitoring and Reporting Program adopted for the Project. Given 1- the minor nature of the proposed changes to the Project as well as the fact that the proposed changes would not require the use of any new or different construction equipment or change the timing and duration, 2- no new areas within the Project site would be disturbed, and 3- construction-related activities would occur no closer to existing buildings than what was assumed and evaluated in the Prior EIR, accommodating this request would not result in a new or more significant environmental impacts under CEQA based on a review of the Prior EIR and the impacts identified for the Project (including but not limited to air quality, greenhouse gas emissions, or noise construction impacts and transportation-related impacts) or otherwise trigger additional review under CEQA Guidelines Section 15162(a).

Based on the above information and the attached Environmental Checklist, no additional CEQA documentation or technical analysis is required.





ICF Graphics...104339 (3-14-2022).J.C



**Figure 1**  
**Proposed Changes to Block A Site Plan**  
 555 West Middlefield Road

# Environmental Checklist

## COMPARING CHANGES AND/OR NEW INFORMATION TO PREVIOUS ENVIRONMENTAL DOCUMENTS

The purpose of the checklist is to evaluate the categories in terms of any “changes” or “new information” that may result in a changed environmental impact evaluation. A “no” answer does not necessarily mean that there are no potential impacts relative to the environmental category, but that there is no relevant change in the condition or status of the impact due to its insignificance or its treatment in a previous environmental document.

### EXPLANATION OF CHECKLIST EVALUATION CATEGORIES:

#### **Where Impact was Analyzed in Prior Environmental Documents**

This column provides a reference to the pages of the other environmental documents where information and analysis may be found relative to the environmental issue listed under each topic.

#### **Do Proposed Changes Involve New or More Severe Impacts?**

Pursuant to Section 15162(a)(1) of the CEQA Guidelines, this column indicates whether the changes represented by the proposed project will result in new significant impacts not disclosed in the prior EIR or that the proposed project will result in substantial increases in the severity of a previously identified significant impact. A yes answer is only required if such new or worsened significant impacts will require “major revisions of the previous EIR or negative declaration.” If a “yes” answer is given, additional mitigation measures or alternatives may be needed.

#### **Any New Circumstances Involving New or More Severe Impacts?**

Pursuant to Section 15162(a)(2) of the CEQA Guidelines, this column indicates whether changed circumstances affecting the proposed project will result in new significant impacts not disclosed in the prior EIR or will result in substantial increases the severity of a previously identified significant impact. A yes answer is only required if such new or worsened significant impacts will require “major revisions of the previous EIR or negative declaration.” If a “yes” answer is given, additional mitigation measures or alternatives may be needed.

#### **Any New Information of Substantial Importance Requiring New Analysis or Verification?**

Pursuant to Section 15162(a)(3) of the CEQA Guidelines, this column indicates whether new information “of substantial importance” is available requiring an update to the analysis of a previous EIR to verify that the environmental conclusions and mitigations remain valid. Any such information is only relevant if it “was not known and could not have been known with reasonable diligence at the time of the previous EIR.” To be relevant in this context, such new information must show one or more of the following:

- A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
- B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
- C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

- D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

This category of new information may apply to any new regulations, enacted after certification of the prior EIR or adoption of the prior negative declaration, that might change the nature of analysis of impacts or the specifications of a mitigation measure. If the new information shows the existence of new significant effects or significant effects that are substantially more severe than were previously disclosed, then new mitigation measures should be considered. If the new information shows that previously rejected mitigation measures or alternatives are now feasible, such measures or alternatives should be considered anew. If the new information shows the existence of mitigation measures or alternatives that are (i) considerably different from those included in the prior EIR, (ii) able to substantially reduce one or more significant effects, and (iii) unacceptable to the project proponents, then such mitigation measures or alternatives should also be considered.

**Prior Environmental Document Mitigations Implemented or Address Impacts**

Pursuant to Section 15162(a)(3) of the CEQA Guidelines, this column indicates whether other environmental documents provide mitigations to address effects in the related impact category. If Not Applicable is indicated, a previous environmental document and this checklist conclude that the impact does not occur with this project, and therefore no mitigation is needed.

**Environmental Checklist**

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents <sup>1</sup>	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts <sup>2</sup>
<b>1. Aesthetics.</b> Would the project:					
a. Have a substantial adverse effect on a scenic vista?	Section 3.1 of the Prior EIR	No	No	No	Not Applicable
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	Section 3.1 of the Prior EIR	No	No	No	Not Applicable
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	Section 3.1 of the Prior EIR	No	No	No	Not Applicable
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	Section 3.1 of the Prior EIR	No	No	No	Not Applicable
<p><u>Discussion:</u> The proposed changes to the Project would not affect scenic vistas or visual resources, would not create any conflict with applicable zoning or other regulations governing scenic quality, and would not create a new source of substantial light or glare, as compared to what was previously evaluated in the Prior EIR. Because there would be no new significant impacts or substantially more severe impacts related to aesthetics, the findings of the Prior EIR remain valid, and no further analysis is required in a supplemental or subsequent EIR. The proposed changes to the Project would not result in new significant impacts or a substantial increase in the severity of impacts that were evaluated in the Prior EIR.</p>					
<b>2. Agriculture and Forestry Resources.</b> Would the project:					
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide	Section 1.1.3.2 of the Prior EIR	No	No	No	Not Applicable

<sup>1</sup> City of Mountain View. *555 West Middlefield Road Project Final EIR*. October 2021.

<sup>2</sup> In addition to the mitigation measures indicated in this table, the proposed changes to the Project (as with the Project) would be required to adhere to the City’s applicable Standard Conditions of Approval (effective December 15, 2021) indicated in the Prior EIR.

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents <sup>1</sup>	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts <sup>2</sup>
Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?					
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	Section 1.1.3.2 of the Prior EIR	No	No	No	Not Applicable
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	Section 1.1.3.2 of the Prior EIR	No	No	No	Not Applicable
d. Result in the loss of forest land or conversion of forest land to non-forest use?	See below for discussion of forest land	No	No	No	Not Applicable
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	Section 1.1.3.2 of the Prior EIR  See below for discussion of forest land	No	No	No	Not Applicable
<p><u>Discussion</u> The Project site is already developed with urban uses in an urbanized environment. There are no farmlands within or near the Project site that would be affected by the Project. There is no prime farmland or farmland of statewide importance within Mountain View. In addition, the Project site does not contain any forest land resources; this environmental issue was not analyzed in the Prior EIR because it was not part of the CEQA Guidelines Appendix G at the time the Prior EIR was prepared. Therefore, the proposed changes to the Project would not affect agricultural resources or forest land resources. Because there would be no new significant impacts or substantially more severe impacts related to agriculture or forest land resources, the findings of the Prior EIR remain valid, and no further analysis is required in a supplemental or subsequent EIR. The proposed changes to the Project would not result in new significant impacts or a substantial increase in the severity of impacts that were evaluated in the Prior EIR.</p>					
<p><b>3. Air Quality.</b> Would the project:</p>					
a. Conflict with or obstruct implementation of the applicable air quality plan?	Section 3.2 of the Prior EIR	No	No	No	Not Applicable

