

COPIES TO COUNCIL, CM, CA & ACM, CDD, SP Pancholi, SP Hodge

From: Shane Carr
Sent: Monday, June 18, 2018 7:09 PM
To: City.Council
Subject: San Antonio Center and LASD

To whom it may concern:

I am a Mountain View resident living at

I read in the Mountain View Voice that the Los Altos School District (LASD) is planning to acquire the parcel of land on the south side of California Street currently home to Kohl's, Joann's, Super Sport, and a number of other businesses. I understand that this is a change from their original plan to acquire the parcel at 2580 California Street, on the north side of the street, home to the former Safeway and the Old Mill office building.

If the school district moves forward with the plan to acquire the Kohl's parcel, I would be sad to see the loss of these businesses for which there is no close substitute in the San Antonio area. I chose to move into this neighborhood in part because of the convenience of walking to businesses like Kohl's and Joann's, which I patronize frequently.

Is there a way that the City Council can require that a certain amount of leases to the commercial space in the future Greystar development at 2580 California Street be reserved for and priced to accommodate the businesses displayed by the school district, so that the San Antonio neighborhood does not lose these businesses as a result of LASD's land acquisition?

Thank you,
Shane Carr

Hodge, Mariya

From: Matt Raschke
Sent: Wednesday, June 06, 2018 10:47 PM
To: Hodge, Mariya
Cc: Crossings-talk
Subject: 2580 California Street - Conditions of Approval

Mariya,

I watched the Environmental Planning Commission meeting tonight (6/6/2018) and saw the Greystar project was recommended for approval. At the next step before City Council approves the project, I would request that you consult with Public Works to further condition the project to modify the existing traffic signal on California & Pacchetti. This intersection is prone to accidents and many near misses.

Vehicles turning left out of the San Antonio Shopping Center do not yield right of way to vehicles traveling southwest on Pacchetti nor to pedestrians crossing California on the west crosswalk. The traffic signal needs a left-turn green arrow and signal phase for traffic coming out of the shopping center. Alternately, the signal could be simply modified with an additional phase.

I fear the new traffic signal at "A" Street and California St will make those turning left out of the shopping center even more impatient and aggressive in making that turn without yielding.

Hopefully it is not too late to add such a condition for the safety of the future Greystar residents and the many existing Crossings and Village at San Antonio residents who walk across this intersection daily.

Thanks,
Matt Raschke

Hodge, Mariya

From: Lee Lucca
Sent: Wednesday, June 06, 2018 5:32 PM
To: Hodge, Mariya
Cc:
Subject: Meeting this evening, June 6, 2018

Importance: High

Hello:

I would like to provide verbal comments at todays meeting at the public hearing.

Lee Lucca

Mountain View, CA

Thank you,
Lee

Public Comments

Brooks, Linda

To: Hodge, Mariya
Subject: RE: Trees and proposed developments at 2580 and 2590 California St and 201 San Antonio Circle

From: RL [mailto:]
Sent: Wednesday, June 06, 2018 5:03 PM
To: Hodge, Mariya
Subject: Trees and proposed developments at 2580 and 2590 California St and 201 San Antonio Circle

Hi Mariya,

Your contact information was provided by a neighbor (Valentin Abramzon) who has contacted you regarding the proposed development near our homes at the Crossings development.

I recently have seen numerous trees marked for removal. This is very disturbing and quite sad as many of these trees are beautiful redwoods with still many years left in their lives if they were left to prosper undisturbed. They are much loved by the residents in our community, providing shade during the warm summer months, as well as homes to the wildlife and generating oxygen to all.

Valentin's email (which I have copied below) fully expresses my views of the large amount of development in our neighborhood and I cannot underscore enough his opinions on the housing, traffic, and green space problems that exist here. There must a greater effort to preserve the trees, to encourage the developers to save the them, and build AROUND them versus destroying them. The trees are not replaceable as it will be 30-50 years before any new trees reach the growth that exists now, assuming any new trees are replanted at all. This is unacceptable in my view and we as a whole must do more to preserve such valuable resources. The trees were here for a long time before any of this development existed and that should be respected.

If the developers continue on this path of building without regard for resources destroyed, used, and affected, this entire neighborhood (and city) will not be as desirable in the years to come. I have lived in Mountain View for nearly 16 years and have seen the amount of congestion increase and the green space decrease. There must be a balance found between accommodating the residents, businesses, and traffic without sacrificing the parks and old growth trees that make Mountain View a pretty city and a much-desired city to reside in.

Sincerely,
Rachel Loui

PS. For reference, below is the email that Valentin Abramzon sent to the Planning Division on 10/23/17.

From: Valentin Abramzon

Date: Mon, Oct 23, 2017 at 10:11 PM

Subject: comments regarding proposed developments at 2580 and 2590 California Street and 201 San Antonio Circle.

To: planning.division@mountainview.gov

Dear Planning Committee,

I would like to voice some concerns and suggestions regarding proposed developments at 2580 and 2590 California Street and 201 San Antonio Circle.

While increasing supply of housing in Mountain View is a necessity, there are several problems with the proposed project and other projects around San Antonio area, primarily because there are not sufficient community and infrastructure development projects to support the new housing and office buildings.

The first and most obvious problem is sharp increase in traffic. While San Antonio shopping center is undergoing several high-density building projects, the throughput of the surrounding streets will hardly improve. The traffic on San Antonio between Alma and El Camino is already problematic. For example, after the traffic light on Fayette Dr. has been modified to help the pedestrians comfortably cross San Antonio, it has created significant delays for cars. As a result, traffic already spills over to the neighboring streets, like Del Medio, not at all designed to accommodate through traffic.

Even without conducting a detailed traffic study, it is obvious that it will only become much worse.

Apart from obvious long-term goal of improving public transportation, two specific things must be done to mitigate the traffic issue in short-term.

First, another school must be constructed on the North-East side of El Camino to allow children to WALK to school from all the new residential developments. This cannot wait until Los Altos school district gets a chance to acquire land, which may take years or never happen at all. The land for new school should be a part of the agreement with the developers who want to build high-density housing. The argument that families with children will not rent apartments in high-density housing does not hold water - most families cannot afford single-family houses in Mountain View anymore. And, yes, while it is nice to have school with a lot of open space, it may not be feasible to ask for that. It is far more important to have the neighborhood school than to not have it at all.

Second, high-density housing and office buildings mean a lot more

pedestrian traffic, which is good, but it needs to be separated from the car traffic as much as possible. The examples of traffic disturbances caused by lights on Fayette Dr./San Antonio and Mayfield Ave./Central Expy show the necessity for pedestrian underpasses or overpasses. In many cases, new developments construct deep underground or multi-level parking structures. Could not we ask them to construct pedestrian underpasses and overpasses as well?

Apart from traffic issues, we desperately need more parks. Not just a small lawn with a playground squeezed between two large buildings, but proper parks with big trees, walking paths, and a lot of shade. The old Safeway site has many Redwood trees, and many, if not most of them are to be removed to make room for the new development. Most likely, they will never be replanted and even if they will, it will take many years for them to grow and mature. Why not allocate the land with heritage trees for the park at the expense of the footprint of the proposed buildings, even if that means allowing the developers to build a taller building in exchange? Old Mill (49 Showers Dr.) is a good example of a park-like environment combined with high-density residential housing, with sidewalks well-separated from the driveways. Personally, I'd like to see more developments similar to that.

Another very important issue is allocating a larger percentage of the new residential construction to below the market rate housing. More and more people are displaced from Mountain View, because they can't afford the rent. Again, how about allowing a taller apartment buildings in exchange for a larger proportion of below-the-market-rate apartments and condos?

Finally, in terms of architectural choices, I and many other people I talked to would prefer to see California Spanish or Italian style, instead of modern. In fact, we were very disappointed with the architectural style of the Carmel Village.

I realize that planning new developments is a very complex process, but as residents of the San Antonio area, we face many inconveniences (noise, road closures, dirt and dust, traffic) due to new construction, and should have a say in the future of our neighborhood. I hope that our voice will be heard and some adjustments can still be made.

