

Gutierrez, Jeannette

From: Silver Rose
Sent: Thursday, February 25, 2021 12:50 AM
To: City.Council; , City Clerk; Matchak, Lisa; Abe-Koga, Margaret; Kamei, Ellen; Showalter, Pat; Hicks, Alison; Lieber, Sally; Ramirez, Lucas
Subject: Googleplex Rainbow Fence

CAUTION: EXTERNAL EMAIL - Ensure you trust this email before clicking on any links or attachments.

Hello City Officials

I'm a member of the Alphabet Workers Union and a Google employee.

I'm incredibly disappointed that you are considering allowing Google to cut off public access to spaces in and around their corporate buildings in the name of meaningless security theater. Workers in these buildings are not asking for this "protection" and I am frankly insulted that you've completely failed to take the simple step of reaching out to AWU or any workers in these buildings for comment on this proposal. I do not want or need my workplace to be cut off from our community to feel safe, and indeed an absurd fence (rainbow or not) does not make me feel safe.

It seems obvious to me that this is a plain attempt by Google to appropriate public land for private use and prevent workers from using *public community spaces* near our workplace for organizing actions. I urge the city council to not approve this fence.

Sincerely,
Laura de Vesine, Google employee

Gutierrez, Jeannette

From: Erin McKean ·
Sent: Thursday, February 25, 2021 6:55 AM
To: City.Council; , City Clerk; Matichak, Lisa; Abe-Koga, Margaret; Kamei, Ellen; Showalter, Pat; Hicks, Alison; Lieber, Sally; Ramirez, Lucas
Cc:
Subject: Googleplex Fence Proposal

CAUTION: EXTERNAL EMAIL - Ensure you trust this email before clicking on any links or attachments.

Dear MV City Officials,

I am a member of the Alphabet Workers Union and a Google employee.

I do not want my workplace to be cut off from our community to feel safe.

Googlers do not need this fence to feel safe at work and Google and the City Council's failure to solicit the input of workers in these buildings on this policy is a grave oversight.

If Google is concerned about safety, Google has the resources to hire more security guards and install more cameras or passive badge systems (or even us AI to recognize threats).

Being able to visit the Google campus -- without having to already know a Googler to get you in! -- has inspired many young (and old!) people to pursue a career in tech, and we shouldn't remove that opportunity on what is public land.

It's also clear that one of the purposes of this fence is to close off the possibility of public protest.

I am happy to work at Google and help organize the world's information.
Walling off the campus *removes* information and is counter to Google's mission.

I urge the Mountain View city council to not approve this fence.

Sincerely,

Erin McKean

Gutierrez, Jeannette

From: Shawn Tabai
Sent: Thursday, February 25, 2021 10:52 AM
To: van Deursen, Anky; , City Clerk; Matichak, Lisa; Abe-Koga, Margaret; Kamei, Ellen; Clark, Chris; Hicks, Alison; john.mcalistwer@mountainview.gov; Ramirez, Lucas; contact@mvmha.com
Subject: Fence at Googleplex

CAUTION: EXTERNAL EMAIL - Ensure you trust this email before clicking on any links or attachments.

Hello city councilmembers,

I'm writing to you as a member of the AWU (Alphabet Workers Union) who is very against this proposed fence at the Googleplex. I do not want Google's workplace to be cut off from the community, and this measure does not appear to provide any actual safety. All it appears to do is prevent peaceful gatherings on public property, an area that has been used for protests against unethical business practices several times in the past. Workers don't need or want this, and I also wish the city council had solicited more input from actual workers while considering this policy.

I urge you, please reject this attempt by Google to seize control of public land.

- Shawn Tabai

Gutierrez, Jeannette

From: Wilson, Joanne
Sent: Thursday, March 4, 2021 5:13 PM
To: Hagan, Lindsay
Cc: City.Council; middlefieldpark@google.com; Natesan, Ellen; Russell, Rosanna S; Feng, Stacie; Rando, Casey; Rodgers, Heather; Wong, Christopher J; Read, Emily; Leung, Tracy
Subject: RE: 3rd REVISION: Google Middlefield Park Master Plan - Mountain View City Council Study Session on 3/9/2021
Attachments: ProjRev_Summary_JUN_09_17.pdf

Hi Lindsay: Thanks for contacting my colleague, Jonathan Mendoza, last October and arranging for the SFPUC to receive public notices regarding the Google Middlefield Park Master Plan project. We recently received the public notice for the Mountain View City Council Study Session to discuss a request for a Master Plan in the northeast corner of the area covered by the East Whisman Precise Plan.

East Whisman Precise Plan

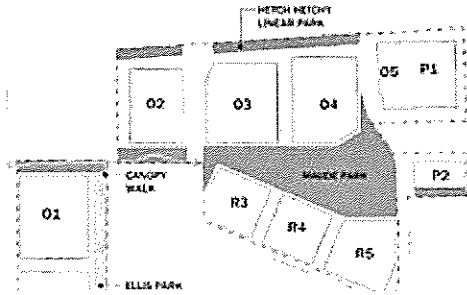
As you will recall, the SFPUC reviewed and commented on the East Whisman Precise Plan and its potential effects on the SFPUCs Bay Division Pipeline Nos. 3 and 4 located within the SFPUC's right-of-way (ROW) that extends east-west through the northern portion of the plan area (generally between North Whisman Road and Clyde Avenue). The SFPUC owns in fee most of the various 80-foot wide ROW parcels with the East Whisman Precise Plan area. As presented at the SFPUC's 6/9/17 Project Review meeting, the East Whisman Precise Plan includes two new public streets (known as "Streets A" and "Street E" in the plan) and one new bicycle/pedestrian (multi-use) trail with alignments perpendicular to the SFPUC's right-of-way (ROW). No parks or trails are proposed within or parallel to the SFPUC ROW. I've attached a copy of the 6/9/17 Project Review meeting summary for your information (see pages 4-6).

Google Middlefield Park Master Plan

Within the proposed Google Middlefield Park Master Plan area, the City and County of San Francisco (CCSF) owns all of its ROW parcels in fee and this land is managed by the SFPUC (SFPUC Fee). **Please note that pages 7 and 16 of the East Whisman City Study Session (January 2021) incorrectly label the SFPUC Fee as "easement". Please correct this mislabeling in future documents to state "Property of the City and County of San Francisco".** Because the CCSF owns this section of its ROW in fee, this generally allows the CCSF to own the land and to have it managed by the SFPUC for utility purposes without limitations or conditions imposed by other jurisdictions.

On page 13 of the East Whisman City Study Session (January 2021) with the caption "Google Middlefield Park Master Plan Open Space Framework" and on page 12 of the Middlefield Park Master Plan Executive Summary (September 2020), land southwest of the SFPUC Fee at the terminus of Logue Avenue is identified as "Hetch Hetchy Linear Park". It seems odd that you would name a park after our regional water system, so please clarify whether these maps are mislabeled and the intention is to propose a linear park on the SFPUC Fee. If the intention is to locate a linear park parallel to the SFPUC fee, then I would like to point out that this is inconsistent with your presentation to us on the East Whisman Precise Plan in 2017. A linear park parallel to the SFPUC Fee could create issues related to unauthorized use of our property, requiring the SFPUC to take steps to protect its property (such as the installation of chain-link fencing).

Middlefield Park Open Space Framework



If the proposal is to develop a linear park on the SFPUC Fee, the SFPUC is happy to consider a new land use proposal for its ROW property. Please advise the project sponsor and the City Council that they should not assume that the SFPUC Fee is available or appropriate for this proposed use. It would be counter-productive to incorporate SFPUC land in any plan or design presented to the public until after the SFPUC has vetted the proposed use. Graphics and maps showing a proposed "Hetch Hetchy Linear Park" on, or intended to be on, the SFPUC Fee should not be presented at the public Study Session because it could incorrectly imply that the SFPUC has sanctioned this use of its ROW.

All proposed uses of the SFPUC ROW must comply with our engineering requirements found [here](#) and ROW policies found [here](#). In addition, the SFPUC has issued license agreements and land use permits to other third parties for the use of its ROW within the proposed Google Middlefield Park Master Plan area. These third party uses are primarily for fiber optics and other utility crossings. Also please note that there is an active permit issued to the City of Mountain View in 1964 for the widening of Clyde Avenue.

Most importantly, please convey to the project sponsor that SFPUC property cannot be used to satisfy any development requirements (e.g. establishing recreational, park or open space uses on SFPUC property as a condition of approval for the Google Project).

The project sponsor must work with the SFPUC's Project Review team early to start the review process, preferably at the conceptual design phase. All projects must go through the SFPUC's Project Review process prior to receiving any written authorization that would allow for use of SFPUC property. For more information about Project Review, please visit: <http://sfwater.org/projectreview>. If you have any Project Review specific questions, please contact me or Casey Rando, Senior Land and Resources Planner, at crando@sfwater.org.

Thanks,
Joanne

Joanne Wilson
Senior Land and Resources Planner
Natural Resources and Lands Management Division
Water Enterprise
1657 Rollins Road
Burlingame, CA 94010

Please consider the environment before printing this email.

Hetch Hetchy Regional Water System
Operated by San Francisco Water, Power and Sewer | Services of the San Francisco Public Utilities Commission

From: Mendoza, Jonathan S <JSMendoza@sfgwater.org>
Sent: Friday, October 30, 2020 11:22 AM
To: Hagan, Lindsay <Lindsay.Hagan@mountainview.gov>
Cc: Project Review Applications <projectreview@sfgwater.org>
Subject: RE: New Google Project, Mountain View (Adj. to SFPUC)

Hi Lindsay: I recommend that you send all hard copies of public notices to our headquarters:

**San Francisco Public Utilities Commission
Real Estate Services Division
525 Golden Gate Avenue, 10th Floor
San Francisco, CA 94102**

Real Estate Services staff compile the public notices and route them to the appropriate SFPUC staff that review and comment on plans and CEQA documents.

Also, the project sponsor must work with the SFPUC's Project Review team early to start the review process. All projects must go through the SFPUC's Project Review process prior to receiving any written authorization that would allow for use of SFPUC property. Please note: SFPUC property cannot be used to satisfy any development requirements (ex. establishing recreational uses on SFPUC property as a condition of approval for the Google Project). For more information about Project Review, please visit: <http://sfgwater.org/projectreview>. If you have any Project Review specific questions, please contact Casey Rando, Senior Land and Resources Planner, at crando@sfgwater.org.

The project sponsor should also review engineering requirements found [here](#) and ROW policies found [here](#).

Best,

Jonathan S. Mendoza
Principal Administrative Analyst
Real Estate Services
San Francisco Public Utilities Commission
525 Golden Gate Avenue, 10th Floor, San Francisco, CA 94102
C:
O: 415.554.3207
E: jsmendoza@sfgwater.org

NOTE: I am out of the office on Mondays

From: Hagan, Lindsay <Lindsay.Hagan@mountainview.gov>
Sent: Friday, October 30, 2020 11:06 AM
To: Mendoza, Jonathan S <JSMendoza@sfgwater.org>
Subject: New Google Project, Mountain View (Adj. to SFPUC)

CAUTION: This email originated from **outside** of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Lindsay Hagan and I'm with the City of Mountain View Planning Division. I'm reaching out to you as the City of Mountain View has received an application from Google for a 40-acre Master Plan adjacent to SFPUC property. They are proposing a new mixed-use neighborhood with residential, office, retail, and open space uses. The project also

proposes a series of new bike and pedestrian connections throughout the area. I wanted to ensure your team knows about the project. Information on the project is available on our City website:

https://www.mountainview.gov/depts/comdev/planning/activeprojects/google_middlefield_park.asp.

I also wanted to confirm who the best point of contact is for sharing information over the next year as this Master Plan goes through our development review process. Please let me know who I should be corresponding with.

Thanks,

Lindsay Hagan

Deputy Zoning Administrator

City of Mountain View | Planning Division

T: | E: lindsay.hagan@mountainview.gov

500 Castro Street, PO Box 7540, Mountain View, CA 94039-7540

To protect the health of the community and City employees, Mountain View City Hall is closed with interim operations. The Planning Division is working remotely, visit our website for more information: www.mountainview.gov/planning.



Hetch Hetchy Regional Water System

Services of the San Francisco Public Utilities Commission
Natural Resources and Lands Management Division

Date: **June 22, 2017**

To: **Project Review Committee:**

Natural Resources and Lands Management Division (NRLMD): Dave Baker, Jason Bielski, Damon Spigelman, Rick Duffey, John Fournet, Jane Herman, Krysten Laine, Jeremy Lukins, Jonathan S. Mendoza, Joe Naras, Ellen Natesan, Neal Fujita, Casey Sondgeroth, Kathleen Swanson, Joanne Wilson and Daniel Stewart

Water Supply and Treatment Division (WSTD): Jonathan Chow, Colm Conefrey, Stacie Feng, Jim Heppert, Tracy Leung and Tony Mazzola

Real Estate Services (RES): Rosanna Russell, Tony Bardo, Tony Durkee, Chester Huie, Brian Morelli, Janice Levy, Dina Brasil, Christopher Wong, Alejandro Pineda and Heather Rodgers

Water Quality Bureau (WQB): Jackie Cho

Bureau of Environmental Management (BEM): Sally Morgan, Matthew Weinand, Yin Lan Zhang, Lindsay Revelli and Brett Becker

City Attorney's Office: Josh Milstein and Richard Handel

Cc: **SFPUC**: Robin Breuer, David Briggs, Chris Nelson, Debbie Craven-Green, Kimberly Stern Liddell, Andrew DeGraca, Ed Forner, Karen Frye, Susan Hou, Annie Li, Greg Lyman, Alan Johanson, Scott MacPherson, Tim Ramirez, Kevin Bolter, Brian Sak, Carla Schultheis, Bles Simon, Irina Torrey, Rizal Villareal, Jessica Appel, Mia Ingolia, Scott Simono, Surinderjeet Bajwa, Mae Frantz, Jowin Jung, Robin Dakin, Tina Wuslich, Jim Avant, Jim Barkenhus, Erick Digre, James Forsell, Kevin Kasenchak, Sarah Lenz, John Lynch, Peter Panofsky, Emily Read, Colby Lum, Samuel Larano and Kelley Capone

San Francisco City Planning (Environmental Planning): Chris Kern

From: **Jonathan S. Mendoza, Land and Resources Planner**
jsmendoza@sfgwater.org | (415) 770-1997 or (650) 652-3215

Subject: **June 9, 2017 Project Review Committee Meeting**
10:00 a.m. – 12:00 p.m.
1000 El Camino Real, Millbrae, CA 94030 – Large Conference Room*

*Due to renovations at the SFPUC Burlingame office, the Project Review Committee meetings will be relocated to the SFPUC Millbrae Yard until further notice (anticipated through mid-2017).

Participants: Jonathan Mendoza, Joanne Wilson, Jane Herman and Scott Simono (SFPUC-NRLMD); Dina Brasil and Alejandro Pineda (SFPUC-RES); Jonathan Chow and Tracy Leung (SFPUC-WSTD); Natalie Asai and Daniel Gonzales (Town of Hillsborough); Jacqueline Solomon and Lindsay Hagan (City of Mountain View); Cory Green and Steve Ramsden (West Coast Contractors); Lisa Carrera (AES Group) and Kathleen McCall (Golden Gate National Cemetery)

Project Review Meeting Schedule for 2017			
Meetings are usually held on the 2 nd Friday and 4 th /last Wednesday of each month and begin at 10:00 a.m.			
June 28, 2017*	July 14, 2017	September 8, 2017	November 3, 2017
	July 26, 2017	September 27, 2017	November 15, 2017
	August 11, 2017	October 13, 2017	December 1, 2017
	August 30, 2017	October 25, 2017	December 20, 2017

June 9, 2017 Project Review Committee Meeting Summary
 San Francisco Public Utilities Commission – Water Enterprise
 Natural Resources and Lands Management Division

NOTE TO APPLICANTS SEEKING A REVOCABLE LICENSE, LEASE, OR OTHER SERVICE FROM SFPUC REAL ESTATE SERVICES: *The SFPUC provides three essential 24/7 service utilities: water, wastewater and power to customers throughout the Bay Area. Our mission is to provide customers with the highest quality and effective service in a sustainable, professional and financially sound manner. Our service extends beyond the City and County of San Francisco and includes seven other counties.*

Due to staffing issues in the Real Estate Services Division (RES), RES has constrained resources and is focusing on projects critical to our core infrastructure mission at the present time. Therefore, we appreciate your patience in our response to your company’s project application.