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents <sup>1</sup>	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts <sup>2</sup>
b. Result in a cumulatively considerable net increase in any criteria pollutant for which the project region is in non-attainment status under an applicable federal or state ambient air quality standard?	Section 3.2 of the Prior EIR	No	No	No	MM AQ-2a, MM AQ-2b, and MM AQ-2c
c. Expose sensitive receptors to substantial pollutant concentrations?	Section 3.2 of the Prior EIR	No	No	No	MM AQ-2a and MM AQ-2b (Project construction)
d. Result in other emissions (such as those leading to odors) that would adversely affect a substantial number of people?	Section 3.2 of the Prior EIR	No	No	No	Not Applicable

Discussion: The proposed changes to the Project would not require the use of any new or different construction equipment than was assumed and evaluated in the Prior EIR. Similarly, the proposed changes to the Project would include construction-related activities that would be fully within the area of disturbance assumed and evaluated in the Prior EIR. Thus, no new area within the Project site would need to be excavated or disturbed beyond what was assumed and evaluated in the Prior EIR. In addition, all construction-related activities associated with the proposed changes to the Project would be either the same distance from, or farther away from, existing buildings compared to what was assumed and evaluated in the Prior EIR. The proposed changes to the Project would also not change the length of Project construction (either in total or per phase).

Based on the above, the proposed changes to the Project would not materially change the overall emissions resulting from construction and operation of the Project. In addition, the proposed changes to the Project would not materially change the potential impacts to air quality. Implementation of the mitigation measures identified in the Prior EIR (MM AQ-2, MM AQ-2b, and MM AQ-2c) would reduce or avoid significant air quality impacts. Because there would be no new significant impacts or substantially more severe impacts related to air quality, the findings of the Prior EIR remain valid, and no further analysis is required in a supplemental or subsequent EIR. The proposed changes to the Project would not result in new significant impacts or a substantial increase in the severity of impacts that were evaluated in the Prior EIR.

**4. Biological Resources.**

Would the project:

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	Section 3.3 of the Prior EIR	No	No	No	Not Applicable
b. Have a substantial adverse effect on any riparian habitat	Section 3.3 of the Prior EIR	No	No	No	Not Applicable

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents <sup>1</sup>	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts <sup>2</sup>
or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?					
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	Section 3.3 of the Prior EIR	No	No	No	Not Applicable
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	Section 3.3 of the Prior EIR	No	No	No	Not Applicable
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Section 3.3 of the Prior EIR	No	No	No	Not Applicable

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents <sup>1</sup>	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts <sup>2</sup>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	Section 3.3 of the Prior EIR	No	No	No	Not Applicable
<p><u>Discussion:</u> The proposed changes to the Project would occur fully within the area of disturbance assumed and evaluated in the Prior EIR. Thus, no new areas within the Project site would need to be excavated or disturbed beyond what was assumed and evaluated in the Prior EIR. In addition, the proposed Project changes would slightly reduce the number of tree removals required. Therefore, the proposed changes to the Project would not materially change the potential impacts to biological resources. Because there would be no new significant impacts or substantially more severe impacts related to biological resources, the findings of the Prior EIR remain valid, and no further analysis is required in a supplemental or subsequent EIR. The proposed changes to the Project would not result in new significant impacts or a substantial increase in the severity of impacts that were evaluated in the Prior EIR.</p>					
<p><b>5. Cultural Resources and Tribal Cultural Resources.</b> Would the project:</p>					
a. Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	Section 3.4 of the Prior EIR	No	No	No	Not Applicable
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	Section 3.4 of the Prior EIR	No	No	No	MM CUL-2
c. Disturb any human remains, including those interred outside of dedicated cemeteries?	Section 3.4 of the Prior EIR	No	No	No	Not Applicable
<p>d. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in PRC Section 21074 as a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe and:</p> <p>a Listed in, or eligible for listing in, the CRHR or a local register of historical resources, as defined in PRC Section 5020.1(k), or</p>	Section 3.15 of the Prior EIR	No	No	No	MM TCR-1 and MM CUL-2



Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents <sup>1</sup>	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts <sup>2</sup>
<p>b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC Section 5024.1. In applying the criteria set forth in subdivision (c) of PRC Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.</p>					
<p><u>Discussion:</u> The proposed changes to the Project would occur fully within the area of disturbance assumed and evaluated in the Prior EIR. Thus, no new areas within the Project site would need to be excavated or disturbed beyond what was assumed and evaluated in the Prior EIR. Therefore, the proposed changes to the Project would not materially change the potential impacts to cultural resources or tribal cultural resources. Implementation of the mitigation measures identified in the Prior EIR (MM CUL-2 and MM TCR-1) would reduce or avoid significant cultural resources and tribal cultural resources impacts. Because there would be no new significant impacts or substantially more severe impacts related to cultural resources or tribal cultural resources, the findings of the Prior EIR remain valid, and no further analysis is required in a supplemental or subsequent EIR. The proposed changes to the Project would not result in new significant impacts or a substantial increase in the severity of impacts that were evaluated in the Prior EIR.</p>					
<p><b>6. Geology and Soils.</b> Would the project:</p>					
<p>a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:</p>	<p>Section 3.5 of the Prior EIR</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>Not Applicable</p>
<p>i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.</p>	<p>Section 3.5 of the Prior EIR</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>Not Applicable</p>
<p>ii. Strong seismic ground shaking?</p>	<p>Section 3.5 of the Prior EIR</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>Not Applicable</p>

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents <sup>1</sup>	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts <sup>2</sup>
iii. Seismic-related ground failure, including liquefaction?	Section 3.5 of the Prior EIR	No	No	No	Not Applicable
iv. Landslides?	Section 3.5 of the Prior EIR	No	No	No	Not Applicable
b. Result in substantial soil erosion or the loss of topsoil?	Section 3.5 of the Prior EIR	No	No	No	Not Applicable
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	Section 3.5 of the Prior EIR	No	No	No	Not Applicable
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	Section 3.5 of the Prior EIR	No	No	No	Not Applicable
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?	Section 3.5 of the Prior EIR	No	No	No	Not Applicable
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Section 3.5 of the Prior EIR	No	No	No	Not Applicable
<p><b>Discussion:</b> The proposed changes to the Project would occur fully within the area of disturbance assumed and evaluated in the Prior EIR. Thus, no new areas within the Project site would need to be excavated or disturbed beyond what was assumed and evaluated in the Prior EIR. The proposed changes to the Project would not materially change the potential impacts to geology and soils. Because there would be no new significant impacts or substantially more severe impacts related to geology and soils, the findings of the Prior EIR remain valid, and no further analysis is required in a supplemental or subsequent EIR. The proposed changes to the Project would not result in new significant impacts or a substantial increase in the severity of impacts that were evaluated in the Prior EIR.</p>					
<p><b>7. Greenhouse Gas Emissions.</b> Would the project:</p>					
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Section 3.7 of the Prior EIR	No	No	No	MM GHG-1