Sincerely,

Valentin Abramzon

Brooks, Linda

From: Hodge, Mariya
Sent: Wednesday, June 06, 2018 4:05 PM
To: Brooks, Linda
Subject: FW: 2580/2590 California St
Attachments: EPC 6618.pdf; 18CE6DC9-33B0-4762-8002-CE2F2FC49607.jpeg

public comment for item 5.1

From: MARCUS MIDDLETON [mailto:
Sent: Wednesday, June 06, 2018 4:00 PM
To: Hodge, Mariya
Subject: RE: 2580/2590 California St

Hi Mariya,

Thank you for meeting with me again. I have attached a document for the EPC if there is still time (as well as the picture of my children with their endangered heritage.)

Incidentally, I think that your arborist is incorrect about the redwood not being native. Maps show their historic native habitat extending down from the Santa Cruz Mountains through what is now Rancho San Antonio Park and Preserve, all the way to the bay through what is now the City of Mountain View.

Best,

Marcus Middleton

On June 5, 2018 at 1:43 PM "Hodge, Mariya" <Mariya.Hodge@mountainview.gov> wrote:

Hi Marcus,

Thanks again for sharing your comments in our meeting today. While there are many constraints resulting in the number of tree removals for the project, staff understands the concerns of neighboring residents about losing these trees. Your written comments were provided to the EPC, but if you have further written comments in advance of tomorrow's meeting, please send them to me and I will provide them to the Commissioners. And, of course, you're welcome to attend the meeting and provide comment in person.

The EPC agenda and supporting documents (including report and plans) can be accessed online at <http://laserfiche.mountainview.gov/Weblink/Browse.aspx?startid=217832>.

Regards,

Mariya

Mariya Hodge, AICP
Senior Planner

City of Mountain View | Community Development Department
P: 650.903.6452 | F: 650.962.8501
E-mail: mariya.hodge@mountainview.gov

Please note: My office hours are Monday through Thursday from 8 a.m. to 1 p.m.

As an interim measure to address staffing limitations, planning counter hours have changed (effective March 27, 2017). A planner is available either at the counter or by phone on Mondays and Wednesdays from 8 a.m. - 6 p.m., and Fridays from 8 a.m. - 4 p.m. Assistance at the counter or by phone is not available on Tuesdays or Thursdays.

2580 & 2590 California St and 201 San Antonio Circle

Environmental Planning Commission,

Like many fellow residents, I strongly oppose the proposed removal of heritage trees at the above site. The community and the environment would be far better served by using this site as a green space and/or school site.

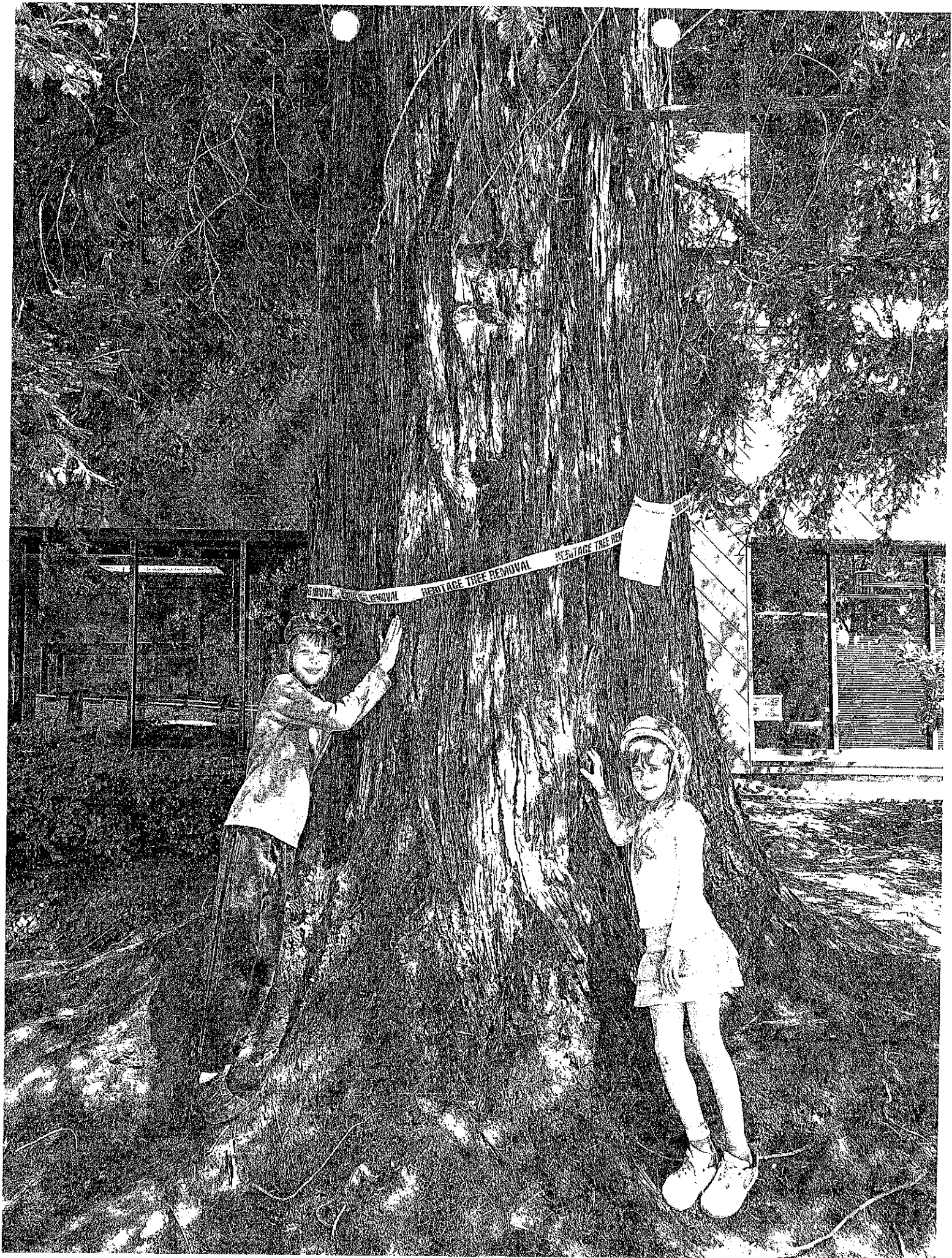
The loss of redwood trees is particularly troubling. These species are some of the oldest living things on the planet, native to this region for millions of years. Each tree absorbs many tons of carbon dioxide during its long lifespan. Their destruction would represent loss of habitat, a disregard for our past and our future, as well as having a negative impact on climate change.

The area surrounding 201 San Antonio Circle is of particular concern. The proposed green space should expand into this site to preserve the mature trees here (see attached image.) At the very least the building's footprint should be reduced and redesigned around the existing redwoods. The sidewalk along San Antonio Road/Circle should maintain its present course and the boundary widened to maintain a green barrier. The parking capacity needs to be reduced so that damaging dewatering and soil hauling associated with excavation is not required.

I do not believe that the developer will be able to complete this project, as currently proposed, in an environmentally sensitive manner. I have faith that the EPC will put a hold on the development until a solution can be found which is fairer to Mountain View residents, better represents the city's ethos and is considerate to the future health of our planet.