1) Case No.	Project	Applicant/Project Manager
17.06-RW40.00	Hillsborough Cherry Creek Pump Station Replacement - 940 Hayne Road, Hillsborough	Natalie Asai (Town of Hillsborough)

The proposal is to: increase the license area for the Cherry Creek Pump Station; replace the existing water line and meter at the SFPUC turnout; install two new pumps within a new enclosed pump station structure; replace the existing electrical system; add a permanent fuel generator; restore the on-site SCADA system; replace the pumping line from the pump station (part of the Town’s Water Main Replacement Project) and install a hydrant. This project is located on SFPUC right-of-way (ROW) parcel 37 behind 940 Hayne Road, Hillsborough. This ROW parcel is owned in fee by the SFPUC and contains the SFPUC’s Hillsborough Tunnel. The existing Town of Hillsborough pump station and appurtenances were authorized through a 1961 revocable permit issued by the SFPUC. The permit authorized the following: construction and maintenance of a pump station within a 20-foot by 20-foot area, installation of appurtenant pipeline, underground power line within a 10-foot wide strip of land, and access along the SFPUC ROW. The original permit did not authorize a generator; however, the project sponsor explained that a temporary, emergency generator can be setup if needed. The Town of Hillsborough permit area is estimated, by the project sponsor, to be located approximately 40-feet west of the Hillsborough tunnel.

The Cherry Creek pump station connects from the nearby SFPUC turnout and pumps public water southeast of the existing pump station to the Vista Water Tank. The existing pump station is more than 50 years old and the pipes, valves, walls, and roof of the pump station are currently deteriorating; and the foundation, control functions, and electrical panel need to be replaced. The existing electrical service is undersized and allows only one pump to run at a time, which limits the ability to take advantage of off-peak pumping rates, and reduces the capability of the system to provide fire suppression water. Improvements to this pump station will increase access to fire suppression water, improve continued water service during power outages, increase water availability to the public, and reduce operation and maintenance demand on Town staff.

The project is in the beginning stages of design. The existing pump station structure will be completely removed and replaced. The proposal includes revising the revocable license to increase the existing 20-foot by 20-foot permit area to approximately 27-foot by 38-foot fenced area with a 20-foot by 22-foot building within the fenced area. An excavation of approximately 22-feet long by 20-feet wide by 2-feet deep would be required to construct the building footprint. The structure is assumed to consist of concrete masonry unit (CMU) block walls, with concrete footings and a metal or shingle roof. The pipe will be PVC between the SFPUC turnout and the pump station, and HDPE between the pump station and the point of connection to the pumping line which runs towards Hayne Rd. The pipes will be installed by open trench using an excavator and by hand digging. A boom truck/articulated crane will be used to install the new pumps. The new pump station would include a permanent generator. No fuel would be stored on-site. The fuel would be brought from a Town of Hillsborough corporation yard. The access route to the new building would be the same as the access route to the existing building.

Other anticipated equipment includes concrete trucks, flatbed trucks, trucks for minor on-haul/off-haul, and personal vehicles. The project would include some clearing and grubbing of vegetation and trees. The project sponsor explained that the tree report will be completed in the future and a copy will be sent to the SFPUC. Also, staging would occur on SFPUC fee owned property at SFPUC parcels 40A and 40B.

The project sponsor indicated that the existing meter at the SFPUC turnout is approximately 6-inches. The project sponsor notified the Project Review Committee that the 6-inch meter could be upgraded to a 10-inch turbo meter.

June 9, 2017 Project Review Committee Meeting Summary
San Francisco Public Utilities Commission – Water Enterprise
Natural Resources and Lands Management Division

The project sponsor also explained that a hydrant may be included in the proposal. The project sponsor will provide additional details about the meter and hydrant to the SFPUC-WSTD Land Engineering section.

The project is expected to commence in spring 2018 and would take up to 4 months to complete. This project does require a discretionary action by the SFPUC. Per the project sponsor, this project has been analyzed pursuant to the California Environmental Quality Act (CEQA) in an Initial Study/ Mitigated Negative Declaration (IS/MND). The Committee notified the project sponsor that the pump station design may need to be reviewed and approved by the San Francisco Arts Commission through the Civic Design Review process (in accordance with the City and County of San Francisco City Charter – Section 5.103).

Follow-up:

Real Estate Services

- 1) The project sponsor will work with SFPUC-Real Estate Services to obtain a revocable license authorizing the proposed work on SFPUC property (contact Chris Wong, Principal Administrative Analyst, at CJWong@sfgwater.org or (415) 487-5211).

Bureau of Environmental Management

- 2) The project sponsor will provide a copy of the final, adopted CEQA environmental review document for the proposed project to SFPUC Bureau of Environmental Management and the Project Review coordinator (contact Lindsay Revelli, Environmental Planner, at LRevelli@sfgwater.org or (415) 554-1823; and copy Jonathan Mendoza, Land and Resources Planner, at jsmendoza@sfgwater.org or (650) 352-3215). The project sponsor will implement any avoidance and minimization measures (AMMs) and mitigation measures identified in the final, adopted CEQA environmental review document and project permits.

Land Engineering Review

- 3) The project sponsor will submit revised engineering plans, at the 65% milestone, to SFPUC-WSTD Land Engineering for review and approval. The revised plan formats must be a PDF file and the relevant 11-inch by 17-inch paper engineering plan pages showing SFPUC infrastructure. The revised plans must include the following: vicinity map, property boundaries of the SFPUC ROW, all SFPUC water transmission pipelines and appurtenances, staging and access routes, proposed hydrant and standard construction notes provided by SFPUC-WSTD Land Engineering (for more information, contact Tracy Leung, Associate Engineer, at tleung@sfgwater.org or (650) 871-3031). Include a written description of the proposed hydrant.
- 4) The project sponsor will provide details of the potential water meter upgrade to the SFPUC-WSTD Land Engineering for review by SFPUC-WSTD Operations (contact Tracy Leung, Associate Engineer, at tleung@sfgwater.org or (650) 871-3031).

Natural Resources and Lands Management Division

- 5) The SFPUC does not allow its fee-owned property to be encumbered by easements that benefit third parties and are unrelated to the SFPUC's utility operations and activities.
- 6) The project sponsor will provide the following generator specification details to the Project Review coordinator: fuel tank capacity, secondary containment, vent locations, noise level during generator operation (decibels); and the planned refueling frequency (number of trips to refill the generator fuel tank per a specified period) (contact Jonathan Mendoza, Land and Resources Planner, at jsmendoza@sfgwater.org or (650) 652-3215).
- 7) The project sponsor will provide electronic copies of any biological survey reports for the project to the biologist and Project Review coordinator (contact Scott Simono, Biologist, at ssimono@sfgwater.org or (415) 934-5778; and Jonathan Mendoza, Land and Resources Planner, at jsmendoza@sfgwater.org or (650) 652-3215).
- 8) The project sponsor will provide an electronic copy of the tree report for the project to the ROW Manager and Project Review coordinator (contact Jane Herman, ROW Manager, at jherman@sfgwater.org or (650) 652-3204; and Jonathan Mendoza, Land and Resources Planner, at jsmendoza@sfgwater.org or (650) 652-3215).

June 9, 2017 Project Review Committee Meeting Summary
 San Francisco Public Utilities Commission – Water Enterprise
 Natural Resources and Lands Management Division

- 9) The project sponsor will submit a site restoration plan for review and approval by an SFPUC Biologist and the ROW Manager (contact Scott Simono, Biologist, at ssimono@sfgwater.org or (415) 934-5778; and Jane Herman, ROW Manager, at jherman@sfgwater.org or (650) 652-3204).
- 10) No imported soil or nursery plants are allowed on SFPUC property without SFPUC-NRLMD review and approval (for more information, contact Mia Ingolia, Biologist, at mingolia@sfgwater.org or (415) 554-1872).
- 11) The project sponsor's contractors will each obtain an approved SFPUC-NRLMD Access Permit before entering the SFPUC property to perform work (contact Gloria Ng, NRLMD Secretary, at gng@sfgwater.org or (650) 652-3209).
- 12) The project sponsor will arrange for further Project Review when the project is at the 65% design milestone (contact Jonathan Mendoza, Land and Resources Planner, at jmendoza@sfgwater.org or (650) 652-3215).

San Francisco Arts Commission

- 13) The project sponsor will contact the San Francisco Arts Commission to determine if compliance with the Civic Design Review process is required. For more information, visit <http://www.sfartscommission.org/our-role-impact/programs/civic-design-review>. The San Francisco Arts Commission conducts a multi-phase review of all civic buildings, viaducts, elevated ways, gates, fences, street furniture, lamps **or other structures** on City and County of San Francisco lands.

Pre-Construction Notifications

- 14) The project sponsor and/or its contractor will request an Underground Service Alert (USA) prior to commencing construction.
- 15) The project sponsor and/or its contractor will notify the ROW Manager at least one week prior to commencing construction work on SFPUC property and/or pipelines (contact Jane Herman, ROW Manager, at jherman@sfgwater.org or (650) 652-3204).
- 16) The project sponsor and/or its contractor will contact the SFPUC-WSTD Land Engineering Construction Inspector at least 48 hours prior to commencing construction work (contact Albert Hao, Construction Inspector, at ahao@sfgwater.org or (650) 871-3015).
- 17) The project sponsor and/or its contractor will notify SFPUC Millbrae Dispatch, at (650) 872-5900, when commencing construction on SFPUC property.

Post-Construction Notifications

- 18) The project sponsor and/or its contractors will ensure that all construction debris is removed from SFPUC property and disposed of properly and legally. In addition, the project sponsor will restore the project site to pre-construction conditions upon completing its work on SFPUC property and arrange for a post-construction/restoration site inspection by SFPUC staff (contact Jane Herman, ROW Manager, at jherman@sfgwater.org or (650) 652-3204).

2) Case No.	Project	Applicant/Project Manager
17.06-RW54.00	Mountain View East Whisman Precise Plan	Martin Alkire and Lindsay Hagan (City of Mountain View)

The proposal is to: rezone a 368-acre area of the City of Mountain View as part of the East Whisman Precise Plan (plan); adopt a general plan amendment; and establish two new public streets (known as "Streets A" and "Street E" in the plan) and one new bicycle/pedestrian (multi-use) trail perpendicular to the SFPUC's right-of-way (ROW). The SFPUC right-of-way (ROW) runs east-west through the northern portion of the plan area, generally between North Whisman Road and Clyde Avenue. The SFPUC predominantly owns the various 80-foot wide ROW parcels in fee which contains two water supply lines: Bay Division Pipelines (BDPLs) Nos. 3 and 4. The committee explained that certain properties within the plan area hold non-exclusive easement interests along the SFPUC ROW for certain specified uses. The SFPUC parcels in the plan area are currently used for parking and landscaping.

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The plan would promote new mixed-use (residential, office, retail/services) development near existing VTA light rail transit stations. The rezoning would allow six to eight story multi-use buildings to be constructed in the plan area. As part of this plan, the project sponsor is seeking to create new streets and bicycle/pedestrian connections to break-down large blocks, provide secondary access to properties via new streets, and more opportunities for building frontages. The new proposed streets would provide secondary access to the existing blocks and would not be the sole/primary emergency vehicle access (EVA) ingress/egress to existing or new buildings. The plan area has existing perpendicular street crossings across the SFPUC ROW. The two new streets would be designed as "complete streets" with one vehicle traffic lane in each direction, bicycle lanes and sidewalks. No parks or trails are proposed within or parallel to the SFPUC ROW.

To construct the proposed circulation network within the SFPUC ROW, the project sponsor anticipates the following work would be required:

- Construction of new roadways, sidewalks or walkways, bike lanes, parking/loading areas, street curbs, and associated infrastructure, such as storm drains, undergrounding utilities, street light installations, and landscaping and irrigation;
- Trenching to install an irrigation system for landscaping along the sidewalk, adjacent to the new public street (includes removal of existing paving/asphalt or concrete to prepare the site for a new street);
- Removing landscaping, vegetation, and trees to accommodate the new street crossings.
- Backfilling with fill or gravel to prepare the site for a new public street and sidewalk;
- Maintaining, to the extent feasible, existing fencing that separates public streets/sidewalks and the SFPUC ROW (replacement fencing would be installed if needed);

Per the project sponsor, the new public streets (including Streets A and E) may accommodate new public utility connections (including the following: water, sewer, electric, gas, or telecommunication conduits). These utilities would serve new development along the new public streets and would be constructed as part of new development. Additionally, new street/sidewalk lighting and water irrigation systems may be located along the new public streets and new multi-use paths for safety and landscaping. New drainage facilities, in particular storm drain facilities, may be needed to collect water run-off from the new public streets. Drainage may also be needed for new pathways associated with the new multi-use paths. Installation of these facilities would require cut and fill, as well as grading. Per the project sponsor, Mountain View's Public Works Department would maintain any new public streets, sidewalks, utilities, lighting, or other infrastructure placed within the boundaries of the new public streets, including the portions within the SFPUC property; and Mountain View's Community Services Department would maintain any landscaping within the public street, as well as any landscaping associated with the multi-use paths.

The Project Review Committee notified the project sponsors that SFPUC staff must have access to the SFPUC ROW at all times. The project sponsor explained that the access points to the SFPUC ROW would be setback for SFPUC vehicles and equipment to turn and access the SFPUC ROW. The committee also explained that any access points must be a minimum of 12-feet wide so SFPUC vehicles can enter the fenced areas of the SFPUC ROW. In addition, any proposed fenced area must maintain SFPUC locks. The committee indicated that perpendicular crossings that comply with SFPUC policies and are consistent with SFPUC operational needs may be authorized after review and approval. However, no improvements (including, but not limited, to the following: streets, sidewalks, street light, storm water or other utilities) may be located parallel/within the SFPUC ROW.

The project is still in the planning phase and a refined street and multi-use trail plan will be developed. The zoning and general plan amendments will be drafted soon. This project does require a discretionary action by the City of Mountain View for the general plan amendment and rezoning; and for any revocable license issued by the SFPUC. Per the project sponsor, this project has not yet been analyzed pursuant to the California Environmental Quality Act (CEQA). However, the project sponsor explained that the CEQA document will be an Environmental Impact Report (EIR) prepared by the City of Mountain View. The project sponsor expects to issue the EIR Notice of Preparation (NOP) in the summer of 2017. The EIR is anticipated to be finalized in approximately one year and would be adopted by the City of Mountain View in late 2018.

June 9, 2017 Project Review Committee Meeting Summary
 San Francisco Public Utilities Commission – Water Enterprise
 Natural Resources and Lands Management Division

Follow-up:

Real Estate Services

- 1) The project sponsor will provide electronic copies of Mountain View deeds describing any land rights across SFPUC property to SFPUC-Real Estate Services (contact Dina Brasil, Principal Administrative Analyst, at DBrasil@sfgwater.org or (415) 934-3914).
- 2) SFPUC-RES staff will contact the Real Estate Director to determine if there is a preferred Mountain View zoning designation for the SFPUC ROW located within the Mountain View East Whisman Precise Plan area (for more information, contact Dina Brasil, Principal Administrative Analyst, at DBrasil@sfgwater.org or (415) 934-3914). [UPDATE: Per SFPUC Real Estate Services, the preferred Mountain View zoning designation is “Public Facility” (PF).]
- 3) The project sponsor will work with SFPUC-Real Estate Services to obtain a **consent letter** to authorize the proposed perpendicular street crossings across the SFPUC ROW; and a **revocable license** for the proposed perpendicular trail crossing across the SFPUC ROW (contact Dina Brasil, Principal Administrative Analyst, at DBrasil@sfgwater.org or (415) 934-3914).

Bureau of Environmental Management

- 4) If a **revocable license** is required (a discretionary action), then the project sponsor will provide a copy of the final, adopted CEQA environmental review document for the proposed project to SFPUC Bureau of Environmental Management and the Project Review coordinator (contact Lindsay Revelli, Environmental Planner, at LRevelli@sfgwater.org or (415) 554-1823; and copy Jonathan Mendoza, Land and Resources Planner, at jsmendoza@sfgwater.org or (650) 352-3215). The project sponsor will implement any avoidance and minimization measures (AMMs) and mitigation measures identified in the final, adopted CEQA environmental review document and project permits.

Land Engineering Review

- 5) The project sponsor will contact SFPUC-WSTD Land Engineering to obtain as-built drawings of SFPUC water transmission pipelines at the project site (contact Jonathan Chow, Principal Engineer, at jchow@sfgwater.org or (650) 871-2016).