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents <sup>1</sup>	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts <sup>2</sup>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Section 3.7 of the Prior EIR	No	No	No	Not Applicable
<p><u>Discussion:</u> The proposed changes to the Project would not require the use of any new or different construction equipment than was assumed and evaluated in the Prior EIR. Similarly, the proposed changes to the Project would include construction-related activities that would occur fully within the area of disturbance assumed and evaluated in the Prior EIR. Thus, no new area within the Project site would need to be excavated or disturbed beyond what was assumed and evaluated in the Prior EIR. In addition, all construction-related activities associated with the proposed changes to the Project would be either the same distance from, or farther away from, existing buildings compared to what was assumed and evaluated in the Prior EIR. The proposed changes to the Project would not change the length of Project construction (either in total or per phase).</p> <p>Based on the above, the proposed changes to the Project would not materially change the overall emissions resulting from construction and operation of the Project. In addition, the proposed changes to the Project would not materially change the potential impacts to greenhouse gas emissions. Implementation of the mitigation measures identified in the Prior EIR (MM GHG-1) would reduce or avoid significant greenhouse gas emissions impacts. Because there would be no new significant impacts or substantially more severe impacts related to greenhouse gas emissions, the findings of the Prior EIR remain valid, and no further analysis is required in a supplemental or subsequent EIR. The proposed changes to the Project would not result in new significant impacts or a substantial increase in the severity of impacts that were evaluated in the Prior EIR.</p>					
<p><b>8. Hazards and Hazardous Materials.</b> Would the project:</p>					
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Section 3.8 of the Prior EIR	No	No	No	Not Applicable
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	Section 3.8 of the Prior EIR	No	No	No	MM HAZ-2
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	Section 3.8 of the Prior EIR	No	No	No	Not Applicable
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it	Section 3.8 of the Prior EIR	No	No	No	Not Applicable

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents <sup>1</sup>	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts <sup>2</sup>
create a significant hazard to the public or the environment?					
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	Section 3.8 of the Prior EIR	No	No	No	Not Applicable
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Section 3.8 of the Prior EIR	No	No	No	Not Applicable
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	Section 3.8 of the Prior EIR	No	No	No	Not Applicable
<p><u>Discussion:</u> The proposed changes to the Project would occur fully within the area of disturbance assumed and evaluated in the Prior EIR. Thus, no new areas within the Project site would need to be excavated or disturbed beyond what was assumed and evaluated in the Prior EIR. The proposed changes also would not modify any Project uses. Therefore, the proposed changes to the Project would not materially change the potential impacts to hazards and hazardous materials. Implementation of the mitigation measures identified in the Prior EIR (MM HAZ-2) would reduce or avoid significant hazards and hazardous materials impacts. Because there would be no new significant impacts or substantially more severe impacts related to hazards and hazardous materials, the findings of the Prior EIR remain valid, and no further analysis is required in a supplemental or subsequent EIR. The proposed changes to the Project would not result in new significant impacts or a substantial increase in the severity of impacts that were evaluated in the Prior EIR.</p>					
<p><b>9. Hydrology and Water Quality.</b> Would the project:</p>					
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	Section 3.9 of the Prior EIR	No	No	No	Not Applicable
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	Section 3.9 of the Prior EIR	No	No	No	Not Applicable

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents <sup>1</sup>	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts <sup>2</sup>
c. Substantially alter the existing drainage pattern of the site or area, including through alteration of the course of a stream or river or the addition of impervious surfaces, in a manner that would result in substantial erosion, siltation, or flooding on- or off-site or impede or redirect floodflows?	Section 3.9 of the Prior EIR	No	No	No	Not Applicable
d. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	Section 3.9 of the Prior EIR	No	No	No	Not Applicable
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	Section 3.9 of the Prior EIR	No	No	No	Not Applicable
<p><b>Discussion:</b> The proposed changes to the Project would occur fully within the area of disturbance assumed and evaluated in the Prior EIR. Thus, no new areas within the Project site would need to be excavated or disturbed beyond what was assumed and evaluated in the Prior EIR. The proposed changes to the Project would not materially change the potential impacts to hydrology and water quality. Because there would be no new significant impacts or substantially more severe impacts related to hydrology and water quality, the findings of the Prior EIR remain valid, and no further analysis is required in a supplemental or subsequent EIR. The proposed changes to the Project would not result in new significant impacts or a substantial increase in the severity of impacts that were evaluated in the Prior EIR.</p>					
<p><b>10. Land Use and Planning.</b> Would the project:</p>					
a. Physically divide an established community?	Section 3.10 of the Prior EIR	No	No	No	Not Applicable
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	Section 3.10 of the Prior EIR	No	No	No	Not Applicable

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents <sup>1</sup>	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts <sup>2</sup>
<p><u>Discussion:</u> The proposed changes to the Project would occur fully within the area of disturbance assumed and evaluated in the Prior EIR. Thus, no new areas within the Project site would need to be excavated or disturbed beyond what was assumed and evaluated in the Prior EIR. The proposed changes also would not modify any Project uses, and would result in the protection of 7 additional trees, 6 of which are Heritage Trees. Therefore, the proposed changes to the Project would not materially change the potential impacts to land use and planning. Because there would be no new significant impacts or substantially more severe impacts related to land use and planning, the findings of the Prior EIR remain valid, and no further analysis is required in a supplemental or subsequent EIR. The proposed changes to the Project would not result in new significant impacts or a substantial increase in the severity of impacts that were evaluated in the Prior EIR.</p>					
<p><b>11. Mineral Resources.</b> Would the project:</p>					
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	Section 1.1.3.2 of the Prior EIR	No	No	No	Not Applicable
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	Section 1.1.3.2 of the Prior EIR	No	No	No	Not Applicable
<p><u>Discussion:</u> The proposed changes to the Project would occur fully within the area of disturbance assumed and evaluated in the Prior EIR. Thus, no new areas within the Project site would need to be excavated or disturbed beyond what was assumed and evaluated in the Prior EIR. Moreover, as discussed in the Prior EIR, the General Plan does not identify any mineral resources within Mountain View, and there are no known mineral resources at the Project site. The Project would not result in the loss of availability of known mineral resources of regional or statewide importance. Because there would be no new significant impacts or substantially more severe impacts related to mineral resources, the findings of the Prior EIR remain valid, and no further analysis is required in a supplemental or subsequent EIR. The proposed changes to the Project would not result in new significant impacts or a substantial increase in the severity of impacts that were evaluated in the Prior EIR.</p>					
<p><b>12. Noise.</b> Would the project:</p>					
a. Expose adjacent residential uses to excessive noise levels during Project construction?	Section 3.11 of the Prior EIR	No	No	No	Not Applicable
b. Expose adjacent residential uses to excessive noise levels from Project operation?	Section 3.11 of the Prior EIR	No	No	No	Not Applicable
c. Expose residential uses to ground-borne vibration or ground-borne noise levels during construction?	Section 3.11 of the Prior EIR	No	No	No	Not Applicable
d. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within	Section 3.11 of the Prior EIR	No	No	No	Not Applicable