Thank you for your time,

Marcus Middleton



Brooks, Linda

From: Hodge, Mariya
Sent: Wednesday, June 06, 2018 4:06 PM
To: Brooks, Linda
Subject: FW: development and tree removal

Public comment on item 5.1

From: Valentin A [[mailto:](#)]
Sent: Wednesday, June 06, 2018 3:38 PM
To: Hodge, Mariya; Community.Development
Subject: RE: development and tree removal

Dear Ms. Hodge,

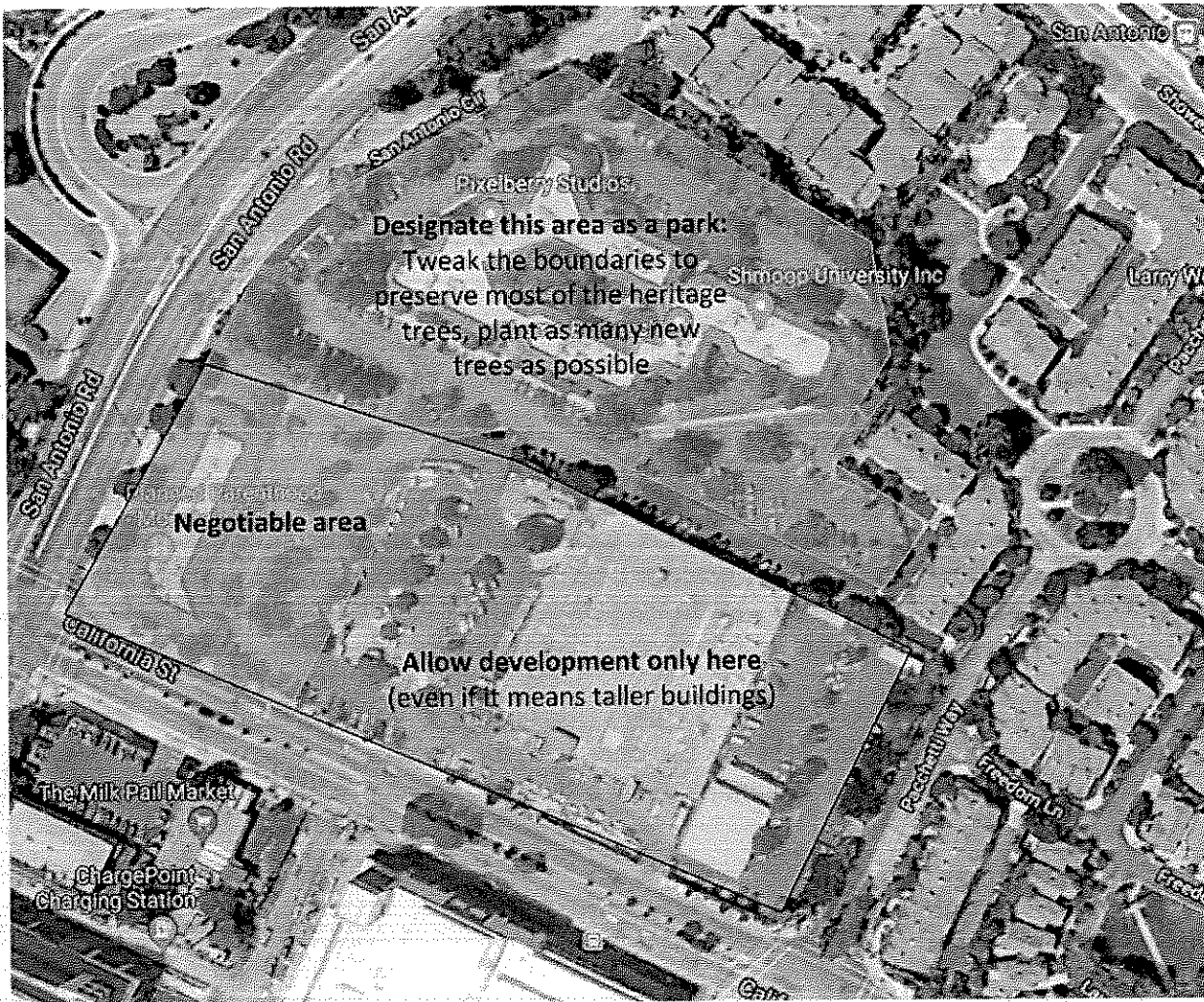
Thank you very much for taking the time to talk to me on the phone today and explain the situation with the proposed development.

To follow up on our discussion, here is the map of what I was suggesting as far as designating a portion of the area for the new park that would allow preserving the heritage trees. This is just an example: I cannot remember the exact locations of the trees, but the idea is to allocate to the park a significant area that includes as many of the existing trees as possible, with an option to compensate with taller buildings allowed in the development.

As far as common open areas, we would prefer to see more trees (for shade), drought-resistant plants, and mulch, even in the areas designated for outdoor events and concerts. There is nothing wrong with sitting under a tree to listen to a concert - it's cooler and you're less likely to get a sunburn.

Thank you very much again,

Valentin



Brooks, Linda

From: Rebecca Davis <rebecca@lozeaudrury.com>
Sent: Wednesday, June 06, 2018 2:39 PM
To: epc@mountainview.gov;

Subject: Public Comment - North of California Street Master Plan
Attachments: 2018.06.06 LIUNA Comments_North of Cal. Master Plan.pdf

Honorable Members of the Planning Commission:

On behalf of Laborers International Union of North America, Local 270, please find the attached comments regarding the North of California Street Master Plan Project, to be considered at tonight's Environmental Planning Commission Hearing.

Sincerely,

Rebecca Davis

Rebecca L. Davis
Lozeau | Drury LLP
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rebecca@lozeaudrury.com

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Via Email and Hand Delivery

June 6, 2018

Margaret Capriles
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Re: Comments on North of California Street Master Plan Project, PL-2017-071, PL-2017-072, and PL-2017-159

Dear Environmental Planning Commission:

This letter is submitted on behalf of Laborers International Union of North America, Local Union 270, and its members living in and around the City of Mountain View (collectively "LIUNA") regarding the North of California Street Master Plan Project and its Initial Study ("IS") (PL-2017-071, PL-2017-072, and PL-2017-159) (the "Project").

The City of Mountain View ("City") is proposing to approve the Project without preparation of an Environmental Impact Report ("EIR") or a Mitigated Negative Declaration ("MND") under CEQA based on the contention that the Project is consistent with a 2014 EIR for

the San Antonio Precise Plan. After reviewing the initial study and the 2014 SAP EIR, it is clear that the City must prepare an EIR for the Project to analyze the significant environmental impacts of the Project that have not been previously analyzed, and to propose all feasible mitigation measures and alternatives to reduce those impacts.

FACTUAL BACKGROUND

Project Description: The proposed project is a mixed-use development in four new buildings totaling 699,533 square feet, including up to 642 residential apartment units and approximately 20,000 square feet of ground-floor commercial space including a mix of retail, restaurants/food service uses, and a small office area to be reserved for nonprofit organizations. IS, p. 1-5. Prior to construction, the Project would involve the demolition of the existing uses on the site, which total approximately 123,000 square feet. The existing site uses include a 70,000 square foot office building, a 40,000 square foot former Safeway grocery store, and 13,000 square feet of retail. *Id.* The Project would be located on an 8.63-acre site at 2580 and 2590 California Street and 201 San Antonio Circle, in the City of Mountain View in Santa Clara County.

San Antonio Precise Plan: In December, 2014, the City approved the 123-acre San Antonio Precise Plan ("SAPP") which is intended to implement the goals and policies of the City of Mountain View 2030 General Plan for the San Antonio Change Area. IS, p. 5. "The SA Precise Plan identifies planning principals and policies, development regulations, and an implementation strategy for approximately 123 acres of land including and surrounding the San Antonia shopping area, largely comprised of the San Antonio Change Area identified in the 2030 General Plan." SAPP EIR, p. 3. "The SA Precise Plan includes specific policies and development standards for circulation, land use, urban design, open space, pedestrian, and bicycle mobility; intensity and heights; off-site improvements; and programmatic requirements, including parking and transportation demand management." *Id.*

As part of the approval of the SAPP, the City certified an EIR for the SAPP, which tiered off of the 2030 General Plan SEIR ("SAPP EIR"). IS, p. 5. The SAPP EIR was prepared as a program-level EIR pursuant to Pub. Res. Code § 15168, and considered the broad environmental impacts of the SAPP. *Id.* The SAPP EIR determined that, with adopted mitigation measures, SAPP would have no significant impacts. *Id.*

The instant Project is proposed to be located within the northern portion of the SAPP. The SAPP EIR acknowledged that "subsequent development of the SAPP area would occur in multiple years and phases. As those phases are proposed, such as the project, they are evaluated to determine whether the entitlements/actions proposed fall within the scope of the approved EIR..." *Id.*

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ANALYSIS

I. An EIR Is Required Because There Is Substantial Evidence Supporting A Fair Argument That The Project Will Have Significant Environmental Impacts.

