
From: Albert Jeans [REDACTED]
Sent: Tuesday, January 20, 2026 6:58 PM
To: epc@mountainview.gov
Subject: Comment on Item 5.1 490 E Middlefield Rd

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Dear EPC Commissioners,

I'm wondering why this project seems to be exempt from the Park Land Dedication Ordinance. Was the developer granted a waiver based on providing BMR units or some other state law? With 460 units, the project will probably have at least 500 residents. Under the Park Land Dedication Ordinance, the developer should provide at least 1.5 acres of park land or pay equivalent in-lieu fees. As described in the Draft Parks and Recreation Strategic Plan, city land is currently selling for about \$10 million per acre. However, instead of \$15 million, the developer seems to be voluntarily contributing a mere \$1.2 million for park land or recreation facilities. How is the city supposed to provide the park that these new residents deserve?

Sincerely,
Albert Jeans

[REDACTED]

From: [Jaeho Hahn](#)
To: [Tsumura, Jeffrey](#)
Subject: Valley Water Comments on Proposed Development at 490 E Middlefield Rd, Mountain View (File No. 35620)
Date: Wednesday, February 25, 2026 11:38:14 AM
Attachments: [image001.png](#)

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Hello Jeffrey Tsumura,

The Santa Clara Valley Water District (Valley Water) has reviewed the Notice of Public Hearing for the proposed construction of an eight-story, mixed-use building with 460 apartment units and 9,371 square feet of ground floor commercial replacing an existing office building located at 490 E Middlefield Rd in Mountain View, which was received by Valley Water on January 21, 2026.

Based on our review of the project, as shown in the information available on the City's website, we have the following comments for your information:

1. The project has 460 units, along with the additional commercial space included could increase water demand. Therefore, although not required, Valley Water strongly recommends that the water utility provider for the City of Mountain View prepare a Water Supply Assessment with the assumption that this project will increase the City's water demand and clearly define the project's potential impact on Mountain View's future water supply and availability.
2. Redevelopment of the site provides opportunities to minimize water and associated energy use by using recycled water, incorporating on-site reuse for both storm and graywater, and requiring water conservation measures above State standards (i.e., CALGreen). To meet its fair share of water conservation assumptions in the Urban Water Management Plans for Valley Water and the City of Mountain View. Valley Water suggests that all available water conservation measures be required. To reduce or avoid adverse impacts on the water supply, the applicant should consider the following:
 - Landscaping that exceeds the requirements of the City's water-efficient landscape regulations.
 - Weather- or soil-based irrigation controllers.
 - Dedicated landscape meters.
 - Submeters for multi-family housing and individual spaces within commercial buildings.
 - Dual plumbing to facilitate and maximize the use of alternative water sources for irrigation, toilet flushing, cooling towers, and other non-potable water uses; and
 - Alternative water sources for non-potable uses, including recycled water, stormwater, rainwater, and graywater.
3. According to Valley Water's records, there are four active wells located on APN 160-53-004. If the wells remain in use following redevelopment, they must be protected to prevent loss or damage during construction activities. If the wells are not to remain in use, they must be

properly destroyed under a permit from Valley Water, in accordance with *Valley Water Ordinance No. 90-1*. While Valley Water maintains records for most wells within Santa Clara County, it is possible that undocumented wells exist. Any previously unknown wells discovered during redevelopment must either be properly destroyed under permit from Valley Water or registered with Valley Water and protected from damage. For additional information, please contact Valley Water's Well Ordinance Program Hotline at (408) 630-2660.

4. Valley Water records show that groundwater can be shallow (ten to thirty feet below grade) in this region and may be encountered during the construction of the project. Potential impacts associated with shallow groundwater dewatering should be identified and mitigated for and underground structures should have waterproof foundations to avoid the need for permanent dewatering after construction is complete.
5. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for the area, the site is located within Zone X (An area with reduced flood risk due to levee).
6. Valley Water does not have any facilities or land rights within the proposed project limits. Therefore, in accordance with Valley Water's *Water Resources Protection Ordinance*, a Valley Water permit is not required for this project.

This project has been assigned Valley Water File No. 35620. Please reference this number in all future correspondence regarding this project.

Thank you,

JAEHO HAHN, P.E.

Pronouns: he/him/his

Associate Engineer

Community Projects Review Unit

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