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents <sup>1</sup>	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts <sup>2</sup>
two miles of a public airport or public use airport, would the project expose people residing or working in the area to excessive noise levels?					
<p><b>Discussion:</b> The proposed changes to the Project would occur fully within the area of disturbance assumed and evaluated in the Prior EIR. Thus, no new areas within the Project site would need to be excavated or disturbed beyond what was assumed and evaluated in the Prior EIR. The proposed changes also would not modify any Project uses. The proposed changes to the Project would not require the use of any new or different construction equipment than was assumed and evaluated in the Prior EIR. Similarly, the proposed changes to the Project would include construction-related activities that would be fully within the area of disturbance assumed and evaluated in the Prior EIR. Thus, no new area within the Project site would need to be excavated or disturbed beyond what was assumed and evaluated in the Prior EIR. In addition, all construction-related activities associated with the proposed changes to the Project would be either the same distance from, or farther away from, existing buildings compared to what was assumed and evaluated in the Prior EIR. The Project changes and would not change the length of Project construction (either in total or per phase)</p> <p>Based on the above, the proposed changes to the Project would not materially change the noise and vibration generated by the construction and operation of the Project. In addition, the proposed changes to the Project would not materially change the potential impacts to noise and vibration. Because there would be no new significant impacts or substantially more severe impacts related to noise and vibration, the findings of the Prior EIR remain valid, and no further analysis is required in a supplemental or subsequent EIR. The proposed changes to the Project would not result in new significant impacts or a substantial increase in the severity of impacts that were evaluated in the Prior EIR.</p>					
<p><b>13. Population and Housing.</b> Would the project:</p>					
a. Develop new residential units that directly induce population growth?	Section 3.12 of the Prior EIR	No	No	No	Not Applicable
b. Indirect population growth due to jobs created by Project construction and operation.	Section 3.12 of the Prior EIR	No	No	No	Not Applicable
c. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	Section 3.12 of the Prior EIR	No	No	No	Not Applicable
<p><b>Discussion:</b> The proposed changes to the Project would not modify any Project land uses and would not modify the number of residential units developed. The proposed changes to the Project would not materially change the potential impacts to population and housing. Because there would be no new significant impacts or substantially more severe impacts related to population and housing, the findings of the Prior EIR remain valid, and no further analysis is required in a supplemental or subsequent EIR. The proposed changes to the Project would not result in new significant impacts or a substantial increase in the severity of impacts that were evaluated in the Prior EIR.</p>					
<p><b>14. Public Services and Recreation.</b> Would the project result in:</p>					
a. Reduced service ratios and response times for fire	Section 3.13 of the Prior EIR	No	No	No	Not Applicable

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents <sup>1</sup>	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts <sup>2</sup>
protection and emergency medical services during construction or operation, resulting in the construction or expansion of new facilities?					
b. Reduced service ratios and response times for police protection during construction or operation, resulting in the construction or expansion of new facilities?	Section 3.13 of the Prior EIR	No	No	No	Not Applicable
c. Substantial increase in student enrollment, resulting in adverse physical impacts?	Section 3.13 of the Prior EIR	No	No	No	Not Applicable
d. Reduced use or level of service at parks, resulting in adverse physical impacts during construction or operation?	Section 3.13 of the Prior EIR	No	No	No	Not Applicable
e. Reduced use or level of service at other public service and community facilities during construction or operation, resulting in construction or expansion of new facilities.	Section 3.13 of the Prior EIR	No	No	No	Not Applicable
<p><u>Discussion:</u> The proposed changes to the Project would not modify any Project uses and would not modify the number of residential units developed. The proposed changes to the Project would not materially change the potential impacts to public services and recreation. Because there would be no new significant impacts or substantially more severe impacts related to public services and recreation, the findings of the Prior EIR remain valid, and no further analysis is required in a supplemental or subsequent EIR. The proposed changes to the Project would not result in new significant impacts or a substantial increase in the severity of impacts that were evaluated in the Prior EIR.</p>					
<p><b>15. Transportation and Circulation.</b> Would the project:</p>					
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	Section 3.14 of the Prior EIR	No	No	No	Not Applicable
b. Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	Section 3.14 of the Prior EIR	No	No	No	Not Applicable
c. Substantially increase hazards due to a geometric design	Section 3.14 of the Prior EIR	No	No	No	Not Applicable



Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents <sup>1</sup>	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts <sup>2</sup>
feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?					
d. Result in inadequate emergency access?	Section 3.14 of the Prior EIR	No	No	No	Not Applicable
<p><b>Discussion:</b> The proposed changes to the Project would not modify any Project uses and would not modify the number of residential units developed. As discussed in Attachment B, Supplemental Transportation Analysis for 555 W. Middlefield Road, the proposed changes to the Project would not materially change the potential impacts to transportation and circulation. Specifically, the proposed changes to the Project would have a less-than-significant impact on vehicle miles traveled (VMT), similar to the impact evaluated in the Prior EIR. In addition, the proposed changes to the Project would not result in additional adverse transportation operational effects identified in the Prior EIR. Figure 3 in Attachment B shows adequate site access and on-site circulation in the site plan illustrating the changes to the Project, and no significant on-site circulation issues are expected to occur as a result of the proposed changes to the Project. Because there would be no new significant impacts or substantially more severe impacts related to transportation and circulation, the findings of the Prior EIR remain valid, and no further analysis is required in a supplemental or subsequent EIR. The proposed changes to the Project would not result in new significant impacts or a substantial increase in the severity of impacts that were evaluated in the Prior EIR.</p>					
<p><b>16. Utilities and Service Systems &amp; Energy</b> Would the project:</p>					
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	Section 3.16 of the Prior EIR	No	No	No	MM UTL-1
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	Section 3.16 of the Prior EIR	No	No	No	Not Applicable
c. Result in a determination by the wastewater treatment provider, which serves or may serve the project, that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	Section 3.16 of the Prior EIR	No	No	No	MM UTL-1
d. Generate solid waste in excess of state or local	Section 3.16 of the Prior EIR	No	No	No	Not Applicable