Natural Resources and Lands Management Division

- 6) The ROW Manager and Land Engineering staff will conduct a site visit of the Mountain View East Whisman Precise Plan area to determine if there are any unauthorized encroachments. If unauthorized encroachments are found, the project sponsor will work with land owners to remove all unauthorized encroachments (including any trees) from the SFPUC ROW (for more information, contact Jane Herman, ROW Manager, at jherman@sfgwater.org or (650) 652-3204; copy Tracy Leung, Associate Engineer, at tleung@sfgwater.org or (650) 871-3031). If stump grinding is proposed for tree removal, then the project sponsor will include a stump grinding plan for review and approval.
- 7) No poles, posts, light fixtures or structures are allowed in the SFPUC ROW.
- 8) The SFPUC does not allow its fee-owned property to be encumbered by easements that benefit third parties and are unrelated to the SFPUC’s utility operations and activities.
- 9) The project sponsor will arrange for further Project Review when the street and trail proposal is at the 35% design milestone (contact Jonathan Mendoza, Land and Resources Planner, at jsmendoza@sfgwater.org or (650) 652-3215).

3) Case No.	Project	Applicant/Project Manager
17.06-RW44.00	Golden Gate National Cemetery Road Repair and Signage Project - 1300 Sneath Lane, San Bruno	Steve Ramsden (West Coast Contractors of Nevada - Contractor for Cemetery)

The proposal is to repair/reconstruct roads and gutters; and to replace the existing storm drain system across the SFPUC rights-of-way (ROWs) at the Golden Gate National Cemetery. No sidewalks would be installed. The SFPUC

June 9, 2017 Project Review Committee Meeting Summary
San Francisco Public Utilities Commission – Water Enterprise
Natural Resources and Lands Management Division

has two ROWs at this location: a 60-foot wide ROW easement parcel which contains two water supply lines: San Andreas Pipelines (SAPLs) Nos. 2 and 3; and a 40-foot wide ROW easement parcel which contains two water supply lines: Sunset Supply Line and the Crystal Springs Pipeline (CSPL) No. 2. All four pipelines are mortar-lined.

The project sponsor explained that they are changing the intersection and/or gutter orientation at Plaza and 1st Drive within the cemetery. They also propose restoring the 4-foot wide strip with sod to match the existing sod. No trees would be planted within the SFPUC ROW. The project sponsor received potholing consent from SFPUC-WSTD Land Engineering section already (the potholing sites are shown within the consent letter). The project sponsor indicated that potholing may be phased; however, the committee recommended that the project sponsor receive one additional letter of consent for all remaining known potholing work; and one letter of consent for all of the proposed work to streamline the authorization process.

The project is expected to commence in summer 2017. This project does not require a discretionary action by the SFPUC.

Follow-up:

Land Engineering Review

- 1) The project sponsor will submit revised engineering plans to SFPUC-WSTD Land Engineering for review and approval. The revised plan formats must be a PDF file and the relevant 11-inch by 17-inch paper engineering plan pages showing SFPUC infrastructure. The revised plans must include the following: vicinity map, property boundaries of the SFPUC ROW, all SFPUC water transmission pipelines and appurtenances, pipeline depth (from potholing data), proposed updated improvements, and standard construction notes provided by SFPUC-WSTD Land Engineering (for more information, contact Tracy Leung, Associate Engineer, at tleung@sfgwater.org or (650) 871-3031).
- 2) The project sponsor will work with SFPUC-WSTD Land Engineering to obtain a consent letter authorizing the proposed work on SFPUC property (contact Tracy Leung, Associate Engineer, at tleung@sfgwater.org or (650) 871-3031).

Pre-Construction Notifications

- 3) The project sponsor and/or its contractor will request an Underground Service Alert (USA) prior to commencing construction.
- 4) The project sponsor and/or its contractor will notify the ROW Manager at least one week prior to commencing construction work on SFPUC property and/or pipelines (contact Jane Herman, ROW Manager, at jherman@sfgwater.org or (650) 652-3204).
- 5) The project sponsor and/or its contractor will contact the SFPUC-WSTD Land Engineering Construction Inspector at least 48 hours prior to commencing construction work (contact Albert Hao, Construction Inspector, at ahao@sfgwater.org or (650) 871-3015).
- 6) The project sponsor and/or its contractor will notify SFPUC Millbrae Dispatch, at (650) 872-5900, when commencing construction on SFPUC property.

Post-Construction Notifications

- 7) The project sponsor and/or its contractors will ensure that all construction debris is removed from SFPUC property and disposed of properly and legally. In addition, the project sponsor will restore the project site to pre-construction conditions upon completing its work on SFPUC property and arrange for a post-construction/restoration site inspection by SFPUC staff (contact Jane Herman, ROW Manager, at jherman@sfgwater.org or (650) 652-3204).

Gutierrez, Jeannette

From: Barbara Kelsey <
Sent: Friday, March 5, 2021 11:37 AM
To: City Council
Cc: linda; Gita Dev; shani kleinhaus; Gladwyn d'Souza; James Eggers
Subject: Joint letter re: Google Middlefield Park Project for City Council meeting of March 9, 2021
Attachments: Jt letter Middelfield Park comments Mountain View City Council 3-9-21.pdf

March 5, 2021

Dear Mayor Kamei, Vice Mayor Ramirez, and Council Members,

The Sierra Club Loma Prieta Chapter, the Santa Clara Valley Audubon Society and the California Native Plant Society Santa Clara Valley Chapter are supportive of the Google Middlefield Park Master Plan because it incorporates so many elements of sustainable development and brings nature into our built environment. Our organizations have been following the Middlefield Park project since the Master Plan was submitted to the City in fall 2020. The Middlefield Park Master Plan proposes many features that embody the vision of the East Whisman Precise Plan for innovation and sustainability, for habitat restoration, and for ecological connectivity and resilience.

We respectfully ask the Council to move forward with Google's Middlefield Park Project. We plan to follow the project as it is implemented with the hope that it delivers a mixed-use project that truly weaves nature into the urban landscape. Please see our joint comment letter attached.

Sincerely yours,

Gita Dev, Co-Chair, Sustainable Land Use Committee, Loma Prieta Chapter, Sierra Club

Shani Kleinhaus, Environmental Advocate, Santa Clara Valley Audubon Society

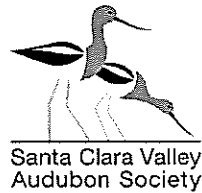
Linda Ruthruff, Conservation Chair, California Native Plant Society, Santa Clara Valley Chapter

Cc: James Eggers, Executive Director, Loma Prieta Chapter, Sierra Club
Gladwyn d'Souza, Co-Chair, Conservation Committee, Loma Prieta Chapter, Sierra Club

sent by:
Barbara Kelsey
she/her/hers
Chapter Coordinator

Sierra Club, Loma Prieta Chapter
E. Bayshore Rd,
Palo Alto, CA 94303
barbara.kelsey@sierraclub.org

Please note that our Chapter office in
Palo Alto is closed at least until
July 4, 2021 so email is the best
way to contact us. Thank you.



Santa Clara Valley Chapter
CALIFORNIA NATIVE PLANT SOCIETY

March 5, 2021

Re: Google Middlefield Park Project: (for City Council meeting of March 9, 2021)

Via email to: city.council@mountainview.gov

Dear Mayor Kamei, Vice Mayor Ramirez, and Council Members,

The Sierra Club Loma Prieta Chapter, the Santa Clara Valley Audubon Society and the California Native Plant Society Santa Clara Valley Chapter are supportive of the Google Middlefield Park Master Plan because it incorporates so many elements of sustainable development and brings nature into our built environment. Our organizations have been following the Middlefield Park project since the Master Plan was submitted to the City in fall 2020.

The Middlefield Park Master Plan proposes many features that embody the vision of the East Whisman Precise Plan for innovation and sustainability, for habitat restoration, and for ecological connectivity and resilience. The project will fill a significant gap in ecological functionality and connectivity in this part of Mountain View and will also be an important model for other development projects in the area, for the benefit of our regional ecosystem upon which we all depend. Projects that support sustainable habitat will become more important as climate change's impacts become more pronounced, and we believe it is important to support them.

While we understand that the City and Google are at the start of this process, we appreciate that Google has prioritized the following elements in their application:

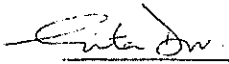
- Conversion of a parking-lots dominated office park to a mixed-use neighborhood, with parks and open space. The proposed public and private (with public access) open space and parkland will be an asset to the City's green spaces and the neighborhood.
- Ensuring green space and native canopy will be featured prominently in key public spaces. The green spaces will include significant expansion of tree canopy, with thoughtful inclusion of site appropriate native tree species, including native oak savannah plantings, expanding on a regional "re-oaking" strategy.
- A focus on the restoration of the native site ecology, through aggregation of open space areas, creating habitat corridors and using native plant species with high habitat value.
- Consideration of bird-safe design and dark skies protection for all buildings and privately-operated public spaces.
- A Central Utility Plant facility that supports the entire development to be integrated into the building design at Phase One.

We have the following questions:

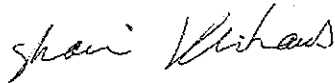
1. Would the parking in Phase One (and future phases) be unbundled to reduce parking demand? All parking should be paid parking as this is demonstrated to reduce parking demand and reduce rents for those who do not plan to use a car.
2. Would neighborhood roads have narrowed road lanes (10' wide and 8' at access roads) to ensure reduced speed of cars and buses and "quiet pavement" (rubberized pavement) for reduced noise pollution?
3. Could all residential buildings, parking structures and office buildings roofs without solar panels be green roofs to provide additional rewilding value?
4. Can the City and Google commit to planting California native plants that are locally native to the Peninsula? We hope that 60% of the trees and 100% of the shrubs will be locally native plant species.

We respectfully ask the Council to move forward with Google's Middlefield Park Project. We plan to follow the project as it is implemented with the hope that it delivers a mixed-use project that truly weaves nature into the urban landscape.

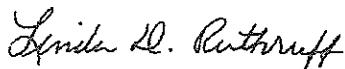
Sincerely yours,



Gita Dev, Co-Chair, Sustainable Land Use Committee, Loma Prieta Chapter, Sierra Club



Shani Kleinhaus, Environmental Advocate, Santa Clara Valley Audubon Society



Linda Ruthruff, Conservation Chair, California Native Plant Society, Santa Clara Valley Chapter

Cc: James Eggers, Executive Director, Loma Prieta Chapter, Sierra Club

Gladwyn d'Souza, Co-Chair, Conservation Committee, Loma Prieta Chapter, Sierra Club

Gutierrez, Jeannette

From: Shrivastava, Aarti
Sent: Friday, March 5, 2021 4:03 PM
To: City Council
Subject: FW: 3rd REVISION: Google Middlefield Park Master Plan - Mountain View City Council Study Session on 3/9/2021
Attachments: ProjRev_Summary_JUN_09_17.pdf

Dear Councilmembers,

Staff has confirmed that the points raised in the SFPUC email are not an issue and have responded to SFPUC staff to clarify that no SFPUC property is being used in the Master Plan. Additionally, regarding their statement about fencing off property adjacent to the future linear park, a fence already exists in that area.

Regards,

Aarti Shrivastava
Assistant City Manager/Community Development Director
City of Mountain View

The City of Mountain View is doing its part to reduce the spread of COVID-19. We have successfully transitioned most of our employees to a remote work environment. We remain available to you via email, phone, and virtual meetings during our normal business hours

From: Wilson, Joanne <jwilson@sfgov.org>
Sent: Thursday, March 4, 2021 5:13 PM
To: Hagan, Lindsay <Lindsay.Hagan@mountainview.gov>
Cc: City.Council <City.Council@mountainview.gov>; middlefieldpark@google.com; Natesan, Ellen <ENatesan@sfgov.org>; Russell, Rosanna S <RSRussell@sfgov.org>; Feng, Stacie <SFeng@sfgov.org>; Rando, Casey <crando@sfgov.org>; Rodgers, Heather <HeRodgers@sfgov.org>; Wong, Christopher J. <CJWong@sfgov.org>; Read, Emily <ERead@sfgov.org>; Leung, Tracy <TLeung@sfgov.org>
Subject: RE: 3rd REVISION: Google Middlefield Park Master Plan - Mountain View City Council Study Session on 3/9/2021

Hi Lindsay: Thanks for contacting my colleague, Jonathan Mendoza, last October and arranging for the SFPUC to receive public notices regarding the Google Middlefield Park Master Plan project. We recently received the public notice for the Mountain View City Council Study Session to discuss a request for a Master Plan in the northeast corner of the area covered by the East Whisman Precise Plan.

East Whisman Precise Plan

As you will recall, the SFPUC reviewed and commented on the East Whisman Precise Plan and its potential effects on the SFPUCs Bay Division Pipeline Nos. 3 and 4 located within the SFPUC's right-of-way (ROW) that extends east-west through the northern portion of the plan area (generally between North Whisman Road and Clyde Avenue). The SFPUC owns in fee most of the various 80-foot wide ROW parcels with the East Whisman Precise Plan area. As presented at the SFPUC's 6/9/17 Project Review meeting, the East Whisman Precise Plan includes two new public streets (known as "Streets A" and "Street E" in the plan) and one new bicycle/pedestrian (multi-use) trail with alignments perpendicular to the SFPUC's right-

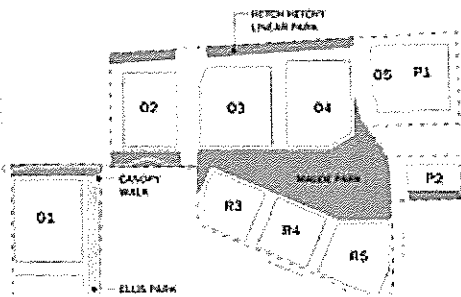
of-way (ROW). No parks or trails are proposed within or parallel to the SFPUC ROW. I've attached a copy of the 6/9/17 Project Review meeting summary for your information (see pages 4-6).

Google Middlefield Park Master Plan

Within the proposed Google Middlefield Park Master Plan area, the City and County of San Francisco (CCSF) owns all of its ROW parcels in fee and this land is managed by the SFPUC (SFPUC Fee). **Please note that pages 7 and 16 of the East Whisman City Study Session (January 2021) incorrectly label the SFPUC Fee as "easement". Please correct this mislabeling in future documents to state "Property of the City and County of San Francisco".** Because the CCSF owns this section of its ROW in fee, this generally allows the CCSF to own the land and to have it managed by the SFPUC for utility purposes without limitations or conditions imposed by other jurisdictions.

On page 13 of the East Whisman City Study Session (January 2021) with the caption "Google Middlefield Park Master Plan Open Space Framework" and on page 12 of the Middlefield Park Master Plan Executive Summary (September 2020), land southwest of the SFPUC Fee at the terminus of Logue Avenue is identified as "Hetch Hetchy Linear Park". It seems odd that you would name a park after our regional water system, so please clarify whether these maps are mislabeled and the intention is to propose a linear park on the SFPUC Fee. If the intention is to locate a linear park parallel to the SFPUC fee, then I would like to point out that this is inconsistent with your presentation to us on the East Whisman Precise Plan in 2017. A linear park parallel to the SFPUC Fee could create issues related to unauthorized use of our property, requiring the SFPUC to take steps to protect its property (such as the installation of chain-link fencing).

Middlefield Park Open Space Framework



If the proposal is to develop a linear park on the SFPUC Fee, the SFPUC is happy to consider a new land use proposal for its ROW property. Please advise the project sponsor and the City Council that they should not assume that the SFPUC Fee is available or appropriate for this proposed use. It would be counter-productive to incorporate SFPUC land in any plan or design presented to the public until after the SFPUC has vetted the proposed use. Graphics and maps showing a proposed "Hetch Hetchy Linear Park" on, or intended to be on, the SFPUC Fee should not be presented at the public Study Session because it could incorrectly imply that the SFPUC has sanctioned this use of its ROW.

All proposed uses of the SFPUC ROW must comply with our engineering requirements found [here](#) and ROW policies found [here](#). In addition, the SFPUC has issued license agreements and land use permits to other third parties for the use of its ROW within the proposed Google Middlefield Park Master Plan area. These third party uses are primarily for fiber optics and other utility crossings. Also please note that there is an active permit issued to the City of Mountain View in 1964 for the widening of Clyde Avenue.

Most importantly, please convey to the project sponsor that SFPUC property cannot be used to satisfy any development requirements (e.g. establishing recreational, park or open space uses on SFPUC property as a condition of approval for the Google Project).

The project sponsor must work with the SFPUC's Project Review team early to start the review process, preferably at the conceptual design phase. All projects must go through the SFPUC's Project Review process prior to receiving any written

authorization that would allow for use of SFPUC property. For more information about Project Review, please visit: <http://sfwater.org/projectreview>. If you have any Project Review specific questions, please contact me or Casey Rando, Senior Land and Resources Planner, at crando@sfwater.org.

Thanks,
Joanne

Joanne Wilson
Senior Land and Resources Planner
Natural Resources and Lands Management Division
Water Enterprise
1657 Rollins Road
Burlingame, CA 94010

Please consider the environment before printing this email.

