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FILE NO: 86832.000003

May 15, 2018

Via U.S. Mail and E-Mail

Mr. Eric Anderson, AICP, Planner
City of Mountain View
Community Development Department
500 Castro Street PO BOX 7540
Mountain View, CA 94039-7540
Eric.Anderson2@mountainview.gov

**Re: Proposed Revisions to East Whisman Precise Plan | Comments for the
May 16, 2018 Environmental Planning Commission Meeting**

Dear Mr. Anderson:

I write on behalf of Schlumberger Technology Corporation (“Schlumberger”) to express disappointment with the recently proposed revisions to the East Whisman Precise Plan (“Plan”) that would increase future potential residential use within the geographic footprint of the existing Middlefield-Ellis-Whisman Superfund Study Area (the “MEW Superfund Site”). As you are aware, the MEW Superfund Site consists of multiple, contiguous sites listed by the U.S. Environmental Protection Agency (“EPA”) on the National Priorities List and subject to ongoing remediation.

Schlumberger appreciated the opportunity to meet with City staff last fall to discuss its general concerns with the Plan’s vision in the vicinity of the MEW Site, particularly the potential replacement of existing, successful commercial property usage with future residential usage. Consistent with that discussion, we provide the following general comments for the City’s consideration:

- Much of the geographic footprint of the MEW Superfund Site has been recently and successfully redeveloped for commercial use. The construction of new commercial buildings continues apace within this area. This successful history of commercial reuse should be encouraged rather than disregarded in preference for a conversion to residential usage.

Eric Anderson, AICP, Planner
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- The proposed revision to the Plan would increase the amount of potential future residential land usage within the geographic footprint of the MEW Superfund Site. As a matter of urban planning, it would appear advisable to encourage future residential land usage in areas within the City that are separate and apart from multiple, active NPL Superfund sites.
- As a practical matter, many properties within the MEW Superfund Site are subject to various land use covenants, easements, and/or contractual agreements that prohibit, restrict and/or limit the scope of any potential conversion of a property to residential use. To ignore these land use restrictions in the current planning process may make the Plan impossible to ever be actually implemented.
- To the extent that the City insists on adopting a Plan that encourages future residential use within the footprint of the MEW Superfund Site, prior to site closure by EPA, we recommend that the design scheme (and future zoning requirements) incorporate appropriate elements for the site conditions, such as podium residential construction over parking or mixed-use ground floor commercial storefronts.

I appreciate the Environmental Planning Commission's consideration of these comments and hope that the City will take these comments into account and undertake further revisions to the Plan.

Sincerely,



J. Tom Boer

HUNTON ANDREWS KURTH LLP

Cc (via e-mail):

Virgilio Cocianni, Schlumberger Technology Corporation
Bethany Dreyfus, Esq., US EPA Region 9
Alana Lee, US EPA Region 9



**LEAGUE OF WOMEN VOTERS
of the Los Altos-Mountain View Area**

May 14, 2018

Chair Heymeyer and Members of the Environmental Planning Commission
City of Mountain View
500 Castro Street
Mountain View 94041

Re: Council Study Session, May 16, Agenda Item 5.1 – East Whisman Precise Plan

Dear Chair Hehmeyer and Members of the EPC:

The LWV supports affordable housing for all Californians. We also support actions that cope with the jobs/housing imbalance, as well as actions that reduce greenhouse gas emissions. For these reasons, we support housing for a wide range of incomes and for diverse populations in the East Whisman Precise Plan (EWPP) area.

We agree that opportunities for residential development should be expanded. In addition, we support incentives designed to ensure that residential is actually developed in this area. Once again, we support the staff and earlier EPC and Council recommendation to study flexible affordable housing requirements, with the goal of achieving an overall 20 percent of affordable housing.

Donna Yobs
Co-Chair, Housing Committee
LWV of the Los Altos/Mountain View Area

cc. Eric Anderson
Randy Tsuda

Dan Rich
Wayne Chen

RECEIVED

MAY 16 2018

May 15, 2018

Environmental Planning Commission (EPC)
City of Mountain View
500 Castro Street
Mountain View, CA 94039-7540

Community Development

Project: Wagon Wheel Property, 282 Middlefield Road (Exhibit 1)
Subject: East Whisman Precise Plan Land Use, EPC Agenda Item 5.1

Dear Commissioners,

While reviewing the East Whisman Precise Plan (EWPP) as it relates to the our property we found an opportunity that may have been missed when determining the scope of the plan and we want to call it to your attention. We have been studying different ways of developing our property and feel comfortable building multi-family, "for sale" homes at a density permitted in the R-3-1 zoning district. We also would be open to enlarging our project if the adjacent residential land were to become available. We would not be interested in incorporating retail commercial uses on our site. Based on over 30 years of experience in commercial leasing we are confident that the size, orientation and mid block location of this site is not conducive to a successful "mixed use" development.

However, we have found an alternative. Exhibit 2 shows Assessor Parcel Map #160-26 outlining the properties currently within the EWPP. This includes parcel #s 6 (Rotten Robbie) and 7 (our property). We have heard the City Council and your commission say on several occasions that they want to see more service retail in the area and more for sale housing. We believe that one good opportunity would be to expand the boundaries of the EWPP in this area to include parcels 1 thru 5 to the north and parcel 8 to the west as shown on Exhibit 3. Parcels 4 and 5 could increase the existing commercial property (Rotten Robbie) by 69% and provide a much higher quality location for commercial uses (highlighted in pink) than in a mid-block residential community with limited visibility, access and parking. Parcels 1, 2, 3 and 8 could increase our property (parcel 7) by 54% and if not acquired by us, this land could provide needed housing in the future.

Now is an excellent opportunity to provide additional retail commercial and housing to meet the goals in the EWPP and help land owners by expediting the entitlement process. Therefore we hereby request that you consider these amendments to the EWPP and recommend to the City Council that they incorporate them into the plan.

If you have questions or need additional information, we will be available to address them at the EPC meeting on May 16, 2018. Thank you for your time and consideration.

Sincerely,



Steve Gazzera



Exhibit 1