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents <sup>1</sup>	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts <sup>2</sup>
standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?					
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	Section 3.16 of the Prior EIR	No	No	No	Not Applicable
f. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation?	Section 3.7 of the Prior EIR	No	No	No	MM GHG-1
g. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	Section 3.7 of the Prior EIR	No	No	No	Not Applicable
<p><b>Discussion:</b> The proposed changes to the Project would not modify any Project uses and would not modify the number of residential units developed. The proposed changes to the Project would not materially change the potential impacts to utilities and service systems and energy. Implementation of the mitigation measures identified in the Prior EIR (MM UTL-1 and MM GHG-1) would reduce or avoid significant utilities and service systems and energy impacts. Because there would be no new significant impacts or substantially more severe impacts related to utilities and service systems and energy, the findings of the Prior EIR remain valid, and no further analysis is required in a supplemental or subsequent EIR. The proposed changes to the Project would not result in new significant impacts or a substantial increase in the severity of impacts that were evaluated in the Prior EIR.</p>					
<p><b>17. Wildfire.</b> If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</p>					
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	Section 1.1.3.2 of the Prior EIR	No	No	No	Not Applicable
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	Section 1.1.3.2 of the Prior EIR	No	No	No	Not Applicable

<b>Environmental Issue Area</b>	<b>Where Impact Was Analyzed in Prior Environmental Documents<sup>1</sup></b>	<b>Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?</b>	<b>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</b>	<b>Any New Information of Substantial Importance Requiring New Analysis or Verification?</b>	<b>Prior Environmental Documents Mitigations Implemented or Address Impacts<sup>2</sup></b>
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	Section 1.1.3.2 of the Prior EIR	No	No	No	Not Applicable

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents <sup>1</sup>	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Prior Environmental Documents Mitigations Implemented or Address Impacts <sup>2</sup>
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	Section 1.1.3.2 of the Prior EIR	No	No	No	Not Applicable
<p><u>Discussion:</u> As discussed in the Prior EIR, an analysis of wildfire is required only if the Project site is in or near State Responsibility Areas or lands that have been classified as Very High Fire Hazard Severity Zones. The Project site is not in one of these designated areas (California Department of Forestry and Fire Protection 2007, 2008). Moreover, the proposed changes to the Project would not modify any Project uses and would not modify the number of residential units developed. Because there would be no new significant impacts or substantially more severe impacts related to wildfire, the findings of the Prior EIR remain valid, and no further analysis is required in a supplemental or subsequent EIR. The proposed changes to the Project would not result in new significant impacts or a substantial increase in the severity of impacts that were evaluated in the Prior EIR.</p>					

# Attachment A. Tree Summary

*For Informational Purposes Only*

	Project Analyzed in DEIR (June 2021) and FEIR (October 2021)	Adjustment of Block C planting plan to save additional trees (Q4 2021)	Change to method of tabulating trees, per City direction (Q4 2021)	Planning Submittal 12/6/21	Block A Redesign to Save Trees (Q1 2022)	Planning Submittal 3/9/22
<b>Preserved Trees</b>						
<i>Non-Heritage</i>	88	1	-6	83	1	84
<i>Heritage</i>	158	1	-14	145	6	151
Total	246	2	-20	228	7	235
<b>Transplanted Trees</b>						
<i>Non-Heritage</i>	1			1		1
<i>Heritage</i>	35	4		39		39
Total	36	4	0	40	0	40
<b>Removed Trees</b>						
<i>Non-Heritage</i>	73	-1		72	-1	71
<i>Heritage</i>	62	-5		57	-6	51
Total	135	-6	0	129	-7	122
<b>Total Existing Trees</b>						
<i>Non-Heritage</i>	162	0	-6	156	0	156
<i>Heritage</i>	255	0	-14	241	0	241
Total	417	0	-20	397	0	397

## *Adjustment of Block C planting plan to save additional trees*

In late 2021, in response to comments provided by community members on the DEIR, the applicant made some minor adjustments to the landscaping plan between Block C and the eastern property line, designed to preserve two additional trees in that area, and to provide space for four additional trees to be transplanted. These changes were included in the subsequent plan submittal to the City in December 2022. The changes are minor in nature and do not in any way change the analysis or any impact conclusions in the EIR.

## *Change to method of tabulating trees, per City direction*

To be conservative, for purposes of documenting the number of existing trees on the Project site in the Prior EIR, the arborist report included trees along the perimeter of the Project site if, for example, there was some tree canopy overhang within the Project site even though a tree trunk was located outside of the Project site. Based on this conservative method of measurement, there are 417 existing trees on the Project site. At the City's direction, the updated site plans show a total of

397 existing trees on the Project site based on a slightly different method of measurement that focuses on the location of the trunk (rather than, for example, the tree canopy). The 20 trees that are included in the method of measurement that documents 417 existing trees within the Project site but that are excluded in the method of measurement that documents 397 existing trees within the Project site would remain in their current location under the Project. Thus, this nominal discrepancy does not in any way change the analysis or any impact conclusions in the EIR.

# **Attachment B. Supplemental Transportation Analysis for 555 W. Middlefield Road**



## Memorandum

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**Date:** April 12, 2022  
**To:** Ms. Jessica Viramontes, ICF International Inc.  
**From:** Kai-ling Kuo, Gary Black  
**Subject:** Supplemental Analysis for the Proposed Changes to the 555 W. Middlefield Road Residential Development

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This memorandum presents a supplemental analysis to the Transportation Analysis prepared for the 555 W. Middlefield Road Draft Environmental Impact Report (EIR) dated June 2021. Based on input from the City Council Public Hearing on February 8, 2022, the applicant proposes changes to the project that would preserve the trees in Block A by reducing the parking garage footprint and reconfigure the Block C parking garage. The proposed changes would result in fewer parking spaces in Block A than the project analyzed in the 555 West Middlefield Road Project EIR (referred to as the “previous project”). This memorandum presents an assessment of whether the proposed changes would result in any changed conclusions compared to the transportation study included in the Draft EIR.

### Changes in Proposed Parking

The proposed changes to the project would provide 926 parking spaces for 402 existing and 323 proposed residential units. In Block A, the proposed changes would provide 296 parking spaces, which is 67 spaces fewer than the previous project. The proposed changes (i.e. the reconfiguration of the Block C parking garage) would provide 435 parking spaces in the Block C parking garage, which is similar to the number of spaces anticipated and evaluated in the EIR. Thus, the proposed changes to the Block C parking garage, including the construction of 23 additional spaces, would not exceed what was analyzed in the EIR. There would be no change to the on-site parking spaces in Block B. Overall, the proposed changes would reduce the parking supply by 44 spaces.

The proposed changes to the project would not affect the proposed number of residential units.

### Effects on Vehicle Miles Traveled (VMT) Impact

The proposed changes to the project would not change the proposed number of residential units. Therefore, the proposed development densities would still meet the minimum requirement to be considered a transit supportive project, and per the City’s VMT Policy, the proposed changes would still have a less-than-significant impact on VMT. Therefore, there would be no change to the VMT impact described in the draft EIR.