The Staff Report states that the project “would not result in any new or substantially more severe environmental impacts compared with those evaluated in the previously certified EIR. As a result, the project is covered by the previous environmental review, and no additional environmental review is needed.” Staff Report, pp. 26-27. This analysis is wrong for two reasons.

First, the City may not rely on the SAPP EIR because it did not consider the Project in its analysis, and the Project greatly exceeds what was analyzed in the SAP EIR. The IS admits that the Project will result in an additional 144 units of housing that were not analyzed in the SAPP EIR. IS, p. 2-6. A program EIR cannot be used to support approval of an activity that is outside the scope of the program reviewed in the program EIR. *Sierra Club v. San Diego* (2014) 231 Cal.App.4th 1152, 1164. Since the Project is outside of the scope of the SAPP EIR, the Project must be analyzed as a new project under CEQA section 21151, and an EIR prepared if the Project may have a significant environmental impact.

Second, the City’s analysis is wrong because the Project will have significant environmental impacts that were not analyzed in the SAPP EIR. When a program-level EIR is prepared and certified for a program or plan, and a later project is proposed, CEQA directs agencies to “tier” EIRs whenever feasible. *Sierra Club v. County of Sonoma* (1992) 6 Cal. App. 4th 1307, 1318; Pub. Res. Code § 21068.5. Section 21068.5 defines tiering as “coverage of general matters and environmental effects in an [EIR] prepared for a policy, plan, program or ordinance followed by narrower or site-specific [EIR's] which incorporate by reference the discussion in any prior [EIR] and which concentrate on the environmental effects which (a) are capable of being mitigated, or (b) were not analyzed as significant effects on the environment in the prior [EIR].” Pub. Res. Code § 21068.5; 14 CCR 15152.

Section 21094 provides the procedures to be followed for tiered EIRs. “Where a prior [EIR] has been prepared and certified for a program [or] plan, ... the lead agency for a later project that meets the requirements of this section shall examine significant effects of the later project upon the environment by using a tiered [EIR], except that the report on the later project need not examine those effects which the lead agency determines were ... examined at a sufficient level of detail in the prior [EIR]...” Pub. Res. Code § 21094(a). Subdivision (c) of section 21094 provides: “For purposes of compliance with this section, an initial study shall be prepared to assist the lead agency in making the determinations required by this section. The initial study shall analyze whether the later project *may cause significant effects on the environment* that were not examined in the prior [EIR].” (emph. added).

The italicized language is identical to that found in section 21151 of CEQA, which requires agencies to prepare an EIR for any project “which *may have a significant effect on the*

environment.” (emph. added). The courts have construed this to mean that the legislature established the same low-threshold fair argument standard of review for tiered EIRs as it did for projects initially being analyzed under 21151. *Sierra Club v. Sonoma*, 6 Cal.App.4th at 1319. “In other words, if there is substantial evidence in the record that the later project may arguably have a significant adverse effect on the environment which was not examined in the prior program EIR, doubts must be resolved in favor of environmental review and the agency must prepare a new tiered EIR, notwithstanding the existence of contrary evidence.” *Id.* at 1319.

The City was required by section 21094(c) to consider whether the Project may cause significant effects on the environment that were not examined in the SAPP program EIR. If there is any substantial evidence that the Project may arguably have significant impacts, the City was required to prepare a tiered EIR, even if the record contains contrary evidence. *See Sierra Club v. Sonoma*, 6 Cal.App.4th at 1320-21.

Since the record contains substantial evidence that the Project may have significant impacts that were not examined in the SAPP EIR, the City was required to prepare an EIR for the Project.

A. The Project Will Have A Significant Air Quality Impact.

The IS admits that the SAPP EIR did not analyze the Project’s construction-related emissions of Toxic Air Contaminants (“TACs”) “because of the lack of specific construction information (e.g. construction equipment, duration of construction period), given the program-level analysis of the SAPP.” IS, p. 4-9. “Because toxic construction-related health risks are dependent on the type of construction equipment use and duration of the construction period, the SAPP EIR did not identify project-level health risk and associated impacts.” *Id.* The IS, however, does include an analysis of the Project’s construction-related impacts to sensitive receptors. *Id.* at 4-10. The analysis concludes that the Project will increase cancer risks to infants to 93.41 in one million, or more than nine times the CEQA threshold of significance of ten in one million. *Id.* This is a significant impact that was not examined in the program EIR. As a result, the City is required to prepare an EIR or a mitigated negative declaration to fully analyze and mitigate this impact. The City’s failure to do so violates CEQA.

It appears that the City is attempting to get around the requirement to prepare an EIR by proposing an additional mitigation measure to reduce this impact, but couching it as part of Mitigation Measure AIR-1, which is already required by the SAPP EIR. The City cannot avoid its responsibility to prepare an EIR.

Mitigation Measure AIR-1, contained in the SAPP EIR, states:

All new development projects, associated with implementation of the SA Precise Plan, which include buildings within 1,000 feet of a residential dwelling unit shall conduct a construction health risk assessment to assess emissions from all construction equipment during each phase of construction prior to issuance of building permits. Equipment usage

shall be modified as necessary to ensure that equipment use would not result in a carcinogenic health risk of more than 10 in 1 million, an increased non-cancer risk of greater than 1.0 on the hazard index (chronic or acute), or an annual average ambient PM_{2.5} increase greater than 0.3 µg/m³. (LTS).

The proposed Conditions of Approval of the Project explain:

As a requirement of Mitigation Measure AIR-1, the project is required to conduct a construction health risk assessment (HRA) to assess health risk impacts on residential receptors within 1,000' of the project from all construction equipment during each phase of construction prior to issuance of building permits. An HRA was completed for the project, which indicated that equipment use modifications are needed to meet the standards in Mitigation Measure AIR-1. Therefore, Mitigation Measure 4.3-1 is included below to reflect the necessary modifications and satisfy the project-specific requirements pertaining to Mitigation Measure AIR-1. The following mitigation measure shall be implemented to reduce construction-related emissions associated with development of the project:

MM 4.3-1

All diesel-powered construction equipment operating on-site shall meet EPA particulate matter emissions standards for Tier 4 engines, equivalent to reducing diesel PM emissions by 89 percent over the project on-site construction emissions of 349 pounds per year of PM_{2.5}. The construction contractor may use other measures to minimize construction period diesel PM emissions to an equivalent degree by using equipment that includes CARB-certified level 3 diesel particulate filters, alternatively-fueled equipment (e.g., nondiesel), added exhaust devices, or a combination of measures, provided that these measures are approved by the City and demonstrated to reduce risk impacts to a less-than-significant level (achieving a minimum 89 percent reduction in diesel PM emissions and reaching a level not to exceed 38 pounds per year).

Proposed Resolution for Project, CUP 81, p. 14.

The City's admission that an additional mitigation measure is needed is itself evidence that the Project will have a significant impact that must be analyzed and mitigated in an EIR. The City must analyze this significant air-quality related health risk and adopt mitigation measures in an EIR to reduce the Project's significant project-related impacts that were not analyzed in the SAPP EIR. Pub. Res. Code § 15168(c)(1). The City's failure to do so is an abuse of discretion.