Hetch Hetchy Regional Water System
Operated by San Francisco Water, Power and Sewer | Services of the San Francisco Public Utilities Commission

From: Mendoza, Jonathan S <JSMendoza@sfwater.org>
Sent: Friday, October 30, 2020 11:22 AM
To: Hagan, Lindsay <Lindsay.Hagan@mountainview.gov>
Cc: Project Review Applications <projectreview@sfwater.org>
Subject: RE: New Google Project, Mountain View (Adj. to SFPUC)

Hi Lindsay: I recommend that you send all hard copies of public notices to our headquarters:

San Francisco Public Utilities Commission
Real Estate Services Division
525 Golden Gate Avenue, 10th Floor
San Francisco, CA 94102

Real Estate Services staff compile the public notices and route them to the appropriate SFPUC staff that review and comment on plans and CEQA documents.

Also, the project sponsor must work with the SFPUC's Project Review team early to start the review process. All projects must go through the SFPUC's Project Review process prior to receiving any written authorization that would allow for use of SFPUC property. Please note: SFPUC property cannot be used to satisfy any development requirements (ex. establishing recreational uses on SFPUC property as a condition of approval for the Google Project). For more information about Project Review, please visit: <http://sfwater.org/projectreview>. If you have any Project Review specific questions, please contact Casey Rando, Senior Land and Resources Planner, at crando@sfwater.org.

The project sponsor should also review engineering requirements found [here](#) and ROW policies found [here](#).

Best,

Jonathan S. Mendoza
Principal Administrative Analyst
Real Estate Services
San Francisco Public Utilities Commission
525 Golden Gate Avenue, 10th Floor, San Francisco, CA 94102

C:
O: 415.554.3207
E: jsmendoza@sfwater.org

NOTE: I am out of the office on Mondays

From: Hagan, Lindsay <Lindsay.Hagan@mountainview.gov>
Sent: Friday, October 30, 2020 11:06 AM
To: Mendoza, Jonathan S <JSMendoza@sfwater.org>
Subject: New Google Project, Mountain View (Adj. to SFPUC)

CAUTION: This email originated from **outside** of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Lindsay Hagan and I'm with the City of Mountain View Planning Division. I'm reaching out to you as the City of Mountain View has received an application from Google for a 40-acre Master Plan adjacent to SFPUC property. They are proposing a new mixed-use neighborhood with residential, office, retail, and open space uses. The project also proposes a series of new bike and pedestrian connections throughout the area. I wanted to ensure your team knows about the project. Information on the project is available on our City website:
https://www.mountainview.gov/depts/comdev/planning/activeprojects/google_middlefield_park.asp.

I also wanted to confirm who the best point of contact is for sharing information over the next year as this Master Plan goes through our development review process. Please let me know who I should be corresponding with.

Thanks,

Lindsay Hagan

Deputy Zoning Administrator

City of Mountain View | Planning Division

T: (650) 903-6306 | E: lindsay.hagan@mountainview.gov

500 Castro Street, PO Box 7540, Mountain View, CA 94039-7540

To protect the health of the community and City employees, Mountain View City Hall is closed with interim operations. The Planning Division is working remotely, visit our website for more information: www.mountainview.gov/planning.



Hetch Hetchy Regional Water System

Services of the San Francisco Public Utilities Commission
Natural Resources and Lands Management Division

Date: **June 22, 2017**

To: **Project Review Committee:**

Natural Resources and Lands Management Division (NRLMD): Dave Baker, Jason Bielski, Damon Spigelman, Rick Duffey, John Fournet, Jane Herman, Krysten Laine, Jeremy Lukins, Jonathan S. Mendoza, Joe Naras, Ellen Natesan, Neal Fujita, Casey Sondgeroth, Kathleen Swanson, Joanne Wilson and Daniel Stewart

Water Supply and Treatment Division (WSTD): Jonathan Chow, Colm Conefrey, Stacie Feng, Jim Heppert, Tracy Leung and Tony Mazzola

Real Estate Services (RES): Rosanna Russell, Tony Bardo, Tony Durkee, Chester Huie, Brian Morelli, Janice Levy, Dina Brasil, Christopher Wong, Alejandro Pineda and Heather Rodgers

Water Quality Bureau (WQB): Jackie Cho

Bureau of Environmental Management (BEM): Sally Morgan, Matthew Weinand, Yin Lan Zhang, Lindsay Revelli and Brett Becker

City Attorney's Office: Josh Milstein and Richard Handel

Cc: **SFPUC**: Robin Breuer, David Briggs, Chris Nelson, Debbie Craven-Green, Kimberly Stern Liddell, Andrew DeGraca, Ed Forner, Karen Frye, Susan Hou, Annie Li, Greg Lyman, Alan Johanson, Scott MacPherson, Tim Ramirez, Kevin Bolter, Brian Sak, Carla Schultheis, Bles Simon, Irina Torrey, Rizal Villareal, Jessica Appel, Mia Ingolia, Scott Simono, Surinderjeet Bajwa, Mae Frantz, Jowin Jung, Robin Dakin, Tina Wuslich, Jim Avant, Jim Barkenhus, Erick Digre, James Forsell, Kevin Kasenchak, Sarah Lenz, John Lynch, Peter Panofsky, Emily Read, Colby Lum, Samuel Larano and Kelley Capone

San Francisco City Planning (Environmental Planning): Chris Kern

From: **Jonathan S. Mendoza, Land and Resources Planner**
jsmendoza@sflower.org | (415) 770-1997 or (650) 652-3215

Subject: **June 9, 2017 Project Review Committee Meeting**
10:00 a.m. – 12:00 p.m.
1000 El Camino Real, Millbrae, CA 94030 – Large Conference Room*

*Due to renovations at the SFPUC Burlingame office, the Project Review Committee meetings will be relocated to the SFPUC Millbrae Yard until further notice (anticipated through mid-2017).

Participants: Jonathan Mendoza, Joanne Wilson, Jane Herman and Scott Simono (SFPUC-NRLMD); Dina Brasil and Alejandro Pineda (SFPUC-RES); Jonathan Chow and Tracy Leung (SFPUC-WSTD); Natalie Asai and Daniel Gonzales (Town of Hillsborough); Jacqueline Solomon and Lindsay Hagan (City of Mountain View); Cory Green and Steve Ramsden (West Coast Contractors); Lisa Carrera (AES Group) and Kathleen McCall (Golden Gate National Cemetery)

Project Review Meeting Schedule for 2017

Meetings are usually held on the 2nd Friday and 4th/last Wednesday of each month and begin at 10:00 a.m.

June 28, 2017*	July 14, 2017	September 8, 2017	November 3, 2017
	July 26, 2017	September 27, 2017	November 15, 2017
	August 11, 2017	October 13, 2017	December 1, 2017
	August 30, 2017	October 25, 2017	December 20, 2017

June 9, 2017 Project Review Committee Meeting Summary
 San Francisco Public Utilities Commission – Water Enterprise
 Natural Resources and Lands Management Division

NOTE TO APPLICANTS SEEKING A REVOCABLE LICENSE, LEASE, OR OTHER SERVICE FROM SFPUC REAL ESTATE SERVICES: *The SFPUC provides three essential 24/7 service utilities: water, wastewater and power to customers throughout the Bay Area. Our mission is to provide customers with the highest quality and effective service in a sustainable, professional and financially sound manner. Our service extends beyond the City and County of San Francisco and includes seven other counties.*

Due to staffing issues in the Real Estate Services Division (RES), RES has constrained resources and is focusing on projects critical to our core infrastructure mission at the present time. Therefore, we appreciate your patience in our response to your company’s project application.

1) Case No.	Project	Applicant/Project Manager
17.06-RW40.00	Hillsborough Cherry Creek Pump Station Replacement - 940 Hayne Road, Hillsborough	Natalie Asai (Town of Hillsborough)

The proposal is to: increase the license area for the Cherry Creek Pump Station; replace the existing water line and meter at the SFPUC turnout; install two new pumps within a new enclosed pump station structure; replace the existing electrical system; add a permanent fuel generator; restore the on-site SCADA system; replace the pumping line from the pump station (part of the Town's Water Main Replacement Project) and install a hydrant. This project is located on SFPUC right-of-way (ROW) parcel 37 behind 940 Hayne Road, Hillsborough. This ROW parcel is owned in fee by the SFPUC and contains the SFPUC's Hillsborough Tunnel. The existing Town of Hillsborough pump station and appurtenances were authorized through a 1961 revocable permit issued by the SFPUC. The permit authorized the following: construction and maintenance of a pump station within a 20-foot by 20-foot area, installation of appurtenant pipeline, underground power line within a 10-foot wide strip of land, and access along the SFPUC ROW. The original permit did not authorize a generator; however, the project sponsor explained that a temporary, emergency generator can be setup if needed. The Town of Hillsborough permit area is estimated, by the project sponsor, to be located approximately 40-feet west of the Hillsborough tunnel.

The Cherry Creek pump station connects from the nearby SFPUC turnout and pumps public water southeast of the existing pump station to the Vista Water Tank. The existing pump station is more than 50 years old and the pipes, valves, walls, and roof of the pump station are currently deteriorating; and the foundation, control functions, and electrical panel need to be replaced. The existing electrical service is undersized and allows only one pump to run at a time, which limits the ability to take advantage of off-peak pumping rates, and reduces the capability of the system to provide fire suppression water. Improvements to this pump station will increase access to fire suppression water, improve continued water service during power outages, increase water availability to the public, and reduce operation and maintenance demand on Town staff.

The project is in the beginning stages of design. The existing pump station structure will be completely removed and replaced. The proposal includes revising the revocable license to increase the existing 20-foot by 20-foot permit area to approximately 27-foot by 38-foot fenced area with a 20-foot by 22-foot building within the fenced area. An excavation of approximately 22-feet long by 20-feet wide by 2-feet deep would be required to construct the building footprint. The structure is assumed to consist of concrete masonry unit (CMU) block walls, with concrete footings and a metal or shingle roof. The pipe will be PVC between the SFPUC turnout and the pump station, and HDPE between the pump station and the point of connection to the pumping line which runs towards Hayne Rd. The pipes will be installed by open trench using an excavator and by hand digging. A boom truck/articulated crane will be used to install the new pumps. The new pump station would include a permanent generator. No fuel would be stored on-site. The fuel would be brought from a Town of Hillsborough corporation yard. The access route to the new building would be the same as the access route to the existing building.

Other anticipated equipment includes concrete trucks, flatbed trucks, trucks for minor on-haul/off-haul, and personal vehicles. The project would include some clearing and grubbing of vegetation and trees. The project sponsor explained that the tree report will be completed in the future and a copy will be sent to the SFPUC. Also, staging would occur on SFPUC fee owned property at SFPUC parcels 40A and 40B.

The project sponsor indicated that the existing meter at the SFPUC turnout is approximately 6-inches. The project sponsor notified the Project Review Committee that the 6-inch meter could be upgraded to a 10-inch turbo meter.

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The project sponsor also explained that a hydrant may be included in the proposal. The project sponsor will provide additional details about the meter and hydrant to the SFPUC-WSTD Land Engineering section.

The project is expected to commence in spring 2018 and would take up to 4 months to complete. This project does require a discretionary action by the SFPUC. Per the project sponsor, this project has been analyzed pursuant to the California Environmental Quality Act (CEQA) in an Initial Study/ Mitigated Negative Declaration (IS/MND). The Committee notified the project sponsor that the pump station design may need to be reviewed and approved by the San Francisco Arts Commission through the Civic Design Review process (in accordance with the City and County of San Francisco City Charter – Section 5.103).

Follow-up:

Real Estate Services

- 1) The project sponsor will work with SFPUC-Real Estate Services to obtain a revocable license authorizing the proposed work on SFPUC property (contact Chris Wong, Principal Administrative Analyst, at CJWong@sfgwater.org or (415) 487-5211).

Bureau of Environmental Management

- 2) The project sponsor will provide a copy of the final, adopted CEQA environmental review document for the proposed project to SFPUC Bureau of Environmental Management and the Project Review coordinator (contact Lindsay Revelli, Environmental Planner, at LRevelli@sfgwater.org or (415) 554-1823; and copy Jonathan Mendoza, Land and Resources Planner, at jsmendoza@sfgwater.org or (650) 352-3215). The project sponsor will implement any avoidance and minimization measures (AMMs) and mitigation measures identified in the final, adopted CEQA environmental review document and project permits.

Land Engineering Review

- 3) The project sponsor will submit revised engineering plans, at the 65% milestone, to SFPUC-WSTD Land Engineering for review and approval. The revised plan formats must be a PDF file and the relevant 11-inch by 17-inch paper engineering plan pages showing SFPUC infrastructure. The revised plans must include the following: vicinity map, property boundaries of the SFPUC ROW, all SFPUC water transmission pipelines and appurtenances, staging and access routes, proposed hydrant and standard construction notes provided by SFPUC-WSTD Land Engineering (for more information, contact Tracy Leung, Associate Engineer, at tleung@sfgwater.org or (650) 871-3031). Include a written description of the proposed hydrant.
- 4) The project sponsor will provide details of the potential water meter upgrade to the SFPUC-WSTD Land Engineering for review by SFPUC-WSTD Operations (contact Tracy Leung, Associate Engineer, at tleung@sfgwater.org or (650) 871-3031).

Natural Resources and Lands Management Division

- 5) The SFPUC does not allow its fee-owned property to be encumbered by easements that benefit third parties and are unrelated to the SFPUC's utility operations and activities.
- 6) The project sponsor will provide the following generator specification details to the Project Review coordinator: fuel tank capacity, secondary containment, vent locations, noise level during generator operation (decibels); and the planned refueling frequency (number of trips to refill the generator fuel tank per a specified period) (contact Jonathan Mendoza, Land and Resources Planner, at jsmendoza@sfgwater.org or (650) 652-3215).
- 7) The project sponsor will provide electronic copies of any biological survey reports for the project to the biologist and Project Review coordinator (contact Scott Simono, Biologist, at ssimono@sfgwater.org or (415) 934-5778; and Jonathan Mendoza, Land and Resources Planner, at jsmendoza@sfgwater.org or (650) 652-3215).
- 8) The project sponsor will provide an electronic copy of the tree report for the project to the ROW Manager and Project Review coordinator (contact Jane Herman, ROW Manager, at jherman@sfgwater.org or (650) 652-3204; and Jonathan Mendoza, Land and Resources Planner, at jsmendoza@sfgwater.org or (650) 652-3215).

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- 9) The project sponsor will submit a site restoration plan for review and approval by an SFPUC Biologist and the ROW Manager (contact Scott Simono, Biologist, at ssimono@sfgwater.org or (415) 934-5778; and Jane Herman, ROW Manager, at jherman@sfgwater.org or (650) 652-3204).
- 10) No imported soil or nursery plants are allowed on SFPUC property without SFPUC-NRLMD review and approval (for more information, contact Mia Ingolia, Biologist, at mingolia@sfgwater.org or (415) 554-1872).
- 11) The project sponsor's contractors will each obtain an approved SFPUC-NRLMD Access Permit before entering the SFPUC property to perform work (contact Gloria Ng, NRLMD Secretary, at gng@sfgwater.org or (650) 652-3209).
- 12) The project sponsor will arrange for further Project Review when the project is at the 65% design milestone (contact Jonathan Mendoza, Land and Resources Planner, at jmendoza@sfgwater.org or (650) 652-3215).

San Francisco Arts Commission

- 13) The project sponsor will contact the San Francisco Arts Commission to determine if compliance with the Civic Design Review process is required. For more information, visit <http://www.sfartscommission.org/our-role-impact/programs/civic-design-review>. The San Francisco Arts Commission conducts a multi-phase review of all civic buildings, viaducts, elevated ways, gates, fences, street furniture, lamps **or other structures** on City and County of San Francisco lands.

Pre-Construction Notifications

- 14) The project sponsor and/or its contractor will request an Underground Service Alert (USA) prior to commencing construction.
- 15) The project sponsor and/or its contractor will notify the ROW Manager at least one week prior to commencing construction work on SFPUC property and/or pipelines (contact Jane Herman, ROW Manager, at jherman@sfgwater.org or (650) 652-3204).
- 16) The project sponsor and/or its contractor will contact the SFPUC-WSTD Land Engineering Construction Inspector at least 48 hours prior to commencing construction work (contact Albert Hao, Construction Inspector, at ahao@sfgwater.org or (650) 871-3015).
- 17) The project sponsor and/or its contractor will notify SFPUC Millbrae Dispatch, at (650) 872-5900, when commencing construction on SFPUC property.

Post-Construction Notifications

- 18) The project sponsor and/or its contractors will ensure that all construction debris is removed from SFPUC property and disposed of properly and legally. In addition, the project sponsor will restore the project site to pre-construction conditions upon completing its work on SFPUC property and arrange for a post-construction/restoration site inspection by SFPUC staff (contact Jane Herman, ROW Manager, at jherman@sfgwater.org or (650) 652-3204).