### Changes in Trip Assignment

Because there would be no change to the proposed number of residential units, there would be no change to the trip generation estimates, which were estimated based on the trip generation rates published in *Trip Generation Manual, 10th Edition*, by the Institute of Transportation Engineers (ITE).

However, because the proposed changes to the project would reduce the parking spaces in Block A and increase the parking spaces in Block C, there would be more project trips accessing Block C





via Cypress Point Drive. Figure 1 shows the changes in project trip assignment at the project driveways. The proposed changes would shift 12 AM and 12 PM peak-hour trips from the Block A driveway to the Block C driveway and from Middlefield Road to Cypress Point Drive.

Because the proposed changes would not change the trip generation estimates for the development, there would be minimal or no change to the trip assignment at the study intersections and surrounding street network, except at the Moffett Boulevard/Cypress Point Drive intersection (see Figure 2) due to 12 more AM and PM peak-hour trips accessing the site via Cypress Point Drive.

## Effects on Transportation Operations

Because the proposed changes to the project would not change the trip generation estimates, there would be minimal or no change to the intersection operational analysis and freeway segment and ramp analyses. At the Moffett Boulevard/Cypress Point Drive intersection, although the proposed changes would result in slightly more trips accessing the site via Cypress Point Drive, the intersection would operate at LOS B, which is the same level as the analysis presented in the draft project EIR. The proposed changes would slightly increase the southbound left-turn traffic volume at the intersection. The queuing analysis shows that the proposed changes would increase the estimated maximum vehicle queue (4 vehicles) for the southbound left-turn movement by one vehicle as compared to the previous project, causing the maximum queue to extend past the left-turn storage by one vehicle. Because the left-turn storage turns into a center turn lane, vehicle queues beyond the striped pocket would not affect the southbound traffic on Moffett Boulevard.

Although the proposed changes would result in a slight increase in vehicle traffic on Cypress Point Drive, the increase, as compared to the existing traffic, would not be substantial (a total of 31 and 37 project trips added to Cypress Point Drive in the AM and PM peak hours, respectively).

Therefore, the project would not result in additional adverse operational effects identified in the draft EIR.



## Effects on Site Access and Circulation

The proposed changes to the project would not change the location or design of the project driveways. Although the proposed changes would slightly increase the project trips at the Block C driveway, the driveway is located toward the end of Cypress Point Drive where there is minimal other traffic. The additional traffic entering the site is not expected to affect traffic flow on eastbound Cypress Point Drive.

Within Block A, the proposed changes would shift the parking ramp westwards from the eastern edge of the block (see Figure 3) and move the surface parking lot to the eastern edge of the block. Residents/visitors parking in the surface parking lot would need to cross the parking ramp to access the entry of the building. The site plan does not show an ADA path from the surface lot to the building entry. It is also not shown on the site plan whether adequate sight distance is provided at the top of the parking ramp for the vehicles exiting the garage to identify crossing pedestrians. The project should provide an ADA compliance path between the surface parking lot east of the parking ramp and the entry of the building. The project should also ensure adequate sight distance is provided at the top of the parking ramp for the vehicles exiting the garage.

Within Levels B1 to B3 of the Block A garage, there would be a dead-end aisle (see Figure 4). In order to provide adequate circulation for drivers, the project should provide a turnaround space at the dead-end aisle or assign parking spaces in the parking garage.

**LEGEND**

-  = Site Location
-  = Driveway Study Intersection
- XX(XX) = AM(PM) Peak-Hour Trips



A Previous Project	A Proposed Changes to the Project
<p>26(72) → ↓ Driveway</p> <p>72(47) → ↑ Middlefield Rd</p>	<p>23(65) → ↓ Driveway</p> <p>63(42) → ↑ Middlefield Rd</p>
<p>32(20) ← ↑ Cypress Point Dr</p> <p>↓ Driveway</p> <p>11(31) →</p>	<p>32(20) ← ↑ Cypress Point Dr</p> <p>↓ Driveway</p> <p>11(31) →</p>
<p>79(52) ← ↑ Cypress Point Dr</p> <p>↓ Driveway</p> <p>28(80) →</p>	<p>88(57) ← ↑ Cypress Point Dr</p> <p>↓ Driveway</p> <p>31(87) →</p>

**Figure 1**  
**Project Trips at Driveways**

**LEGEND**

- = Site Location
- X = Study Intersection
- XX(XX) = AM(PM) Peak-Hour Trips

	12 Previous Project		12 Proposed Changes to the Project
Driveway	4(11) ↘	↖ 10(8) ↙ 4(2)	6(18) ↘
Moffett Blvd	↖ 4(12) ↗ 1(4)	↖ ↗ Cypress Point Dr	↖ 4(10) ↗ 2(5)