B. The Project Will Have A Significant Impact on Heritage Trees.

A significant impact results from a project under CEQA if it will "[c]onflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance." CEQA, Appendix G. The City has a Heritage Tree Ordinance which provides:

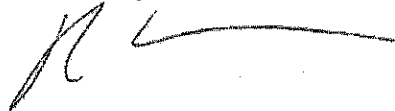
- a. Any person who owns, controls, has custody or possession of any real property within the city shall maintain and preserve all heritage trees located thereon in a state of good health. Failure to do so shall constitute a violation of this section.
- b. No person shall willfully injure, damage, destroy, move, or remove a heritage tree except pursuant to the terms and conditions of a permit granted pursuant to this article.
- c. Construction/grading activity. Any owner or person who conducts any grading or construction activity on property shall do so in a matter as to not threaten the health or viability or cause the removal of any heritage tree. The director or the community development director may impose conditions on any city permit to require construction fencing and/or the use of protective grading methods to assure compliance with this section...

The Project site contains 94 Heritage Trees, of which 78 would be destroyed as part of the Project. Removal of these trees violates the Heritage Tree Ordinance, which constitutes a significant effect under CEQA. This impact was not analyzed in the SAPP EIR. As a result, the City is required to prepare an EIR to analyze and mitigate this significant impact.

CONCLUSION

For the foregoing reasons, LIUNA requests the City not approve the Project, and instead prepare an EIR for the Project to fully analyze and mitigate its significant environmental impacts. Thank you for your attention to these comments.

Sincerely,



Rebecca L. Davis
Lozeau | Drury LLP

Brooks, Linda

To: Hodge, Mariya
Subject: RE: Tonight: Proposed Project California Street and San Antonio Circle

-----Original Message-----

From: Sheryl [mailto:]
Sent: Wednesday, June 06, 2018 1:35 AM
To: Hodge, Mariya
Subject: Tonight: Proposed Project California Street and San Antonio Circle
Importance: High

Dear Mariya,

I plan to attend tonight's Environmental Planning Commission meeting about the proposed project at California Street and San Antonio Circle. I have been in touch with Lisa Roche. Here is my email to her; I thought I would pass it on to you.

"...I have additional comments about the project on San Antonio Circle by the Old Mill and the former Safeway. They're removing all the redwood trees!!!!!! NO NO NO!!!!!! And I want to make sure that San Antonio Circle is not closed or at worst not closed for long. If the street is closed, then it must be marked with the dates that the sidewalk will be closed for pedestrians, unlike the San Antonio Road's Merlone and Geier project. The whole project was and is exceptionally poor planning for pedestrians. I will also send those comments about this project to Mariya Hodge."

Every day, I walk through the Old Mill or up San Antonio Circle between California Street and the Caltrain station. It's the easiest way to get from 210 San Antonio Circle to the Northbound/Eastbound stop for the 35 & 32 VTA. Please insist that the new development will be pedestrian friendly. Pedestrians like to get where they're going, especially if they're carrying groceries. So pedestrian friendly means we like straight sidewalks, not curvy ones. Sidewalks should be wide enough for two people with personal shopping carts to pass one another. Not Like the narrow sidewalks of the North side of San Antonio Road or the Merlone and Geier development. With all the construction between Miller and Fayette, you would think that they would triple the size of the sidewalk because all the poles, etc. block the path. Two people without carts can't even pass. This is what I'm afraid will happen at this development. Besides tearing down the redwood trees. That is a sin.

Unforgivable.

Looking forward to meeting you,
Sheryl Stark

BTW In addition to the sculpted transistors, will there be a commemorative plaque marking the foundation of Silicon Valley?

-----Original Message-----

From: spike [mailto:]
Sent: Thursday, May 31, 2018 1:38 PM
To: Roche, Lisa
Subject: San Antonio Circle neighborhood

Hi Lisa,

Thanks for our talk the other evening. Just a reminder here, I live at San Antonio Place at 210 San Antonio Circle. This housing is mainly for seniors and the disabled. The landmarks are Franciscan Glass and Bruce Bauer Lumber. Even with the stop ahead sign, traffic doesn't stop. I count the cars while I'm sitting at the bus stop. Very few stop and even fewer come to a complete stop. The bus stop is at Franciscan Glass and I need to cross the street to get there. When I cross the street, I only walk as far as the center of the street, stare down the cars and see if they stop. They don't always stop. I'm afraid of getting run over. Perhaps a 'Yield to Pedestrians' sign might help, particularly on the corner by Franciscan Glass. Or have the corner checked by a hidden police car. I have additional comments about the project on San Antonio Circle by the Old Mill and the former Safeway. They're removing all the redwood trees!!!!!! NO NO NO!!!!!! And I want to make sure that San Antonio Circle is not closed or at worst not closed for long. If the street is closed, then it must be marked with the dates that the sidewalk will be closed for pedestrians, unlike the San Antonio Road's Merlone and Geier project. The whole project was and is exceptionally poor planning for pedestrians. I will also send those comments about this project to Mariya Hodge.

Thanks for everything!
Sheryl Stark

Brooks, Linda

To: Valentin A
Subject: RE: development and tree removal

From: Valentin A **Sent:** Tuesday, June 05, 2018 6:08 PM
To: Hodge, Mariya
Cc: Community.Development
Subject: Re: development and tree removal

Dear Ms. Hodge,

Thank you for taking the time to reply. I may or may not be able to attend the hearing for family reasons. I have a couple more questions/comments:

- 1) I am struggling to understand what happened to the plan of using this space for the LASD school site. I could not find any explanation anywhere in the documents.
- 2) In the proposed development plans, the "open space" is literally "open," i.e. it's another open green lawn, which has to be watered with precious water and is hardly a replacement for mature redwood trees that provide shade. I'm sure there must be a way to plan the development around preserving most of the existing trees, adding more trees and minimizing green lawns that are hardly "green," given California's water shortages.
- 3) If such a large-scale residential development is really unavoidable in spite of all potential negative impacts to surrounding neighborhoods (traffic, parking shortages, tree removal, etc.), at least it should be required to include a significant percentage of apartments designated for affordable housing.
- 4) Finally, could the new buildings be matched to the design of The Crossings or, at least, not be in the modern architectural style that nobody seems to like, except the developers for some reason?

Thank you very much!

Valentin

On Tue, Jun 5, 2018 at 5:38 PM, Hodge, Mariya <Mariya.Hodge@mountainview.gov> wrote:

Dear Valentin,

Thank you for sharing your comments. They have been provided to the Environmental Planning Commission (EPC) in advance of tomorrow's hearing. I would be happy to talk with you further about your concerns if you'd like. You're also welcome to attend the EPC hearing and provide additional comment in person. As a note, the project plans, staff report, and associated documents have been posted on the City's website at <http://laserfiche.mountainview.gov/Weblink/Browse.aspx?startid=217832>.

Regards,

Mariya

Mariya Hodge, AICP
Senior Planner

City of Mountain View | Community Development Department
P: 650.903.6452 | F: 650.962.8501
E-mail: mariya.hodge@mountainview.gov

From: Valentin A [mailto:]
Sent: Tuesday, June 05, 2018 11:28 AM
To: Hodge, Mariya; Community.Development
Subject: development and tree removal

Dear Ms. Hodge and members of community development department:

As a longtime resident of Mountain View, I am horrified by the proposed removal of 78 heritage trees at the 2580 and 2590 California St. and 201 San Antonio Circle site. While the developer may claim that they will plant new trees, these new trees will take many years to mature and provide shade. Also, many of the trees marked for removal are beautiful redwoods and birches to nobody plants anymore. An ideal solution would be to demolish buildings and asphalt parking lot at this site and plant new trees in addition to existing trees, designating this office building site as a new, much needed, park.

I am also extremely disappointed with the proposed residential/commercial development at this site, as I was under the impression that the City of Mountain View was working with the Los Altos School District to build a new school there, while preserving existing trees as a neighborhood park. This would have been a good solution not only for adding park space in this area, but also for relieving school-related traffic on San Antonio and Del Medio.

While residential developments are necessary, they must be accompanied by adding, not removing, trees, parks, and neighborhood schools. In my opinion, it is the job of the City of Mountain View to enforce this, even when it is faced with pressure from the developers.