2) Case No.	Project	Applicant/Project Manager
17.06-RW54.00	Mountain View East Whisman Precise Plan	Martin Alkire and Lindsay Hagan (City of Mountain View)

The proposal is to: rezone a 368-acre area of the City of Mountain View as part of the East Whisman Precise Plan (plan); adopt a general plan amendment; and establish two new public streets (known as "Streets A" and "Street E" in the plan) and one new bicycle/pedestrian (multi-use) trail perpendicular to the SFPUC's right-of-way (ROW). The SFPUC right-of-way (ROW) runs east-west through the northern portion of the plan area, generally between North Whisman Road and Clyde Avenue. The SFPUC predominantly owns the various 80-foot wide ROW parcels in fee which contains two water supply lines: Bay Division Pipelines (BDPLs) Nos. 3 and 4. The committee explained that certain properties within the plan area hold non-exclusive easement interests along the SFPUC ROW for certain specified uses. The SFPUC parcels in the plan area are currently used for parking and landscaping.

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The plan would promote new mixed-use (residential, office, retail/services) development near existing VTA light rail transit stations. The rezoning would allow six to eight story multi-use buildings to be constructed in the plan area. As part of this plan, the project sponsor is seeking to create new streets and bicycle/pedestrian connections to break-down large blocks, provide secondary access to properties via new streets, and more opportunities for building frontages. The new proposed streets would provide secondary access to the existing blocks and would not be the sole/primary emergency vehicle access (EVA) ingress/egress to existing or new buildings. The plan area has existing perpendicular street crossings across the SFPUC ROW. The two new streets would be designed as "complete streets" with one vehicle traffic lane in each direction, bicycle lanes and sidewalks. No parks or trails are proposed within or parallel to the SFPUC ROW.

To construct the proposed circulation network within the SFPUC ROW, the project sponsor anticipates the following work would be required:

- Construction of new roadways, sidewalks or walkways, bike lanes, parking/loading areas, street curbs, and associated infrastructure, such as storm drains, undergrounding utilities, street light installations, and landscaping and irrigation;
- Trenching to install an irrigation system for landscaping along the sidewalk, adjacent to the new public street (includes removal of existing paving/asphalt or concrete to prepare the site for a new street);
- Removing landscaping, vegetation, and trees to accommodate the new street crossings.
- Backfilling with fill or gravel to prepare the site for a new public street and sidewalk;
- Maintaining, to the extent feasible, existing fencing that separates public streets/sidewalks and the SFPUC ROW (replacement fencing would be installed if needed);

Per the project sponsor, the new public streets (including Streets A and E) may accommodate new public utility connections (including the following: water, sewer, electric, gas, or telecommunication conduits). These utilities would serve new development along the new public streets and would be constructed as part of new development. Additionally, new street/sidewalk lighting and water irrigation systems may be located along the new public streets and new multi-use paths for safety and landscaping. New drainage facilities, in particular storm drain facilities, may be needed to collect water run-off from the new public streets. Drainage may also be needed for new pathways associated with the new multi-use paths. Installation of these facilities would require cut and fill, as well as grading. Per the project sponsor, Mountain View's Public Works Department would maintain any new public streets, sidewalks, utilities, lighting, or other infrastructure placed within the boundaries of the new public streets, including the portions within the SFPUC property; and Mountain View's Community Services Department would maintain any landscaping within the public street, as well as any landscaping associated with the multi-use paths.

The Project Review Committee notified the project sponsors that SFPUC staff must have access to the SFPUC ROW at all times. The project sponsor explained that the access points to the SFPUC ROW would be setback for SFPUC vehicles and equipment to turn and access the SFPUC ROW. The committee also explained that any access points must be a minimum of 12-feet wide so SFPUC vehicles can enter the fenced areas of the SFPUC ROW. In addition, any proposed fenced area must maintain SFPUC locks. The committee indicated that perpendicular crossings that comply with SFPUC policies and are consistent with SFPUC operational needs may be authorized after review and approval. However, no improvements (including, but not limited, to the following: streets, sidewalks, street light, storm water or other utilities) may be located parallel/within the SFPUC ROW.

The project is still in the planning phase and a refined street and multi-use trail plan will be developed. The zoning and general plan amendments will be drafted soon. This project does require a discretionary action by the City of Mountain View for the general plan amendment and rezoning; and for any revocable license issued by the SFPUC. Per the project sponsor, this project has not yet been analyzed pursuant to the California Environmental Quality Act (CEQA). However, the project sponsor explained that the CEQA document will be an Environmental Impact Report (EIR) prepared by the City of Mountain View. The project sponsor expects to issue the EIR Notice of Preparation (NOP) in the summer of 2017. The EIR is anticipated to be finalized in approximately one year and would be adopted by the City of Mountain View in late 2018.

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Follow-up:

Real Estate Services

- 1) The project sponsor will provide electronic copies of Mountain View deeds describing any land rights across SFPUC property to SFPUC-Real Estate Services (contact Dina Brasil, Principal Administrative Analyst, at DBrasil@sfgwater.org or (415) 934-3914).
- 2) SFPUC-RES staff will contact the Real Estate Director to determine if there is a preferred Mountain View zoning designation for the SFPUC ROW located within the Mountain View East Whisman Precise Plan area (for more information, contact Dina Brasil, Principal Administrative Analyst, at DBrasil@sfgwater.org or (415) 934-3914). [UPDATE: Per SFPUC Real Estate Services, the preferred Mountain View zoning designation is “Public Facility” (PF).]
- 3) The project sponsor will work with SFPUC-Real Estate Services to obtain a **consent letter** to authorize the proposed perpendicular street crossings across the SFPUC ROW; and a **revocable license** for the proposed perpendicular trail crossing across the SFPUC ROW (contact Dina Brasil, Principal Administrative Analyst, at DBrasil@sfgwater.org or (415) 934-3914).

Bureau of Environmental Management

- 4) If a **revocable license** is required (a discretionary action), then the project sponsor will provide a copy of the final, adopted CEQA environmental review document for the proposed project to SFPUC Bureau of Environmental Management and the Project Review coordinator (contact Lindsay Revelli, Environmental Planner, at LRevelli@sfgwater.org or (415) 554-1823; and copy Jonathan Mendoza, Land and Resources Planner, at jmendoza@sfgwater.org or (650) 352-3215). The project sponsor will implement any avoidance and minimization measures (AMMs) and mitigation measures identified in the final, adopted CEQA environmental review document and project permits.

Land Engineering Review

- 5) The project sponsor will contact SFPUC-WSTD Land Engineering to obtain as-built drawings of SFPUC water transmission pipelines at the project site (contact Jonathan Chow, Principal Engineer, at jchow@sfgwater.org or (650) 871-2016).

Natural Resources and Lands Management Division

- 6) The ROW Manager and Land Engineering staff will conduct a site visit of the Mountain View East Whisman Precise Plan area to determine if there are any unauthorized encroachments. If unauthorized encroachments are found, the project sponsor will work with land owners to remove all unauthorized encroachments (including any trees) from the SFPUC ROW (for more information, contact Jane Herman, ROW Manager, at jherman@sfgwater.org or (650) 652-3204; copy Tracy Leung, Associate Engineer, at tleung@sfgwater.org or (650) 871-3031). If stump grinding is proposed for tree removal, then the project sponsor will include a stump grinding plan for review and approval.
- 7) No poles, posts, light fixtures or structures are allowed in the SFPUC ROW.
- 8) The SFPUC does not allow its fee-owned property to be encumbered by easements that benefit third parties and are unrelated to the SFPUC's utility operations and activities.
- 9) The project sponsor will arrange for further Project Review when the street and trail proposal is at the 35% design milestone (contact Jonathan Mendoza, Land and Resources Planner, at jmendoza@sfgwater.org or (650) 652-3215).

3) Case No.	Project	Applicant/Project Manager
17.06-RW44.00	Golden Gate National Cemetery Road Repair and Signage Project - 1300 Sneath Lane, San Bruno	Steve Ramsden (West Coast Contractors of Nevada - Contractor for Cemetery)

The proposal is to repair/reconstruct roads and gutters; and to replace the existing storm drain system across the SFPUC rights-of-way (ROWs) at the Golden Gate National Cemetery. No sidewalks would be installed. The SFPUC

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has two ROWs at this location: a 60-foot wide ROW easement parcel which contains two water supply lines: San Andreas Pipelines (SAPLs) Nos. 2 and 3; and a 40-foot wide ROW easement parcel which contains two water supply lines: Sunset Supply Line and the Crystal Springs Pipeline (CSPL) No. 2. All four pipelines are mortar-lined.

The project sponsor explained that they are changing the intersection and/or gutter orientation at Plaza and 1st Drive within the cemetery. They also propose restoring the 4-foot wide strip with sod to match the existing sod. No trees would be planted within the SFPUC ROW. The project sponsor received potholing consent from SFPUC-WSTD Land Engineering section already (the potholing sites are shown within the consent letter). The project sponsor indicated that potholing may be phased; however, the committee recommended that the project sponsor receive one additional letter of consent for all remaining known potholing work; and one letter of consent for all of the proposed work to streamline the authorization process.

The project is expected to commence in summer 2017. This project does not require a discretionary action by the SFPUC.

Follow-up:

Land Engineering Review

- 1) The project sponsor will submit revised engineering plans to SFPUC-WSTD Land Engineering for review and approval. The revised plan formats must be a PDF file and the relevant 11-inch by 17-inch paper engineering plan pages showing SFPUC infrastructure. The revised plans must include the following: vicinity map, property boundaries of the SFPUC ROW, all SFPUC water transmission pipelines and appurtenances, pipeline depth (from potholing data), proposed updated improvements, and standard construction notes provided by SFPUC-WSTD Land Engineering (for more information, contact Tracy Leung, Associate Engineer, at tleung@sfgwater.org or (650) 871-3031).
- 2) The project sponsor will work with SFPUC-WSTD Land Engineering to obtain a consent letter authorizing the proposed work on SFPUC property (contact Tracy Leung, Associate Engineer, at tleung@sfgwater.org or (650) 871-3031).

Pre-Construction Notifications

- 3) The project sponsor and/or its contractor will request an Underground Service Alert (USA) prior to commencing construction.
- 4) The project sponsor and/or its contractor will notify the ROW Manager at least one week prior to commencing construction work on SFPUC property and/or pipelines (contact Jane Herman, ROW Manager, at jherman@sfgwater.org or (650) 652-3204).
- 5) The project sponsor and/or its contractor will contact the SFPUC-WSTD Land Engineering Construction Inspector at least 48 hours prior to commencing construction work (contact Albert Hao, Construction Inspector, at ahao@sfgwater.org or (650) 871-3015).
- 6) The project sponsor and/or its contractor will notify SFPUC Millbrae Dispatch, at (650) 872-5900, when commencing construction on SFPUC property.

Post-Construction Notifications

- 7) The project sponsor and/or its contractors will ensure that all construction debris is removed from SFPUC property and disposed of properly and legally. In addition, the project sponsor will restore the project site to pre-construction conditions upon completing its work on SFPUC property and arrange for a post-construction/restoration site inspection by SFPUC staff (contact Jane Herman, ROW Manager, at jherman@sfgwater.org or (650) 652-3204).

Gutierrez, Jeannette

From: Lisa McLain
Sent: Monday, March 8, 2021 6:55 AM
To: Kamei, Ellen; Ramirez, Lucas; Hicks, Alison; Matichak, Lisa; Abe-Koga, Margaret; Showalter, Pat; Lieber, Sally
Cc: McCarthy, Kimbra; Williams, Stephanie; Shrivastava, Aarti; Hagan, Lindsay; Chen, Wayne; City Council
Subject: Re: Study Session, March 9, Agenda Item 3.1 – Google Middlefield Park Master Plan
Attachments: LWV comments to Council re Google Middlefield Park Master Plan.pdf

Dear Mayor Kamei and Members of the City Council:

The League of Women Voters Los Altos-Mountain View would like to comment on agenda item 3.1, please see attached .pdf or the text below.

Thank you.

Lisa McLain, President
Donna Yobs, Co-Chair, Housing Committee
League of Women Voters Los Altos Mountain View
president@lwvlamv.org |
lwvlamv.org | votersedge.org/ca | easyvoterguide.org
Empowering Voters. Defending Democracy.

Included text:

The LWV supports government action to provide affordable housing for all Californians; therefore we are enthusiastic about the Google Middlefield Park Master Plan with up to 1900 housing units including a large affordable housing component. We are pleased to see the phasing so that the jobs/housing linkage is preserved throughout the process. The proposed parkland, pedestrian-bike bridge land dedication and the community benefits package are all praiseworthy; Google's vision for building commercial and residential development around existing transit is commendable.

Our hesitation is with the Alternative Mitigation Plan for affordable housing. Staff has pointed out clearly the pros and cons of inclusionary vs. land dedication with all-affordable housing developments. We see the advantage of the land dedication allowing deeper affordability, targeting those who are in most need of housing that is not provided by the market. Perhaps a compromise allowing land dedication but requiring some percentage of the units to be built as below-market rate (BMRs) would be possible. This would ensure that at least the inclusionary units would be built simultaneously with the market-rate housing.

We hope the City can devise strategies to enable the all-affordable projects to be built on the dedicated land to proceed quickly, as the potential delay in actual construction of these stand-alone developments is our biggest concern.

We note that staff has not completed its analysis to determine whether the alternative mitigation proposed is compliant with the BMR regulations. We believe this is important in order not to set a bad precedent.

We are optimistic that the City and Google can work together to reach a solution that allows this outstanding proposal to proceed as rapidly as possible. With the various fees Google is paying and the numerous parts of the Master Plan, we hope there is room for negotiating for a win-win on the affordable housing component.

We do support an expedited review process. We would also support an SB 35 streamlined process for the stand-alone affordable housing. The length of time that is currently required for developments from inception to completion is one of the reasons that California has fallen so far short in its production of housing.

Thank you for considering our input. (Please submit any questions about this letter to Donna Yobs at

Lisa McLain, President LWV of Los Altos Mountain View
Donna Yobs, Co-Chair, Housing Committee

cc: Wayne Chen
Kimbra McCarthy Stephanie Williams
Aarti Shrivastava Lindsay Hagan



March 7, 2021

Mayor Kamei and Members of the City Council
City of Mountain View
500 Castro Street
Mountain View 94041

Re: Study Session, March 9, Agenda Item 3.1 – Google Middlefield Park Master Plan

Dear Mayor Kamei and Members of the City Council:

The LWV supports government action to provide affordable housing for all Californians; therefore we are enthusiastic about the Google Middlefield Park Master Plan with up to 1900 housing units including a large affordable housing component. We are pleased to see the phasing so that the jobs/housing linkage is preserved throughout the process. The proposed parkland, pedestrian-bike bridge land dedication and the community benefits package are all praiseworthy; Google's vision for building commercial and residential development around existing transit is commendable.

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We hope the City can devise strategies to enable the all-affordable projects to be built on the dedicated land to proceed quickly, as the potential delay in actual construction of these stand-alone developments is our biggest concern.

We note that staff has not completed its analysis to determine whether the alternative mitigation proposed is compliant with the BMR regulations. We believe this is important in order not to set a bad precedent. We are optimistic that the City and Google can work together to reach a solution that allows this outstanding proposal to proceed as rapidly as possible. With the various fees Google is paying and the numerous parts of the Master Plan, we hope there is room for negotiating for a win-win on the affordable housing component.

We do support an expedited review process. We would also support an SB 35 streamlined process for the stand-alone affordable housing. The length of time that is currently required for developments from inception to completion is one of the reasons that California has fallen so far short in its production of housing.

Thank you for considering our input. (Please submit any questions about this letter to Donna Yobs at dmyobs@yahoo.com)

Lisa McLain, President LWV of Los Altos Mountain View
Donna Yobs, Co-Chair, Housing Committee

cc: Wayne Chen
Lindsay Hagan

Kimbra McCarthy

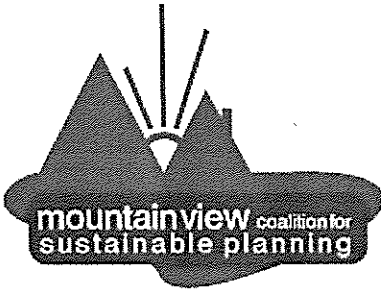
Stephanie Williams

Aarti Shrivastava

Gutierrez, Jeannette

From: Mountain View MVCSP
Sent: Monday, March 8, 2021 2:52 PM
To: Kamei, Ellen; Ramirez, Lucas; Abe-Koga, Margaret; Matichak, Lisa; Showalter, Pat; Sally Lieber; Lieber, Sally; Hicks, Alison
Cc: Mountain View MVCSP; Hagan, Lindsay; Williams, Stephanie; Shrivastava, Aarti; Cameron, Dawn; Lo, Ria; ; McCarthy, Kimbra; , City Clerk;
Subject: MVCSP comments on Google Middlefield Park Master Plan to Mountain View City Council
Attachments: CC-GoogleMiddlefieldParkMasterPlan-MVCSP-20210309.pdf

(formal letter attached)



Mountain View Coalition for Sustainable Planning
c/o Aaron Grossman
817 Montgomery Street
Mountain View, CA 94041

March 9, 2021

City of Mountain View City Council
City Hall, 500 Castro Street
PO Box 7540
Mountain View, CA 94039-7540

Re: Study Session on Google Middlefield Park Master Plan

Dear Mayor Kamei and City Council members:

The Mountain View Coalition for Sustainable Planning (MVCSP) appreciates the opportunity to provide comments on the Google Middlefield Park Master Plan.