**Figure 2**  
**Project Trips Assignment**  
**at Moffett Boulevard and Cypress Point Drive**

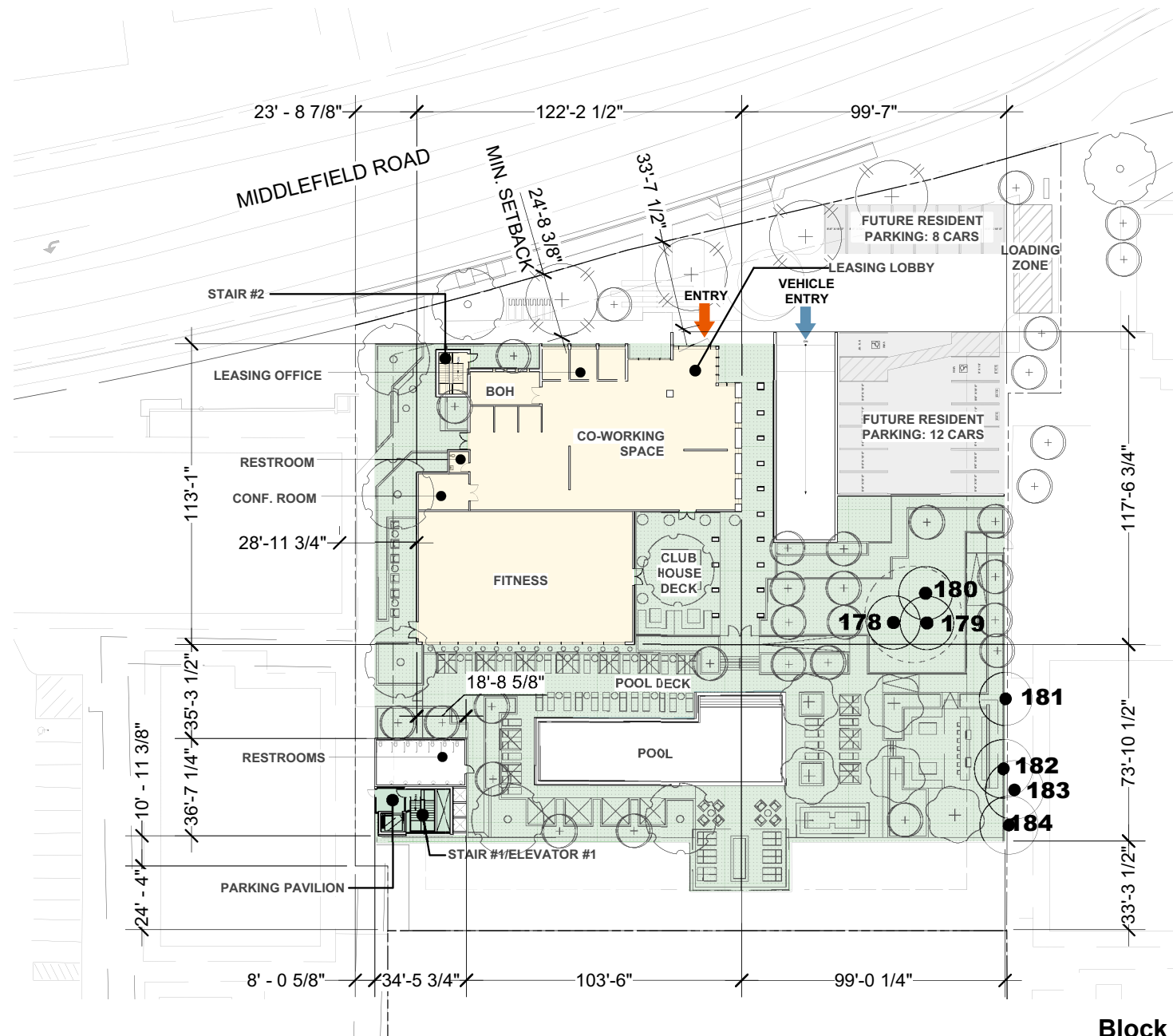
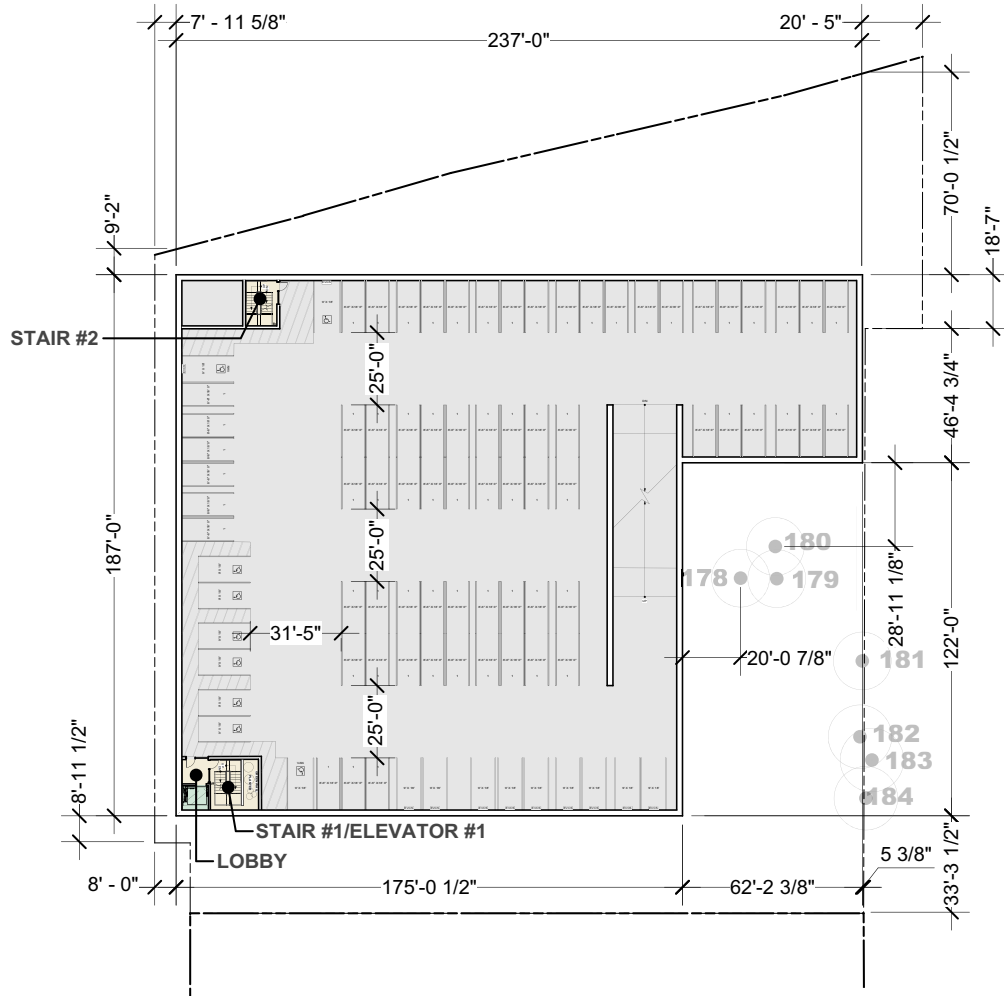
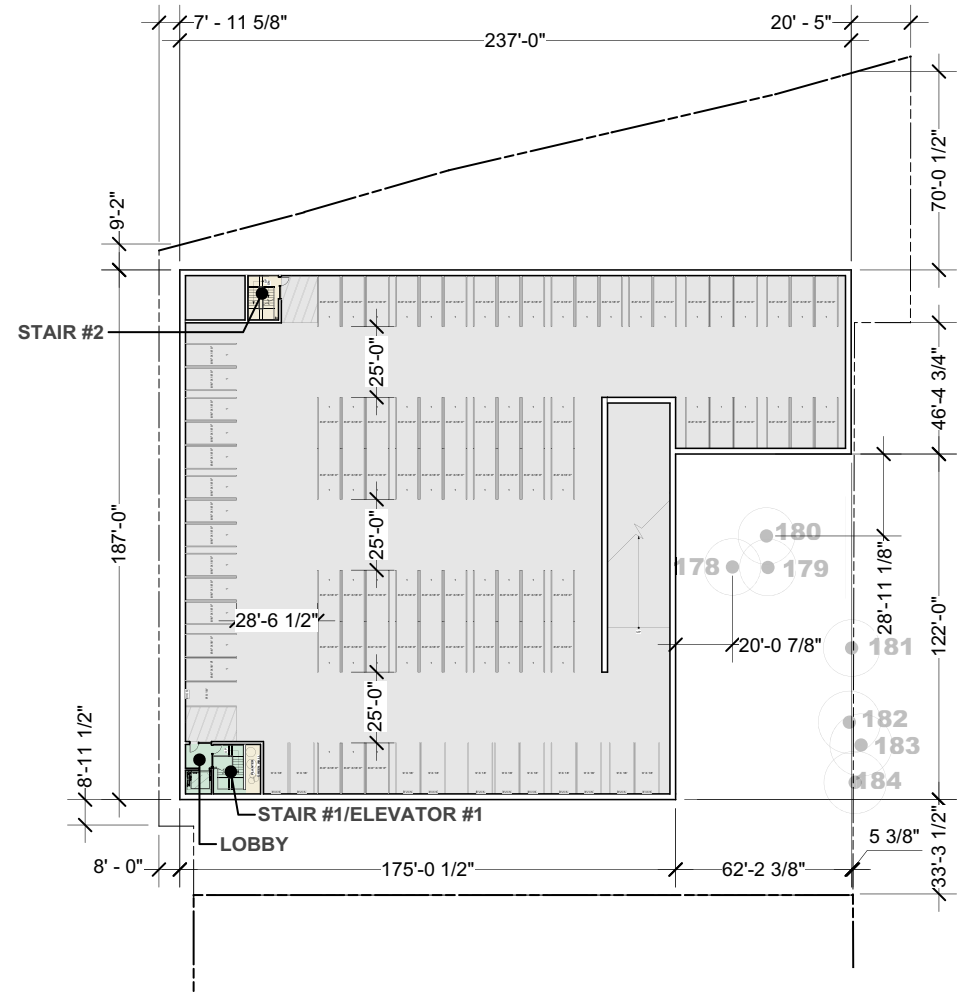