Thank you,

Valentin Abramzon

Brooks, Linda

From: Valentin A
Sent: Tuesday, June 05, 2018 11:28 AM
To: Hodge, Mariya; Community.Development
Subject: development and tree removal

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While residential developments are necessary, they must be accompanied by adding, not removing, trees, parks, and neighborhood schools. In my opinion, it is the job of the City of Mountain View to enforce this, even when it is faced with pressure from the developers.

Thank you,

Valentin Abramzon

Brooks, Linda

From: RP <...>
Sent: Tuesday, June 05, 2018 8:51 AM
To: Hodge, Mariya
Subject: Public Hearing 6th June June 2018

Hi Ms. Hodge,

Ref: Public Hearing 6th June June 2018, Application Numbers PL- 2017-071, PL-3017-072, and PL-2017-159

I am writing to you regarding the public hearing for removal of 78 heritage trees in 2580 and 2590 California Street and 201 San Antonio Circle. I am a long time resident an of Mountain View and have the following questions regarding the proposed project:

1. What is the basis for cutting down these trees, this project? As far as I understand, the use of this parcel is being debated either for building a school or a mixed office-residential project.

2. Did any one consider noise and air pollution that will be caused by cutting down these trees, especially since the current residents are now sandwiched between the train track and a huge commercial complex with a public garage?

3. Was an environmental impact assessment conducted for this project? If yes. what were the conclusions of the environmental impact report?
Who conducted the research and authored this report?

4. If tree removal is necessary, why do we need to cut down 78 trees? Can the plan be modified to reduce the number of trees that will be cut down?

Please forward my questions to the decision making community and get back to me.

Thanks,

*Ruta Phadnis
Crossings
Mountain View*

Brooks, Linda

To: Brooks, Linda
Subject: RE: EPC Meeting June 6, Agenda Item 5.1 – Public Hearing re 2580 and 2590 California Street and 201 San Antonio Circle

From: donna yobs []
Sent: Monday, June 04, 2018 10:09 PM
To: EPC Members
Cc: , City Manager; Williams, Stephanie; Hodge, Mariya; Tsuda, Randy; Chen, Wayne; City Clerk
Subject: Re: EPC Meeting June 6, Agenda Item 5.1 – Public Hearing re 2580 and 2590 California Street and 201 San Antonio Circle

Dear Chair Hehmeyer and Members of the EPC,

The LWV would like to comment on the upcoming Agenda item 5.1, please see attached PDF document or plain text below.

Sincerely,
Donna Yobs

----- Included Text -----

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 are pleased to see that 632 new units of rental housing are being proposed in an area near transit and near jobs.

However, we are disappointed that Greystar plans to pay Rental Housing Impact Fees for this development rather than building the below-market rate units (BMRs) on site. We understand that the RHIF will help to build affordable housing elsewhere later. However, as we have stated before, we believe that including the BMRs on site has been shown to be a socioeconomic and political success throughout California. Inclusionary zoning also typically means that the affordable units are built sooner, as it often takes a long time, especially in this tight market, for a nonprofit to find suitable land for building an all-affordable project.

For these reasons, we urge the City to require that Greystar build BMRs on site. This requirement could perhaps be based upon the discretionary act of allowing the use of publicly accessible open space to be included as part of the project's residential common open space requirement. We also hope that the number of BMRs required will be equivalent at least to the 10% BMR requirement of the City's ordinance before the Palmer case. We would, of course, be delighted to see 15% of the 632 units be built as BMRs per the Council's recent decision to increase the percentage.

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

Brooks, Linda

From: Sherril Brennan
Sent: Monday, June 04, 2018 8:31 AM
To: Hodge, Mariya
Subject: Heritage tree removal at Old Mill Site

Dear Ms. Hodge,

I am writing to express my opinion that the utmost efforts should be made to save as many as possible of the 78 Heritage trees at the site of the proposed development at what used to be known as The Old Mill. We must use our innate creativity as human beings to take a new approach to development by preserving what is precious and valuable to the ecosystems of air, insects and bird life while planning any new construction.

Thank you for your consideration.

Sincerely,

Sherril Brennan

Sent from my iPhone

Brooks, Linda

From: Izzie Tiffany
Sent: Monday, June 04, 2018 11:39 AM
To: Hodge, Mariya
Subject: 2580 & 2590 Cal St. & 201 San Antonio Circle

Ms Hodge-

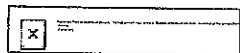
I live at [redacted] have a much better idea for that space. Because the last thing we need are costly Apts that no-one lives in. We already have a huge useless building across the street. (I could go on).

Here is my suggestion. Put in a park !! Keep Old Mill b/c the building is in really good shape & you can use it for all kinds of recreation classes & rent out space for corporate parties, or lectures. I know for a fact that the senior center needs a bigger space for it's Holiday Bazaar. You don't have to cut down any trees (except the dead ones). I know we have Rengstroff park, but we have NOTHING up this way. That's my biggest complaint about the useless building across the street. No In & Out Burger, No Ross. Among other things.

I sincerely hope other people say No! to this idea of Apt Complexes.

Izzie Amelie Tiffany

From: L L <mail@changemail.org>
Sent: Sunday, June 03, 2018 10:27 AM
To: Hodge, Mariya
Subject: New petition to you: DO NOT REMOVE 78 HERITAGE TREES



New petition

City of Mountain View – L L started a petition on Change.org and listed you as a decision maker. Learn more about L L's petition and how you can respond.

**City of Mountain View Environmental Planning
Commission: DO NOT REMOVE 78 HERITAGE
TREES**

Petition by L L · Started Jun 03, 2018

A request to remove 78 Heritage trees from 201 San Antonio Circle and adjacent streets has been requested. This includes at least 53 Redwood trees, some of which are... [Read more](#)

[View the petition](#)

WHAT YOU CAN DO

1. View the petition

Learn about the petition and its supporters. You will receive updates as new supporters sign the petition so you can see who is signing and why.

2. Respond to the petition

Post a response to let the petition supporters know you're listening, say whether you agree with their call to action, or ask them for more information.

3. Continue the dialogue

Read the comments posted by petition supporters and continue the dialogue so that others can see you're an engaged leader who is willing to participate in open discussion.

CHANGE.ORG FOR DECISION MAKERS

On Change.org, decision makers like you connect directly with people around the world to resolve issues. [Learn more](#)

This notification was sent to mariya.hodge@mountainview.gov, the address listed as the decision maker contact by the petition starter. If this is incorrect, please [post a response](#) to let the petition starter know.

Change.org · 548 Market St #29993, San Francisco, CA 94104-5401, USA

Brooks, Linda

From: Kristina Pereyra <
Sent: Sunday, June 03, 2018 8:36 AM
To: Hodge, Mariya
Subject: Heritage trees at Old Mill site

I've chosen to live in a walkable neighborhood where mixed-use sites are appropriate and beneficial. The project at Old Mill sounds quite good, allowing people to live close to amenities they can use without using a car.

However the removal of so many heritage trees for construction convenience is a serious flaw in the plan.

The developer should be required to work around existing trees - as many as possible - and only remove trees within the footprints of buildings. There should be substantial fines and penalties for any additional trees removed, or trees "accidentally" harmed during the process that have to be removed within five years of completion. Trees removed should be replaced at a 1:4 ratio.

A recent project on El Camino showed five heritage trees in the diagrams and sketches of the finished site, as presented to City Council. Early in construction, three were removed without authorization. A fourth was irreparably harmed by having its roots cut during construction. These trees were habitat for animals, shade for the streets and buildings, but now they are gone thanks to careless management of our city's Canopy.

I urge you to preserve and replenish our city's large tree population.

--Kristina Pereyra

Brooks, Linda

From: Peggy Murphy
Sent: Friday, June 01, 2018 5:52 PM
To: Hodge, Mariya
Subject: Please keep heritage trees

As a resident on Mountain View, I do not want the heritage trees removed from the former Old Mill site.