MVCSP strongly supports the overall mixed use development framework provided in the Middlefield Park Master Plan. Google presented the overall master plan to one of our regular monthly meetings. Our members were able to ask questions and provide input. The community outreach with 22 virtual meetings on this important project is exemplary. MVCSP provided extensive comment during the East Whisman Precise Plan. We also submitted a comment letter to the Environmental Planning Commission for their February 3rd meeting. We feel the Middlefield Park Master Plan not only meets but exceeds the vision and requirements of the Precise Plan. The development, when completed, will be a

valuable asset to the community. We strongly urge the City Council to approve the Master Plan after the associated necessary studies and the development agreement to ensure the proposed benefits are realized. Importantly, up to 1,900 housing units could be built with possibly 20% being affordable units. This is truly the first step in implementing the innovative Jobs-Housing Linkage Strategy of the Precise Plan.

Like the Environmental Planning Commission, we would prefer inclusionary BMR units, but feel that Google's proposed Alternative Mitigation Compliance Plan with dedicated land and 20% affordable units is worthy of serious consideration as it could result in more affordable units being actually built. As stated in the Staff report, this approach of City owned land could provide "greater opportunities for flexible affordable housing options." It will require additional City resources. The economic viability and fee adequacy should be carefully analyzed. We look forward to seeing the results of the analysis before the Master Plan is adopted.

MVCSP supports the proposed Open Space network, and we are particularly excited about the prospects for Maude Park. The overall network and canopy considerations will be a very valuable community asset to existing future residents and employees living and working in the East Whisman area. The openness of the overall plan for the mixed use plan is very appealing, but is tempered by the recent fencing discussion and approval around the Googleplex and Charleston East. If such fencing measures will be considered as part of the Middlefield Park development, the impact on the Open Space network should be fully disclosed as part of the Master Plan review process. If the developer and the City are to partner on park development, however, we ask that the same oversight be provided as if this were dealt with 100% by the City (including community hearings, and so on).

MVCSP has concerns about the P2 path. We're told the East Whisman Precise Plan requires this, although we don't see the point covered in the plan. That said, having a path to the golf course does not seem qualified for public part land. However, we understand that a different location is being proposed, one more centrally located to Maude Park and the main east/west ped/bike greenway that leads to the VTA bridge and on to the west to connect to Stevens Creek and beyond. This could be an important long-term link to Sunnyvale, especially given their long-range plans for the area. We agree with the developer that this is not just about how it would work today, but how it might be useful for the City long-term as a piece of mobility infrastructure.

MVCSP applauds the community benefits emphasis on diversified small business development. As the EPC correctly points out, there are significant details that need to be worked out, and we urge the City Council to concur with several clarifications requested by the EPC.

Given the significant opportunity for public input in both the Precise Plan and Master Plan process, we support Google's proposal for a streamlined review process. MVCSP believes that Google proposal will help to facilitate faster development of housing and the support the modified streamlined permit review process where future development permits consistent with the Master Plan would be reviewed by the DRC and approved administratively by the ZA, without a public hearing.

The construction phasing plan that starts with housing adjacent to the Middlefield Station is exemplary and we support it. Google has proposed a 20 year time frame and Staff and the EPC is recommending a shorter 15 year time frame for the development agreement. A shorter 15-year time frame in the proposed development agreement is certainly desirable, but market conditions and other factors may require greater flexibility by the City of Mountain View. We would like to see more financial analysis on the impact of a 15 year versus 20 year time frame before this is decided.

Sincerely,



Cliff Chambers

for the Mountain View Coalition for Sustainable Planning

cc:

Lindsay Hagan, Deputy Zoning Administrator

Stephanie Williams, Planning Manager / Zoning Administrator

Aarti Shrivastava, Assistant City Manager / Community Development Director

Dawn S. Cameron, Public Works Director

Ria Lo, Transportation Manager

Lada Adamic, Bicycle Pedestrian Advisory Committee (B/PAC) chair

Kimbra McCarthy, City Manager

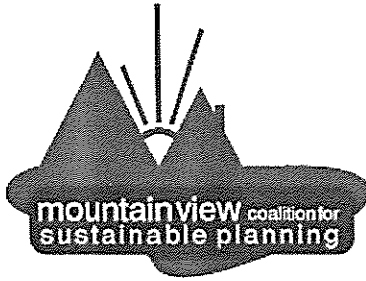
City Clerk

About Mountain View Coalition for Sustainable Planning

The Mountain View Coalition for Sustainable Planning is a local volunteer-based organization dedicated to making Mountain View as beautiful, economically healthy, transit, bicycle, and pedestrian accessible, and affordable as possible. MVCSP member interest and expertise covers areas such as housing, transportation, the environment, the economy, and beyond!

For more information, see <http://www.mvcsp.org>.

To contact us, send email to mvcsp.info@gmail.com.



Mountain View Coalition for Sustainable Planning
c/o Aaron Grossman
817 Montgomery Street
Mountain View, CA 94041

March 9, 2021

City of Mountain View City Council
City Hall, 500 Castro Street
PO Box 7540
Mountain View, CA 94039-7540

Re: Study Session on Google Middlefield Park Master Plan

Dear Mayor Kamei and City Council members:

The Mountain View Coalition for Sustainable Planning (MVCSP) appreciates the opportunity to provide comments on the Google Middlefield Park Master Plan.

MVCSP strongly supports the overall mixed use development framework provided in the Middlefield Park Master Plan. Google presented the overall master plan to one of our regular monthly meetings. Our members were able to ask questions and provide input. The community outreach with 22 virtual meetings on this important project is exemplary. MVCSP provided extensive comment during the East Whisman Precise Plan. We also submitted a comment letter to the Environmental Planning Commission for their February 3rd meeting. We feel the Middlefield Park Master Plan not only meets but exceeds the vision and requirements of the Precise Plan. The development, when completed, will be a valuable asset to the community. We strongly urge the City Council to approve the Master Plan after the associated necessary studies and the development agreement to ensure the proposed benefits are realized. Importantly, up to 1,900 housing units could be built with possibly 20% being affordable units. This is truly the first step in implementing the innovative Jobs-Housing Linkage Strategy of the Precise Plan.

Like the Environmental Planning Commission, we would prefer inclusionary BMR units, but feel that Google's proposed Alternative Mitigation Compliance Plan with dedicated land and 20% affordable units is worthy of serious consideration as it could result in more affordable units being actually built. As stated in the Staff report, this approach of City owned land could provide "greater opportunities for flexible affordable housing options." It will require additional City resources. The economic viability and fee adequacy should be carefully analyzed. We look forward to seeing the results of the analysis before the Master Plan is adopted.

MVCSP supports the proposed Open Space network, and we are particularly excited about the prospects for Maude Park. The overall network and canopy considerations will be a very valuable community asset to existing future residents and employees living and working in the East Whisman area. The openness of the overall plan for the mixed use plan is very appealing, but is tempered by the recent fencing discussion and approval around the Googleplex and Charleston East. If such fencing measures will be considered as part of the Middlefield Park development, the impact on the Open Space network should be fully disclosed as part of the Master Plan review process. If the developer and the City are to partner on park development, however, we ask that the same oversight be provided as if this were dealt with 100% by the City (including community hearings, and so on).

MVCSP has concerns about the P2 path. We're told the East Whisman Precise Plan requires this, although we don't see the point covered in the plan. That said, having a path to the golf course does not seem qualified for public part land. However, we understand that a different location is being proposed, one more centrally located to Maude Park and the main east/west ped/bike greenway that leads to the VTA bridge and on to the west to connect to Stevens Creek and beyond. This could be an important long-term link to Sunnyvale, especially given their long-range plans for the area. We agree with the developer that this is not just about how it would work today, but how it might be useful for the City long-term as a piece of mobility infrastructure.

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Given the significant opportunity for public input in both the Precise Plan and Master Plan process, we support Google's proposal for a streamlined review process. MVCSP believes that Google proposal will help to facilitate faster development of housing and the support the modified streamlined permit review process where future development permits consistent with the Master Plan would be reviewed by the DRC and approved administratively by the ZA, without a public hearing.

The construction phasing plan that starts with housing adjacent to the Middlefield Station is exemplary and we support it. Google has proposed a 20 year time frame and Staff and the EPC is recommending a shorter 15 year time frame for the development agreement. A shorter 15-year time frame in the proposed development agreement is certainly desirable, but market conditions and other factors may require greater flexibility by the City of Mountain View. We would like to see more financial analysis on the impact of a 15 year versus 20 year time frame before this is decided.

Sincerely,

A handwritten signature in black ink, appearing to read "Cliff Chambers". The signature is fluid and cursive, written in a dark ink on a white background.

Cliff Chambers
for the Mountain View Coalition for Sustainable Planning

cc:

Lindsay Hagan, Deputy Zoning Administrator
Stephanie Williams, Planning Manager / Zoning Administrator
Aarti Shrivastava, Assistant City Manager / Community Development Director
Dawn S. Cameron, Public Works Director
Ria Lo, Transportation Manager
Lada Adamic, Bicycle Pedestrian Advisory Committee (B/PAC) chair
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For more information, see <http://www.mvcsp.org>.

To contact us, send email to mvcsp.info@gmail.com.

Gutierrez, Jeannette

From: Lenny's Sonic <
Sent: Monday, March 8, 2021 4:25 PM
To: Kamei, Ellen; Lucas Ramirez; Abe-Koga, Margaret; Matichak, Lisa; Hicks, Alison; Sally Lieber; Showalter, Pat
Cc: City Council
Subject: Middlefield Park, Item 3.1
Attachments: BMV letter Middlefield Park.pdf

Please find attached Balanced Mountain View's letter regarding Middlefield Park, Item 3.1 on your March 9, 2021 agenda.

—
Lenny Siegel

Balanced Mountain View supports Google's proposed Middlefield Park Master Plan. The plan, compliant with the East Whisman Precise Plan, will convert a suburban office park into a medium-density neighborhood, complete with jobs, housing, retail, open space, and both public and bicycle transportation infrastructure. It should serve as a model, not just for Mountain View, but for the entire region.

Google has demonstrated a continuing willingness to cooperate with our city's community development goals, so we expect them to be flexible as the city fine tunes the plan. In turn, we expect the city to avoid imposing conditions that would make this major development impractical. That is, we expect the city and Google to work out the details without undermining project progress.

We appreciate staff's comparison (Attachment 5) of stand-alone affordable housing projects and inclusionary below-market units. Both are reasonable, and each has its place. However, we are concerned that Google's current proposal for alternative mitigation will delay getting affordable housing built.

We are confused by the language in the staff report, which says, "Google has stated to City staff and the EPC that providing inclusionary BMR units would pose a challenge to its economic feasibility." If Google complies with city policy that alternative mitigation should equal or exceed the value of the required inclusionary units, then shifting a portion of the units to the market-rate structures should be feasible.

To ensure that this project comply with both the spirit and the letter of city policy and plans, we suggest the following:

- For land-dedicated units, Google should prepare a plan explaining how these buildings will be developed. Mountain View has several affordable housing projects in the pipeline or under consideration, and we anticipate that they will compete for both funding and staff resources.
- As in Google's proposal for North Bayshore, affordable housing in Middlefield Park should be a mix of inclusionary units and stand-alone buildings. That would enable the timely construction of affordable housing in the first phase of the Google project. We appreciate Google's promise to construct residential buildings first, and we believe that affordable housing should not be delayed; some should be provided in the first phase.

We look forward to the prompt adoption of the proposed Master Plan and to the subsequent timely groundbreaking for a development that will serve the needs of our community while proving feasible for Google and its residential development partners.

Balanced Mountain View

Gutierrez, Jeannette

From: Lenny's Sonic
Sent: Monday, March 8, 2021 4:28 PM
To: Balanced Mountain View; Announce BMV
Cc: City Council
Subject: Balanced Mountain View's letter for Middlefield Park Study Session Tuesday night, March 9, 2021
Attachments: 3-9-21 Agenda.pdf

CAUTION: EXTERNAL EMAIL - Ensure you trust this email before clicking on any links or attachments.

I have pasted below Balanced Mountain View's letter to the Mountain View City Council for its Middlefield Park Study Session Tuesday night, March 9, 2021. I am attaching the agenda for those who wish to participate in the meeting, which begins at 4:30 pm.

If you wish to e-mail your comments in advance, I suggest that you address them to each Council member as well as the City Council alias:

Ellen Kamei <Ellen.Kamei@mountainview.gov>, Lucas Ramirez <lucas.a.ramirez@gmail.com>, Margaret Abe-Koga <Margaret.abe-koga@mountainview.gov>, Lisa Matichak <Lisa.Matichak@mountainview.gov>, Alison Hicks <Alison.Hicks@mountainview.gov>, Sally Lieber <sally@sallylieber.org>, Pat Showalter <Pat.Showalter@mountainview.gov>
citycouncil@mountainview.gov

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- As in Google’s proposal for North Bayshore, affordable housing in Middlefield Park should be a mix of inclusionary units and stand-alone buildings. That would enable the timely construction of affordable housing in the first phase of the Google project. We appreciate Google’s promise to construct residential buildings first, and we believe that affordable housing should not be delayed; some should be provided in the first phase.

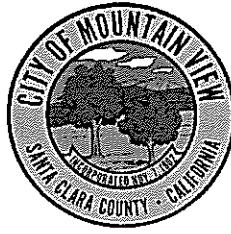
We look forward to the prompt adoption of the proposed Master Plan and to the subsequent timely groundbreaking for a development that will serve the needs of our community while proving feasible for Google and its residential development partners.

Balanced Mountain View

—

Lenny Siegel

/



Ellen Kamei, Mayor
Lucas Ramirez, Vice Mayor
Margaret Abe-Koga, Councilmember
Alison Hicks, Councilmember
Sally Lieber, Councilmember
Lisa Matichak, Councilmember
Pat Showalter, Councilmember

Kimbra McCarthy, City Manager
Krishan Chopra, City Attorney
Siliva Vonderlinden, Interim City Clerk

Video Conference with No Physical Meeting Location

4:30 PM

Tuesday, March 9, 2021

This meeting will be conducted in accordance with State of California Executive Order N-29-20, dated March 17, 2020. All members of the City Council will participate in the meeting by video conference, with no physical meeting location.

Members of the public wishing to observe the live meeting may do so at <https://mountainview.legistar.com>, on YouTube at www.MountainView.gov/YouTube and on Comcast Channel 26.

Members of the public wishing to comment on an item may be so in the following ways:

1. Email comments to city.council@mountainview.gov by 4:30 p.m. on the meeting date. Emails will be forwarded to the City Council by the City Clerk's Office. Please identify the Agenda Item number in the subject line of your email.

2. Provide oral public comments during the meeting:

Online:

Register in advance to access the meeting via Zoom Webinar:

https://mountainview.gov/cc_speakers

You will be asked to enter an email address and a name. Your email address will not be disclosed to the public. After registering, you will receive an email with instructions on how to connect to the meeting.

When the Mayor announces the item on which you wish to speak, click the "raise hand" feature in Zoom. Speakers will be notified of their turn shortly before they are called on to speak.

By phone:

Dial: (669) 900-9128 and enter Webinar ID: 923 7723 4938

When the Mayor announces the item on which you wish to speak, dial *9. Phone participants will be called on by the last two digits of their phone number. When the Mayor calls your name to provide public comment, if you are participating via phone, please press *6 to unmute yourself.

For instructions on using the "raise hand" feature in Zoom, visit https://mountainview.gov/raise_hand.

When called to speak, please limit your comments to the time allotted (up to 3 minutes, at the discretion of the Mayor).

Spanish interpretation will be provided for agenda item 3.1, Google Middlefield Park Master Plan.