Figure 3  
Block A - Level 1 Plan

### Level B1 Plan



### Level B3 Plan



**Figure 4**  
Block A - Level B1 and B3 Plan

Within Block C, the proposed changes would not change the parking ramp to the parking garage but would reconfiguring the layout of the garage (Figures 5 and 6). The reconfigured garage would also have a dead-end aisle within Level B2 in the garage (see Figure 6), as identified in the draft EIR. As recommended in the draft EIR, the project should provide a turnaround space at the dead-end aisle or assign parking spaces in the parking garage.

## Conclusions

The proposed changes to the project would have a less-than-significant impact on VMT, which is the same as the impact finding presented in the draft EIR.

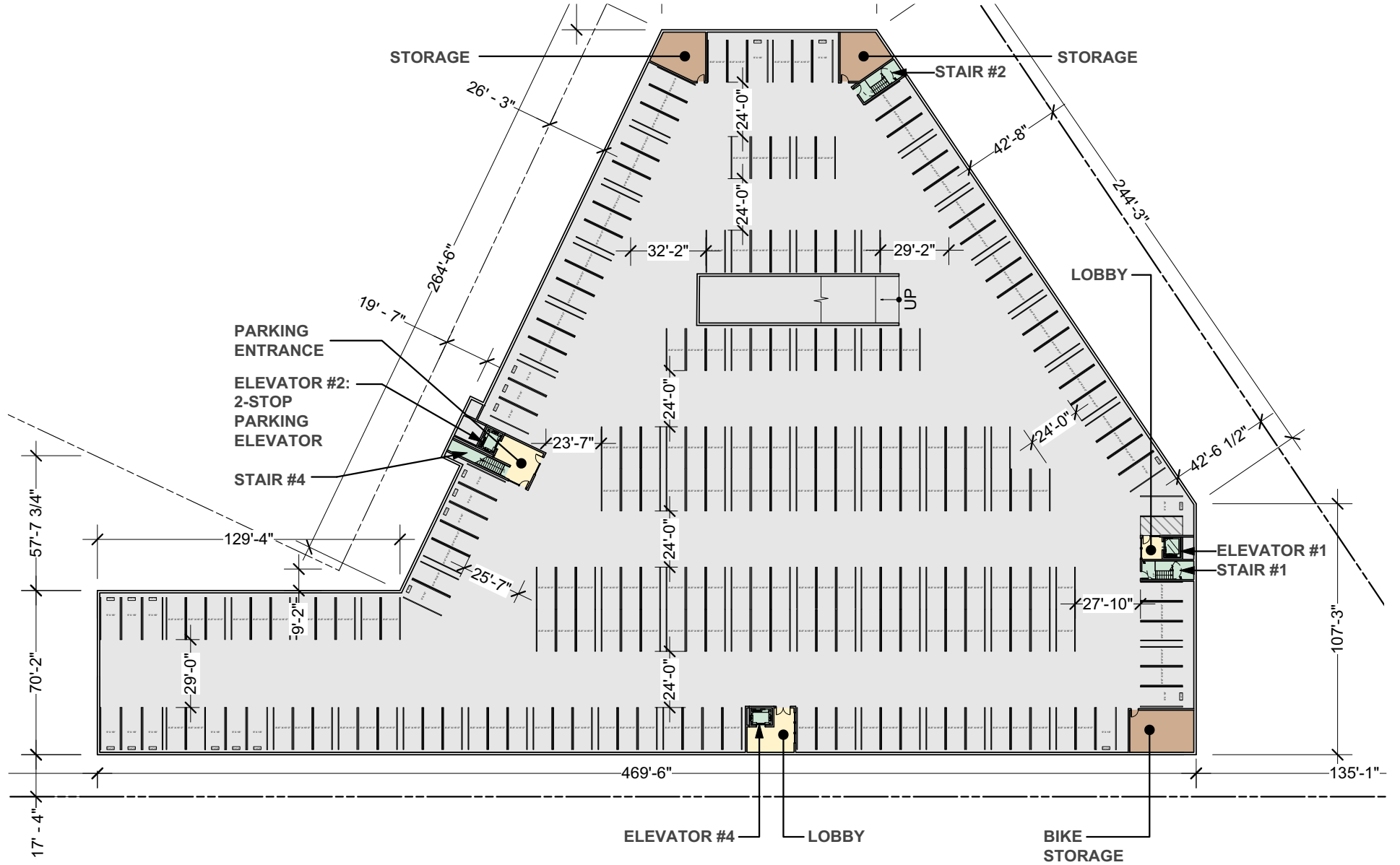
The proposed changes would not result in additional adverse transportation operational effects identified in the draft EIR. The site plan shows adequate site access and on-site circulation, and no significant on-site circulation issues are expected to occur as a result of the proposed changes.

Hexagon has the following additional recommendations in addition to the recommendation presented in the draft EIR.

## Recommendations

- Within Levels B1 to B3 of the Block A garage, there would be a dead-end aisle. In order to provide adequate circulation for drivers, the project should provide a turnaround space at the dead-end aisle or assign parking spaces in the parking garage.
- The project should provide an ADA compliance path between the surface parking lot east of the parking ramp and the entry of the building. The project should also ensure adequate sight distance is provided at the top of the parking ramp for the vehicles exiting the garage.





**Figure 6  
Block C - Level B2 Plan**