Thank you,
Peggy Murphy
Mountain View

Sent from my iPhone

Brooks, Linda

From: mittner1r
Sent: Friday, June 01, 2018 1:21 PM
To: Hodge, Mariya
Subject: Preserve Heritage Trees at Old Mill Site

It is important to preserve the tree canopy in Mountain View. Heritage trees can take 30 to 80 years to grow to the majestic shade trees we see today.

78 Heritage Trees are proposed for removal as part of a mixed-use project to be built at the Old Mill Site (2580 & 2590 California Street and 201 San Antonio Circle). I would like to see as many of those trees preserved as possible to keep that neighborhood beautiful, healthy, and green.

Please consider how this new mixed-use development could be designed to preserve as many of the heritage trees as possible. Please only allow removal of trees where actual buildings will be erected. Please encourage the developer to design around the majority of the trees and incorporate them into a green plan for the site.

From: Eric Lemons
Sent: Friday, June 01, 2018 11:17 AM
To: City.Council; Hodge, Mariya; Trconic, Jakob; , Parks
Subject: Preserving Heritage Trees at 2580 & 2590 California Street and 201 San Antonio Circle

Dear City of Mountain View Representatives:

The proposed development (Application Nos.: PL-2017-071, PL-2017-072, and PL-2017-159) at 2580 & 2590 California Street and 201 San Antonio Circle (Old Mill Site) includes the removal of 78 heritage trees. Our heritage trees are precious. They provide beauty, local temperature regulation and CO2 absorption.

Please consider how this new mixed-use development could be designed to preserve as many of the heritage trees as possible. Please only allow removal of trees where actual buildings will be erected. Please encourage the developer to design around the majority of the trees and incorporate them into a green plan for the site.

I was sad to see some of the most beautiful heritage trees at the McKelvey Park project removed for convenience during the construction phase even though they would have been in the neighborhood mini-park post construction.

Preserving the trees at the Old Mill Site will require planning, strict language in the permits, significant financial penalty or permit revocation for unauthorized removal or destruction, and active monitoring during construction to ensure the survival of the heritage trees selected for preservation.

Promising to plant seedlings is not equivalent to preserving heritage trees that took 30 to 80 years to grow to the majestic shade trees we see today.

Please get involved and actively advocate for our heritage trees and keep this planned mixed-use neighborhood beautiful and green.

Eric

Brooks, Linda

From: Irina Zaks
Sent: Friday, June 01, 2018 6:42 PM
To: City.Council; Hodge, Mariya; Trconic, Jakob; , Parks
Subject: Please preserve Heritage Trees at 2580 & 2590 California Street and 201 San Antonio Circle

Dear City of Mountain View Representatives: The proposed development at 2580 & 2590 California Street and 201 San Antonio Circle (Old Mill Site) includes the removal of 78 heritage trees (Application Nos.: PL-2017-071, PL-2017-072, and PL-2017-159) .

Our heritage trees are precious. They provide beauty, **local temperature regulation and CO2 absorption**. Please consider how this new mixed-use development could be designed to **preserve as many of the heritage trees as possible**. Please only allow removal of trees where actual buildings will be erected. Please encourage the developer to design around the majority of the trees and incorporate them into a green plan for the site. It is very sad to see how many beautiful heritage trees are removed all over Mountain View!!! Please get involved and actively advocate for our heritage trees and keep this planned mixed-use neighborhood beautiful and green. **Irina Zaks**

Brooks, Linda

From: Cheryle Gail
Sent: Thursday, May 31, 2018 11:49 PM
To: Hodge, Mariya
Subject: No high density building!!!

Enough is enough! STOP THE BUILDING! Donnot cut any trees down.
Cheryle Gail

Life should not be a journey to the grave with the intention of arriving safely in an attractive and well preserved body, but rather to skid in sideways, champagne in one hand- strawberries in the other, body thoroughly used up, totally worn out, Screaming Woo Hoo, What a Ride!

Hodge, Mariya

From: Brandy Vanderheiden
Sent: Thursday, May 31, 2018 9:33 AM
To: Hodge, Mariya
Subject: Comments for North Mountain View Tree Removal

I am writing to advocate for the defense of the 78 heritage trees marked for destruction. Having spent many years in the area I find the trees add a real atmosphere to the area that is rapidly changing and growing. As we construct, change, and accommodate our growing population, it is important that we do not lose the "heritage" of these trees. The reality being, once these trees are removed, they are gone; trees take decades to grow to this size, and the heritage is lost - for what, for the trees to be cut down again for convenience or financial gain in the future? Growth is inevitable, but intelligent growth is what will sustain us as a community; it will define how our environment looks and feels. Simply cutting, paving and building is a model that rewards a small group and penalizes everyone else. It is a cost our community cannot afford.

If you grant this permit for removal, please at least prohibit any change from happening until the buildings are ready to be razed. Destroying these trees prematurely would significantly impact the quality of the environment where I do business.

Thanks for listening,
Brandy Vanderheiden
Mountain View Sole Proprietor

Brandy Vanderheiden MFT

Mountain View, CA

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[Watch on YouTube](#)

Hodge, Mariya

From: Elizabeth Bishop
Sent: Wednesday, May 30, 2018 1:40 PM
To: Hodge, Mariya
Subject: Re: MV project

Ms. Hodge,

Thank you for your reply and thank you for your explanation. I also appreciate your offer to go over the site plan.

It seems there is sensitivity to the trees - and that is good. So glad to see that there will be a replanting of trees and a approach to saving the redwoods. The site plan for 632 residences is very aggressive however. Many of those residences will have multiple people in them. I do hope there is a way to trim the amount of residences way back. With underground parking available, many residences will also have multiple cars. Cars and people. Lots of them. There has been a ton of residential development in Mountain View over the last few years. We need to top out - for our own sake, for the environment and for our resources. Schools are over run already.

I will look for the site plan online. Can you tell me where to find it? I will let you know if I have any questions. I hope that many in the surrounding communities along with other people are asking some pointed questions that are needed for this very ambitious planned community. We really need to find a balance between development and the reality of taking on so many people.

Thank you,

Liz Bishop

Sent from my iPhone

Hodge, Mariya

From: Elizabeth Bishop
Sent: Wednesday, May 30, 2018 7:31 AM
To: Hodge, Mariya
Subject: MV project

Ms. Hodge,

I am very concerned about the proposed project at 2580 & 2590 St and San Antonio Circle. There are 78 trees to be eliminated in order to combine the lots. 78?? That seems excessive and very poor planning. There must be a way to save more of the trees. Clever thoroughfares and/or sidewalks through some of the trees? Break up the building in some way? A park in the middle of the trees? We do need oxygen particularly with more people moving in. Which is another concern; 632 residences?? That is truly excessive, greedy --- and will heap more traffic upon the traffic we already deal with. The architect, city planners and environmentalists need to use a more of a practical approach to this project. They must use their training and cleverness to come up with something that is not so massive and imposing. Too many people and too many destroyed trees does not a community make. Please use the city's influence with the professionals to re think this poorly designed project in Mountain View.

Thank you,

Liz Bishop
The Crossings

Sent from my iPhone

Hodge, Mariya

From: Brian Mason
Sent: Tuesday, May 29, 2018 3:53 PM
To: Hodge, Mariya
Subject: Question

Hi Mariya –

I am guessing you have received a few emails since Friday.

I was shocked and embarrassed to see the signs pinned to the trees at the 201 San Antonio Circle. I understand that real estate is at a premium, but it seemed at the surface that the designers and decision makers here were lacking creativity and constraints. How can you chop down 78 heritage trees without strongly considering options for how to include them in the new plan for the space?

I am not an environmentalist. I am not a tree hugger. But I love natural beauty, and this appalled me.

Please reconsider, or provide more explanation.

Thanks.

Hodge, Mariya

From: Emre Açıksöz
Sent: Wednesday, May 30, 2018 11:31 AM
To: Hodge, Mariya
Subject: Re: tree removal near san antonio cir

Thank you for the information, glad to hear this was an error.
If the school district ends up buying the property should we expect the same level of tree removal?

thanks,
Emre

On Wed, May 30, 2018 at 10:12 AM, Hodge, Mariya <Mariya.Hodge@mountainview.gov> wrote:

Dear Emre,

Thank you for bringing this to my attention. The large redwood trees next to the Crossings fence are not being removed, and it appears they were incorrectly taped. The taping will be rechecked and corrected today.