4:30 P.M.-STUDY SESSION

1. CALL TO ORDER

2. ROLL CALL

3. STUDY SESSION

3.1 Google Middlefield Park Master Plan

Recommendation(s): The purpose of this Study Session is to receive Council input on the proposed Google Middlefield Park Master Plan.

Attachment(s): Study Session Memo

ATT 1 - East Whisman Precise Plan

ATT 2 - Community Outreach Summary

ATT 3 - February 2, 2021 EPC Study Session Report

ATT 4 - Project Plans

ATT 5 - Affordable Housing Approach Comparison

6:30 P.M.-REGULAR SESSION

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE

2. ROLL CALL

3. PRESENTATIONS

3.1 COVID-19 Memorial Day Proclamation

3.2 National Employee Recognition Day Proclamation

3.3 COVID-19 Update by City Manager Kimbra McCarthy

4. CONSENT CALENDAR

These items will be approved by one motion unless any member of the Council or audience

wishes to remove an item for discussion. The reading of the full text of ordinances and resolutions will be waived unless a Councilmember requests otherwise.

4.1 Approve Meeting Minutes

Recommendation(s): Approve City Council meeting minutes of February 23, 2021.

Attachment(s): 02-23-21 Council Minutes

4.2 Density Bonus Ordinance (Second Reading)

Recommendation(s): Adopt an Ordinance of the City of Mountain View to Repeal, in its Entirety, Division 11 of Article IV of Chapter 36 of the Mountain View City Code and Add Division 8 to Article XVI of Chapter 36 of the Mountain View City Code Related to Density Bonus, to be read in title only, further reading waived (Attachment 1 to the Council report). (First reading: 7-0)

Attachment(s): Council Report

ATT 1 - Ordinance

4.3 Annual Water Main/Service Line Replacement, Project 17-21-Appropriate and Transfer Funds, Approve Plans and Specifications, and Authorize Bidding

Recommendation(s): 1. Appropriate and transfer the remaining balance of approximately \$2,625,000 from Miscellaneous Water Main/Service Line Replacement, Project 20-21, to Miscellaneous Water Main/Service Line Replacement, Project 17-21. (Five votes required)

2. Approve plans and specifications for Miscellaneous Water Main/Service Line Replacement, Project 17-21, and authorize staff to advertise the project for bids.

3. Authorize the City Manager to award a construction contract to the lowest responsible bidder if the low bid is within project budget.

Attachment(s): Council Report

4.4 2268 West El Camino Real, 1701 and 1707 West El Camino Real, and 600 Clyde Avenue-Accept Public Improvements

Recommendation(s): 1. Accept the public improvements for the development at 2268 West El Camino Real for maintenance throughout their useful life.

2. Accept the public improvements for the development at 1701 and 1707 West El Camino Real for maintenance throughout their useful life.

3. Accept the public improvements for the development at 600 Clyde Avenue for maintenance throughout their useful life.

Attachment(s): Council Report

4.5 West Middlefield Road Improvements between Rengstorff Avenue and Shoreline Boulevard, Project 19-35-Accept Construction

Recommendation(s): Accept West Middlefield Road Improvements between Rengstorff Avenue and Shoreline Boulevard, Project 19-35, and authorize the final contract payment.

Attachment(s): Council Report

5. ORAL COMMUNICATIONS FROM THE PUBLIC ON NONAGENDIZED ITEMS

This portion of the meeting is reserved for persons wishing to address the Council on any matter not on the agenda. Speakers are allowed to speak on any topic for up to three minutes during this section. If there appears to be a large number of speakers, speaking time may be reduced to no less than 1.5 minutes. State law prohibits the Council from acting on nonagenda items.

6. PUBLIC HEARING - None.

7. NEW BUSINESS

7.1 Appointment of City Clerk and Authorization to Execute Employment Agreement with Heather Glaser

Recommendation(s): 1. Appoint Heather Glaser to serve as City Clerk for the City of Mountain View and authorize the Mayor to execute an employment agreement with Ms. Glaser.

2. Adopt a revised salary plan to reflect this compensation change to the City Clerk classification (Attachment 1 to the Council report).

Attachment(s): Council Report

ATT 1 - Revised Salary Plan

7.2 Park Land Dedication or Fees In Lieu Thereof Ordinance Amendments

Recommendation(s): Introduce an Ordinance of the City of the Mountain View Amending Chapter 41 (Park Land Dedication or Fees In Lieu Thereof Ordinance) of the Mountain View City Code Relating to Park Land Dedication, to be read in title only, further reading waived, and set a second reading for April 13, 2021 (Attachment 1 to the Council report).

Attachment(s): Council ReportATT 1 - Proposed OrdinanceATT 2 - October 15, 2019 City Council ReportATT 3 - February 12, 2020 PRC ReportATT 4 - October 14, 2020 PRC ReportATT 5 - October 27, 2020 City Council ReportATT 6 - Proposed Ordinance Redlined**8. COUNCIL, STAFF/COMMITTEE REPORTS**

No action will be taken on any questions raised by the Council at this time.

9. CLOSED SESSION REPORT**10. ADJOURNMENT****NOTICE TO THE PUBLIC:**

There is a 90-day limit for the filing of a challenge in Superior Court to certain City administrative decisions and orders which require a hearing by law, the receipt of evidence and the exercise of discretion. The 90-day limit begins on the date the decision is final (Code of Civil Procedure Section 1094.6). Further, if you challenge an action taken by the City Council in court, you may be limited, by California law, including but not limited to Government Code Section 65009, to raising only those issues you or someone else raised in the public hearing, or in written correspondence delivered to the City Council prior to or at the public hearing. The City Council may be requested to reconsider a decision if the request is made prior to the next City Council meeting.

The agenda and staff reports may be viewed at the Mountain View Library, 585 Franklin Street, beginning the Thursday evening before each meeting and at the City Clerk's Office, 500 Castro Street, Third Floor, beginning Friday morning prior to Tuesday City Council meetings. Agenda materials may also be viewed online at mountainview.legistar.com.

Any writings or documents provided to a majority of the City Council regarding any item on this agenda will be made available for public inspection in the City Clerk's Office during normal business hours and at the Council Chambers at City Hall, 2nd Floor, during the meeting.

City Council meetings are broadcast live on Comcast Channel 26 and replayed on Thursday at 6:30 p.m., Saturday at 10:00 a.m., and Sunday at 5:00 p.m. In addition, Council meetings are webcast live and archived at mountainview.legistar.com.

The Council may consider and act on items listed on the agenda in any order and thus those interested in an item listed on the agenda are advised to be present throughout the meeting. The reading of the full text of ordinances and resolutions will be waived unless a Councilmember requests otherwise. Per Council Policy A-13, no new items of business will begin after 10:00 p.m. unless an exception is made by vote of the Council.

Pursuant to the Americans with Disabilities Act (ADA), if you need special assistance in this meeting, please contact the City Clerk's Office at (650) 903-6399. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.160 (b) (1))

ADDRESSING THE COUNCIL:

Anyone wishing to address the Council is requested to fill out a blue speaker card and deposit it with the City Clerk to ensure that your name is accurately recorded in the minutes.

Pursuant to Council Policy A-13, an individual speaker shall have up to 3 minutes to address the Council. For any agenda item or for Oral Communications on nonagenda items, if there appears to be a large number of speakers, the Mayor may reduce speaking time to no less than 1.5 minutes per speaker unless there is an objection from Council by majority vote.

If requested in advance of the public input portion of the agenda item to the Mayor or City Clerk, a speaker who represents five or more members of the public in attendance who complete cards but elect not to speak may have up to 10 minutes to address the Council, if the Mayor determines that such extension will reduce the total number of speakers who planned to speak.

An applicant and/or appellant for a zone change, precise plan or quasi-judicial hearing or appeal to the Council shall have up to 10 minutes to address the Council and, with the consent of the Council, two minutes of rebuttal at the conclusion of all public speakers.

Pursuant to Government Code Section 54954.3(b)(1), at least twice the allotted speaking time will be provided to a member of the public who utilizes a translator.

Gutierrez, Jeannette

From: David Meyer <
Sent: Monday, March 8, 2021 4:41 PM
To: Kamei, Ellen; Ramirez, Lucas; Abe-Koga, Margaret; Hicks, Alison; Lieber, Sally; Matichak, Lisa; Showalter, Pat
Cc: City Council; Yuju Park; Shrivastava, Aarti
Subject: SV@Home Comments RE: Middlefield Park Study Session
Attachments: SVH Letter RE - Middlefield Park Study Session.pdf

Dear Mayor Kamei, Vice Mayor Ramirez, and Councilmembers Abe-Koga, Hicks, Lieber, Matichak, and Showalter:

On behalf of Silicon Valley at Home and our members, we write today to provide comments on Google's proposed Middlefield Park proposal in the East Whisman Precise Plan area. This is an exciting moment as this development will serve as the catalyst and central point for other development in the East Whisman area.

We strongly support Google's vision for East Whisman. Their proposal reflects and fulfills Mountain View's goals for the area: it reimagines the current sprawl-centric office park as a mixed-use, walkable, bikeable hub with new residential development, commercial space, and parks. Middlefield Park is designed to grow around existing transit and connect to the rest of Mountain View and to Sunnyvale, where they are considering significant new developments in neighboring Moffett Park.

In many ways, the strengths of this proposal rest on the strengths of the East Whisman Precise Plan. The Jobs-Housing Linkage Strategy remains a ground-breaking policy tool to directly link new office growth with new residential development. We thank the Council and staff for all of their work to adopt an East Whisman Precise Plan that enables such innovative development proposals and smart growth.

SV@Home is very happy that Google's proposal includes up to 1,900 new homes. This is nearly 2/5 of the overall Precise Plan target of 5,000 new homes and will enable the local-serving retail the community desires. Additionally, we are pleased to see 20% of these homes will be deed-restricted affordable. We have several recommendations and ideas we believe could be helpful in implementing the overall affordable housing plan:

- **Consider providing an option for at least a small percentage of inclusionary housing units onsite.** In general, SV@Home strongly supports affordable housing land dedications because they allow for potential greater numbers of units at deeper levels of affordability than standard inclusionary policies. However, providing at least a small percentage of inclusionary units on site would ensure that market rate housing development will produce some affordable homes on the exact same timeline.
- **Consider the development of an affordable housing implementation plan that incorporates ideas for both city and Google policies that will ensure the standalone affordable housing is built on a reasonable timeline.** While SV@Home strongly supports land dedications for affordable housing, they do have some challenges, including related to timelines and requirements for additional city resources. We believe the city and Google should together develop creative ideas that will enable this key community benefit to move forward. Ideas could include the targeting and/or prepayment of certain fees for the dedicated parcels, or an accelerated timeline on parcel dedication. Similarly, the city could consider whether it could provide certain fee reductions in exchange for the small inclusionary percentage idea noted above.

Overall, SV@Home strongly supports moving Middlefield Park forward. The success of Middlefield Park will determine the overall success of the East Whisman Precise Plan and is critical to meeting the Plan's housing and affordable housing goals. We believe that the implementation of the affordable housing plan is a key component and

that the ideas we have shared should not be pursued if they would undermine the overall financial feasibility or timeline of the project. At the same time, we think that this is one of the most important community benefits of the proposal, so it is in the interests of both the City of Mountain View and Google to consider a flexible implementation plan that creates opportunities for different options.

Sincerely,

David

David Meyer
Director of Strategic Initiatives

david@siliconvalleyathome.org

LET YOUR
NEIGHBORS
KNOW
sv@home



Become a member today and join us in making an affordable home a reality for all.

For all other COVID-19 related housing updates & resources [click here](#)



March 8th, 2021

Board of Directors

Kevin Zwick, Chair
United Way Bay Area

Gina Dalma, Vice Chair
*Silicon Valley Community
Foundation*

Candice Gonzalez, Secretary
Sand Hill Property Company

Andrea Osgood, Treasurer
Eden Housing

Shiloh Ballard
Silicon Valley Bicycle Coalition

Bob Brownstein
Working Partnerships USA

Amie Fishman
*Non-Profit Housing
Association of Northern CA*

Ron Gonzales
*Hispanic Foundation
of Silicon Valley*

Javier Gonzalez
Google

Poncho Guevara
*Sacred Heart Community
Service*

Janice Jensen
*Habitat for Humanity
East Bay/Silicon Valley*

Janikke Klem

Jan Lindenthal
MidPen Housing

Jennifer Loving
Destination: Home

Mary Murtagh
EAH Housing

Chris Neale
The Core Companies

Kelly Snider
Kelly Snider Consulting

Jennifer Van Every
The Van Every Group

STAFF
Leslye Corsiglia
Executive Director

Mayor Kamei and Members of the City Council
City of Mountain View
500 Castro Street
Mountain View, CA 94041

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March 8, 2021
Re: Middlefield Park Study Session
Page 2 of 2

should together develop creative ideas that will enable this key community benefit to move forward. Ideas could include the targeting and/or prepayment of certain fees for the dedicated parcels, or an accelerated timeline on parcel dedication. Similarly, the city could consider whether it could provide certain fee reductions in exchange for the small inclusionary percentage idea noted above.

Overall, SV@Home strongly supports moving Middlefield Park forward. The success of Middlefield Park will determine the overall success of the East Whisman Precise Plan and is critical to meeting the Plan's housing and affordable housing goals. We believe that the implementation of the affordable housing plan is a key component and that the ideas we have shared should not be pursued if they would undermine the overall financial feasibility or timeline of the project. At the same time, we think that this is one of the most important community benefits of the proposal, so it is in the interests of both the City of Mountain View and Google to consider a flexible implementation plan that creates opportunities for different options.

Sincerely,



David K Meyer
Director of Strategic Initiatives

Gutierrez, Jeannette

From: Kelley Ketchmark <
Sent: Monday, March 8, 2021 5:20 PM
To: City Council
Subject: Input on Google's Middlefield Park

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Hello MV City Council,

In preparation for tomorrow's study session on Google's Middlefield Park, I would like the council to consider several aspects of this proposal.

- The recreational amenities that are being considered for the park areas seem promising. However, they may attract residents from around MV and beyond to travel there for the day. There needs to be adequate parking and facilities to accommodate this. Otherwise, it could create a congestion problem that will negatively affect the residents of both Middlefield Park and the surrounding neighborhood.
- BMR housing should be spread out through the different residential buildings, in order to not create a stigma for those living there.
- The safety of the walking trails, bike lanes, and access points needs to be a priority. This includes the plan for the bridge over Light Rail.
- Please prioritize the tree canopy to create a more enjoyable space for all, with larger trees that provide more shade vs. smaller ornamental ones. This will also have a positive effect on the environment.

Thank you for your consideration of these suggestions. I look forward to the study session tomorrow.

thank you,
Kelley Ketchmark
President, Wagon Wheel Neighborhood Association

Gutierrez, Jeannette

From: Serge Bonte
Sent: Monday, March 8, 2021 9:29 PM
To: Kamei, Ellen; Hicks, Alison; Ramirez, Lucas; Abe-Koga, Margaret; Matichak, Lisa; Showalter, Pat; Lieber, Sally
Cc: City Council
Subject: re: 3/9/21 Meeting - Agenda Item 3.1 Google Middlefield Park Master Plan

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Dear Mountain View City Council:

I overall support the direction of the Master Plan which seems largely in line with the East Whisman Precise Plan.

I have a few comments on some aspects:

1. Affordable Housing.

Inclusive affordable housing will go much further into preserving and nurturing Mountain View's diversity. I would encourage you to ask for at least some amount of inclusivity. I am also concerned that the proposed separate affordable units might get built last (as it will take time for the City to line up finances and a developer), Google should be able to jump start that effort (maybe by directing some of the funds it committed to the Housing Trust of Silicon Valley?).

2. Private Public Park (PoPa)

I supported the first PoPa (Sobrato project in North Bayshore) but have some reservations in this case. For starters, the City should have a written commitment that Google will not decide to fence off parts of that park due to security reasons. Also, because that park will be near to offices and because Google will control the park, there is a risk that the PoPa might be primarily used by Google employees (maybe as a cafeteria extension or a green area "booked" for company functions or meetings...). The City should get some enforceable guarantees that the PoPa will be public and its programming includes the nearby residents (including the affordable housing units).

3. Park Land Dedication:

I support Staff recommendation to not accept the P2 Pathway as land dedication. I have to admit that I don't understand the value of that small path next to a private parking structure. Only benefit might be for Google employees to have a quicker access to the adjacent golf course -notwithstanding the fact that hole 1 is at the other end of the course :) - ?

I don't recall the history of the proposed bike/pedestrian bridge over the VTA track/ But I would delay committing to that bridge at this point:

- a. VTA has been talking about shutting down Light Rail. Should that happen, there might not be any need for a bridge.
- b. If the goal is to connect with the Hetch Hetchy trail, shouldn't the bridge be closer to the Hetch Hetchy right of way? As proposed, the bridge would force some zig zagging across Ellis Street in order to connect to the existing trail.