Many of the on-site trees are being removed for the project because they are in conflict with future buildings, roadways, or underground parking. Staff has worked with the developer to save as many of the mature trees as possible. Most of the trees along the Crossings fence will be saved. If you have any questions about specific trees on the site, including whether they will be removed or why, you're welcome to contact me for additional information. I would be happy to go over the plans with you and any other neighbors who are concerned. We will also be posting the plans, staff report, and other documents on Friday for public review.

Again, thank you for bringing your concerns and the incorrect markings to my attention.

Regards,

Mariya

Mariya Hodge, AICP
Senior Planner

City of Mountain View | Community Development Department
P: 650.903.6452 | F: 650.962.8501
E-mail: mariya.hodge@mountainview.gov

Hodge, Mariya

From: Emre Açıköz
Sent: Tuesday, May 29, 2018 2:12 PM
To: Hodge, Mariya
Subject: tree removal near san antonio cir

Hi Mariya. I ran into the tree removal signs yesterday. I am shocked to see that the giant redwood trees next to the fence with the crossings neighborhood are also marked for removal. this makes so sense as these trees are at the border of the property. Just on the other side of the fence you can see other giant redwood trees belonging to the Crossings. It makes no sense to remove these trees at the border since the land wont be useful with the other trees across the fence and also because this is literally at the border of the property. I imagine they cannot build there.

thanks for taking my comments
Regards,

Emre Aciksoz

Mountain View





City of Mountain View
Notice of Proposed

TREE REMOVAL

NOTICE IS HEREBY GIVEN that the Environmental Planning Commission will hold a public meeting at its regularly scheduled meeting on June 6, 2018, at 7:00 p.m. or thereabouts, and the City Council will hold a public meeting at its regularly scheduled meeting on June 26, 2018, at 6:30 p.m. or thereabouts, in the Council Chambers located on the second floor in the Mountain View City Hall building, 500 Castro Street, at which time all interested parties may be heard regarding:

A request for City approval to remove 78 Heritage trees located on these properties, 2580 and 2590 California Street and 201 San Antonio Circle.

Comments will be accepted up to and including the day of the hearings. Interested parties may comment verbally at the meetings or in writing submitted to Mariya Hodge, the project planner, Community Development Department, P.O. Box 7540, Mountain View, California 94039-7540. For further information contact Mariya Hodge in the Community Development Department at 650-902-6306 or at mariya.hodge@mountainview.gov.

Date of Posting: **May 25, 2018**

Hodge, Mariya

From: Marcus Middleton
Sent: Tuesday, May 29, 2018 10:54 AM
To: Hodge, Mariya;
Subject: Re: 2580/2590 California St
Attachments: City Planning.pdf

Hello Mariya,

I really did appreciate you meeting with me last year to discuss the North of California Street Master Plan area. I told my children how approachable the city government is and how residents are listened to and can make a difference.

I was dismayed to see that 78 Heritage Trees are still slated to be destroyed and that they have already been tagged. I will try to attend the hearing on June 6, but have sole custody of my children at that time. In the event that I miss it, I am attaching a letter outlining my objections.

If there is any way to avoid this enormous scale of tree removal, I urge you to take it.

Is this property still being considered as a potential 10th LASD school site?

Best,

Marcus Middleton

Mountain View

Marcus Middleton

5/29/18

2580 California Street - Environmental Planning

I strongly object to the proposed development by Greystar at 2580 & 2590 California Street and 201 San Antonio Circle, in particular to the removal of 78 Heritage Trees.

These trees are mature California natives. They act to cool temperatures; by removing them you are exacerbating the critical danger of climate change, both on a local and a global level. They also harbor the lives of small mammals, birds and invertebrates. Additionally, they hold an aesthetic value that will not be replaced. The life span of newly planted street trees is two to three decades at most. Many of the trees there now are around one hundred years old.

I believe that new buildings can and must be redesigned to fit around the trees, not the other way around. Existing redwoods (*Sequoia sempervirens*) will continue to grow within courtyards, for example. The excavation of underground parking structures requires the removal of millions of gallons of crucial groundwater, another threat to future generations.

As far as I am aware there are no plans in place to implement an environmentally responsible infrastructure. Any new building should have, solar panelling, living roofs and walls, bioswales to filter pollution from run-off, permeable concrete parking surfaces and the utilization of recycled water and greywater.

Tenants living adjacent to the property, like those of us living in The Crossings neighborhood, will face many months of toxic fumes and dust, constant loud noise, ruined aesthetics, and traffic congestion, with absolutely no benefit or rewards.

The City of Mountain View has a long-held mission to protect green spaces. If this project is allowed to continue in its current guise, the city will be failing its residents. The killing of approximately 10 trees per acre is a destruction of our heritage and the environment alike. The name of the city is Mountain View and yet the view of the Santa Cruz mountains is disappearing behind tall buildings.

If this site needs to be developed it should be done so with maximum ecological consideration, including careful selection and maintenance of native plant species. It would be highly preferable for this site to be used for a school or low-rent, affordable housing. I hope that the City seriously considers refusing this development. In doing so it will prioritize the health of future generations over the short-term profit from real estate deals.

The City of Mountain View has a long-held mission to protect green spaces. If this project is allowed to continue in its current guise, the city will be failing its residents. The killing of approximately 10 trees per acre is a destruction of our heritage and the environment alike. The name of the city is Mountain View and yet the view of the Santa Cruz mountains is disappearing behind tall buildings.

If this site needs to be developed it should be done so with maximum ecological consideration, including careful selection and maintenance of native plant species. It would be highly preferable for this site to be used for a school or low-rent, affordable housing. I hope that the City seriously considers refusing this development. In doing so it will prioritize the health of future generations over the short-term profit from real estate deals.

Hodge, Mariya

From: Nancy Morimoto
Sent: Sunday, May 27, 2018 6:31 PM
To: epc@mountainview.gov; Hodge, Mariya; Alkire, Martin
Cc: Randy Kenyon
Subject: Comments in advance of EPC public hearing June 6

Dear Environmental Planning Commissioners, Project Planner Mariya Hodge, and Principal Planner Martin Alkire,

I recently received the EPC Public Hearing Notice for June 6th regarding the Greystar proposed project at 2580 & 2590 California Street and 201 San Antonio Circle. I also saw the signs posted and the yellow caution tape around all 78 heritage trees, including *many* beautiful, mature redwood trees, some in lovely groupings.

I'm trying not to panic, as the tree removal may not be imminent and the removal permit may just be part and parcel of the other proposed development formalities, such as merging lots lines and obtaining other permits for the potential project, as listed in the hearing notice. I understand that those types of things are allowed to move forward until the Los Altos School District officially proceeds with its plans to purchase all the properties listed.

However, please make sure the heritage tree removal request that Mr. Dan Deibel is applying for on behalf of Greystar gets modified to include a date for it to begin that is far enough in the future to let the planned legal action LASD must pursue to purchase the property run its course. To be even more safe, perhaps just deny the removal permit altogether, due to the questionable future regarding what will ultimately be built on those parcels.

I'm quite confident that even a large school and the accompanying fields and parks that will go with it can be built without the removal of seemingly every tree on these parcels. Many schools in the Los Altos School District do a good job of preserving the mature tree canopy on their sites, making the school property inviting and comfortable as well as an asset to the neighborhood in which it is placed. Santa Rita School in particular does a wonderful job of co-existing among large trees.

I trust you would not want a procedural lapse to cause the needless destruction of a number of heritage trees that can be worked into a school and park design. It's not the same to simply plant new trees. They are called heritage trees for a reason and deserve protection.

Thank you for your efforts to keep Mountain View a beautiful, livable city.

Sincerely,

Nancy Morimoto

Mountain View