Sincerely,

Serge Bonte
Lloyd Way, Mountain View

Gutierrez, Jeannette

From: Serge Bonte <
Sent: Monday, March 8, 2021 8:58 PM
To: Kamei, Ellen; Showalter, Pat; Hicks, Alison; Ramirez, Lucas; Abe-Koga, Margaret; Matichak, Lisa; Lieber, Sally
Cc: City Council; BPAC Communication
Subject: re: Sidewalk Standards (or lack thereof) in Mountain View

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Dear Mountain View City Council:

During the 2/23/21 study session for a Residential Development Project at 555 West Middlefield Road, some of you rightfully highlighted the need for wider and more "walkable" sidewalks. However, I was surprised that this "ask" was tied to developing a lengthy precise plan for that area.

After all, we don't need a precise plan to decide what a minimal sewer line is needed for a type of building, we also don't have different bike lane standards per precise plan,

Surely, the City should have some City wide standards for sidewalks. Maybe with different widths or characteristics based on the type of street (corridor vs. arterial vs. residential) or the type of density of a particular building (multi family vs. single family vs. commercial). And I'm writing to ask that you define these sets of standards city wide. Having such standards would allow for decent sidewalks on new projects (regardless of their location in Mountain View) and would provide a blueprint when a house is remodelled (similar to the requirement of under grounding utility lines) or changes hands (see Oakland's sidewalk certification policy: <https://www.oaklandca.gov/resources/sidewalk-certification-faq>)

The most recent Precise Plan (East Whisman) contains a good base/minimal standard for sidewalks in Mountain View

<https://www.mountainview.gov/civicax/filebank/blobdload.aspx?BlobID=32005>

"5.7 Pedestrian Network

5.7.1 Standards

Sidewalk Clearance for Pedestrians. All sidewalks shall provide a clear travel path at least 5' wide. Street lights, fire hydrants, and other utilities and elements located in the sidewalk that reduce the pedestrian path of travel shall be relocated, or additional sidewalk width shall be provided to meet the minimum width."

The standard also addresses the issue of sidewalk obstruction and would avoid narrow sidewalks from being littered with "no RVs on narrow streets" signs.

Please adopt a similar minimal sidewalk standard throughout the City without waiting for elusive Pedestrian Master Plan update.

Serge Bonte
Lloyd Way (way below East Whisman standard), Mountain View

Gutierrez, Jeannette

From: Dennis Martin
Sent: Monday, March 8, 2021 1:55 PM
To: City Council
Subject: City Council 3.9.21 Agenda Item 7.2 Parkland Ordinance Amendments
Attachments: BIA_MVCityCouncil_3.9.21_Item7.2.pdf

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Dear Mayor Kamei and City Council Members,
On behalf of BIA BAY AREA, I respectfully request that you consider the comments contained in the attached letter when deliberating your decisions on this item. Please feel free to contact me with any questions or concerns.
Yours truly,
Dennis Martin
BIA Government Affairs





BUILDING INDUSTRY ASSOCIATION

Contra Costa Centre Transit Village
1350 Treat Blvd., Suite 140
Walnut Creek, CA 94597

March 8, 2021

Mayor Ellen Kamei
Mountain View City Council
500 Castro St. Mountain View, CA 94041
TRANSMITTED BY EMAIL

RE: March 9, 2021 City Council Parkland Ordinance Update

Dear Mayor Kamei and Council members,

The Building Industry Association of the Bay Area (BIA) respectfully submits the comments contained herein regarding revisions to the City's Park Land Ordinance.

The City is clearly staking plans for meeting future park and open space demands on the ability of private development to build, own, manage, and maintain publicly accessible park and open space facilities. This approach has many advantages for the City and its Citizens, not the least of which would be relief from the responsibility of land purchase, construction, maintenance and liability of the facilities.

While BIA agrees with the Staff Report that the Council adopt an incentive policy to encourage developers to include privately owned/public accessible open space in future projects, the Staff recommendation of 75% credit does not go far enough to justify the costs to the private sector. The Council needs to consider providing at least as 100% credit for POPA's, offsetting the added costs of maintenance and liability risks to the project of providing public access to privately owned facilities.

BIA agrees with the Staff Report calling for regular appraisals to set land values across the City. Establishing an appraisal process would provide more certainty to developers and mitigate to the extent possible severe escalation of land values from project to project. BIA concurs with the comments included in the letter submitted by Prometheus Real Estate Group President John Millham (October 12, 2020). Among his recommendations was the idea that the City should conduct an appraisal of all land in the City and then use a 5-year average to set the in-lieu fee.

BIA suggests that the City issue Guidelines to the Appraiser:

Guidelines for Appraiser:

- a. Appraiser is to provide a "Fair Market Value" for an average acre of land (hypothetical, rectangular, useable site) for property in the City. The opinion will conform to Uniform Standards of Professional Appraisal Practice.
- b. Valuation Date: December 31 of each year.
- c. Location & Property Sales Data Set Boundaries: Data set will begin with sales data from within City limits.
- d. Data Set Date Range: Use data from January 1st to December 31st of each year. Example: Jan. 1, 2020-, Dec. 31, 2020 for "December 31, 2020 Valuation Date." See contingencies below.
- e. Property Types: Use all of the following property types: Single Family (low and very low density), High Density Residential, Medium Density Residential, Commercial, Industrial, Lots and Land.
- f. Contingencies for Limited Data Set of each Property Type: If there are insufficient, credible data points or sales of a particular property type, then appraiser will explore and use comparable sales from the local competitive market area, adjacent to City. A fixed distance from city limits would not be a given, however a compelling, rational basis for the selection of the competitive market area must be given by the appraiser in the report. Preference is for closer, more recent, and comparable; discretion is given to the appraiser.
- g. Sales Transactions Data not to be used: Do not use transactions if they are not an arms-length transaction, have encumbered/clouded title, are environmentally impaired site, or are more than three (3) years old. This is also applicable for a to m.
- h. Inflation factors for Comparable between 1 and 3 years: An inflation factor will be computed and applied to comparable sales over one year based on reasonable and rational considerations such as sales and rental trends or other appropriate methods.
- i. Sales Transactions Data that may be included: May use real estate sales transactions by the City for additional neighborhood or community parkland.
- j. Data Values excluded: No values or set of values at the high or low end of the data set are to be excluded from consideration in the average values on the sole basis of being relatively high or low; however, a check for consistency among comparable values will be done, and a rational basis should be provided for credible comparable transactions if not used.
- k. Research Factors to be considered for Comparable sales: The factors to be used to compare property values include, but are not limited to physical factors, economic factors, market conditions verification to parcel maps, public records, CoStar data bank. Additional factors may be used provided there is a rational basis for doing so.
- l. Reconciliation of value differences: The approach will be comparative, iterative, qualitative and quantitative, and will be made at the appraiser's discretion.
- m. Weight to be applied to Property Types: The weighted average of each property type will be based on the percentage of land area in the sales transactions, for example, if 25% of total acreage is high density residential, then the relative weight of that property type will be 25%. (The weight will not be done by the quantity of sales of each type or the percent of value of sales of each type).
- n. Reporting: A draft valuation report will be generated by March 15. City will provide for a two-week circulation and comment period.

Additional BIA recommendations:

- Covert impact fees to per square foot calculation from per unit calculation and apply the fee only to “net rentable/livable” square footage;
- Set impact fees at the earliest point in the entitlement process, i.e., planning application deemed complete;
- Make all City impact fees payable at the latest point in the process, i.e., Certificate of Occupancy;
- Exempt all deed restricted affordable units from PDO/PIO fees or requirements; i.e., VLI, LI, and Mod affordability levels;

The City has burdened housing projects with an incredible load of fees, exactions and requirements that often render projects infeasible. Park fees, affordable housing fees & requirements, school fees, traffic fees, public amenity fees, specific plan fees, and utility fees all add up to build a “wall of fees” to prevent the construction of new housing. The recent withdrawal of the East Middlefield Road project is a good example of how these cost burdens obstruct the development of housing in Mountain View.

Despite the COVID 19 pandemic and the resulting economic slowdown, Silicon Valley still faces a housing crisis and the construction of new housing is in the vital interests of the City. BIA is looking forward to finding solutions that are fair and reasonable for both the City and the home building industry. Please do not hesitate to contact me with any questions or comments.

Very truly yours,

Dennis Martin

Dennis Martin
BIA Bay Area Government Affairs

Gutierrez, Jeannette

From: Sabah Munawar <
Sent: Monday, March 8, 2021 5:22 PM
To: Kamei, Ellen; City Council
Subject: Item 7.2 Park Land Dedication or Fees In Lieu Thereof Ordinance Amendments
Attachments: Re 7.2 Park Land Dedication or Fees In Lieu Thereof Ordinance Amendments .pdf

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Dear Mayor Kamei and City Councilmembers,
Please see attached letter from MVYIMBY regarding item 7.2 Park Land Dedication or Fees In Lieu Thereof Ordinance Amendments of March 9ths Council Agenda.

Best Regards,
Sabah Munawar
On behalf of the members of MV YIMBY

Re 7.2 Park Land Dedication or Fees In Lieu Thereof Ordinance Amendments

Dear Mayor Kamei and members of the council:

Mountain View YIMBY, a local housing advocacy group, is pleased to see that the city has realized that park fees are high and create a burden on developments. We would like to bring attention to a few things and ideas:

- Though Privately Owned Public Open Spaces are not parks and are designed to be less accessible we do prefer them to the alternative of a gated space.
- If the City desires to have more parks, a more open and transparent way would be to use a park tax that would give the city funds to build parks in communities.
- We believe high park fees are an obstacle to building new homes in the city.
- We would like to see park impact fees applied to commercial as well as residential development. Open spaces can be benefits to workers and neighbors.
- If open space is used as park space and results in less options for public comment in the design process, we hope the City will take the opportunity to design park space with the owners.

We hope the city will take these ideas and concerns to the table when discussing park impact fees.

Best Regards,

Sabah Munawar

On behalf of the members of MV YIMBY



Gutierrez, Jeannette

From: Michael Tymoff <
Sent: Monday, March 8, 2021 12:46 PM
To: City Council
Cc: McCarthy, Kimbra; Shrivastava, Aarti; Cameron, Dawn; Javier González
Subject: Park Land Dedication Ordinance letter
Attachments: _Park Land Dedication Ordinance Comment Letter.TL.20210308.pdf

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Dear Mayor, Vice Mayor and Councilmembers,

Please find attached our letter regarding the amendments to the Park Land Dedication Ordinance you will be considering tomorrow night. Thank you for the opportunity to provide comments.

Sincerely,
Michael Tymoff

Michael Tymoff | Director, Real Estate District Development - Mountain View





Google LLC
1600 Amphitheatre
Parkway
Mountain View, CA 94043

650 253-0000 main
Google.com

March 8, 2021

City of Mountain View City Council
500 Castro Street
Mountain View, CA 94041

Re: Proposed Amendments to the Park Land Dedication or Fees in Lieu Thereof Ordinance

Dear Mayor Kamei, Vice Mayor Ramirez, and Councilmembers Abe-Koga, Hicks, Lieber, Matichak, and Showalter:

Thank you for the opportunity to provide comments on the City's proposed amendments to the Park Land Dedication Ordinance (Ordinance). A greener Mountain View is a better Mountain View, and we appreciate that the City Council is considering the implementation of a citywide 75 percent Privately Owned, Publicly Accessible (POPA) open space credit toward the City's Park Land requirements. Broadly speaking, Google is supportive of the proposed amendments to the Ordinance.

However, we respectfully request that the City Council consider an amendment to the proposed Ordinance to also allow for a 100 percent credit for POPAs. Both staff and City Council have acknowledged the need for creativity and flexibility in the design of open spaces. Staff have recommended this be facilitated by the provision of an "Alternate Proposals" POPA credit. For this POPA credit to truly be a pathway to encourage unique, high quality open spaces, Alternate Proposals should be assessed on their individual merit and rewarded for their creativity and value to the community, which could, at City Council's discretion, allow for a 100 percent POPA credit.

We note that both our Middlefield Park Master Plan and our North Bayshore Master Plan submittals are requesting a 100 percent credit for all proposed POPAs as we believe these projects will deliver a comprehensive network of diverse and highly programed parks and open space. As has been evidenced by a number of City-led studies, residential development has been found to be infeasible in both East Whisman and North Bayshore - see October 2018 NBS study and November 2019 East Whisman and North Bayshore studies. Should the Middlefield Park and North Bayshore projects not receive 100% credit for the POPAs, we will need to reevaluate project economics, which may include a need to revisit fees, project requirements, and community benefits packages.

As always, we appreciate the opportunity to work with the City and continue our collaboration with City Staff on this proposed Ordinance amendment.

Sincerely,

Michael Tymoff
Director, Real Estate District Development - Mountain View
Google

Cc: Kimbra McCarthy, City Manager, City of Mountain View
Aarti Shrivastava, Community Development Director
Dawn Cameron, Public Works Director
Javier González, Government Affairs and Public Policy, Google



March 9, 2021

Mayor and City Council
City of Mountain View
500 Castro Street
Mountain View, CA 94039

RE: Park Land Ordinance

Dear Mayor and City Council Members:

Prometheus Real Estate Group understands the importance of providing open space and parks to our neighbors and the community at large. We support the City's efforts to review and amend the Park Land Ordinance, and in this letter, we offer insights based on our experience developing housing in Mountain View over many years, and our familiarity with the City's ordinance.

It is important for the City to consider that, over the last 10 years, park land dedication costs have increased exponentially, more than any other soft cost budget line item, and now comprise upwards of nearly 10% of overall project costs for a proposed housing development within Mountain View.

Park Land Value

We support, in an effort to achieve more fee certainty at the onset of the development process, the recommendations by staff to utilize an annual appraisal process to help establish valuations of park land. Further, we offer below some additional proposed concepts that relate to this valuation process.

- **Hold park land values for three years from time of application for a particular project.** We agree that the appropriate time to set park land dedication value is at application to provide fee certainty for housing projects. However, we know, based on our experience in Mountain View, that procurement of entitlements can extend longer than two years. We therefore request that the City consider holding the park land value, and corresponding fee calculation, for three years, rather than two years, from the time of application.
- **Permit negotiation of value adjustment between the Owner/Developer and the Real Property Program Administrator (RPPA).** As described in the staff report, at the time of the initial review of the project application, the RPPA will make a determination of land value and the in-lieu fee within the adopted range of land values for a proposed development. The value ranges allow reasonable flexibility of the RPPA to adjust the land value based on project location, preexisting site conditions, and other factors. We would request that the Owner/Developer be afforded the ability to negotiate these reasonable adjustments performed by the RPPA.



Private Open Space

We support the City’s concept of a “Privately Owned Publicly Accessible” (POPA) Alternate Proposal. However, regarding this concept, we offer the following additional recommendations:

- **Setting the credits.** We encourage the Council to consider the magnitude of park land costs for new housing, and therefore request refinement to the proposed credits, as more particularly described below.
 - *Set the POPA Open Space Credit at 100%, rather than 75%* – we applaud the City’s effort to add a potential POPA option in which developers are not dedicating property for park land purposes, and are instead agreeing to own, carry, maintain and insure the land themselves. However, in doing so, additional costs would be absorbed by the Owners/Developers and therefore we would request that the proposed POPA Open Space Credit be set at 100% of the value of the land , and not 75%.
- **Add more flexibility or discretion to the POPA Open Space Credits.** The Dean (480 San Antonio) has a heavily landscaped public paseo that includes fountains, pavers and improves connectivity. This type of attractive and valuable public amenity should qualify for some consideration as a further POPA Open Space credit. The ceiling threshold for these types of amenities can be set at 50%; under the current framework, these public areas would not qualify for any credit whatsoever.

Timing and Other Considerations

We continue to request that the design and public input process for park land dedications be performed in parallel with the entitlement timeframe of the development project. We firmly believe that benefits and efficiencies can be gained by completing, on a parallel track, the public processes for both the proposed subject housing development and the associated park land design and construction. Additionally, we also strongly favor an option of having the developers retain the ability to design and construct the parks themselves. We believe that this delivery model would in fact significantly reduce schedule, costs and/or City staffing resources.

Prometheus appreciates the opportunity to contribute and offer input to the process underway by the City in assessing potential revisions to its Park Land Ordinance. We share the City’s goals of increased housing and public space in Mountain View, and believe that prudent refinement of the Park Land Ordinance can ultimately benefit all stakeholders.

Sincerely,

Don Peterson

Don Peterson
Senior Vice President of Development, Prometheus Real Estate Group

CC: Adam McMichael, Senior Development Manager, Prometheus Real Estate Group
Michael Ducote, Development Director, Prometheus Real Estate Group