

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2023050251

Project Title: 749 West El Camino Real Mixed-Use Project

Lead Agency: City of Mountain View Contact Person: Margaret Netto, Consulting Senior Planner
 Mailing Address: 500 Castro Street, P.O. Box 7540 Phone: 650-903-6306
 City: Mountain View Zip: 94039-7540 County: Santa Clara

Project Location: County: Santa Clara City/Nearest Community: Mountain View
 Cross Streets: El Camino Real/Castro Street Zip Code: 94040

Longitude/Latitude (degrees, minutes and seconds): 37 ° 23 ' 05.7 " N / 122 ° 05 ' 009 " W Total Acres: 3.05

Assessor's Parcel No.: 193-02-049, 193-02-050 Section: 28 Twp.: 6S Range: 2W Base: _____

Within 2 Miles: State Hwy #: SR 85, SR 237, SR 82 Waterways: Stevens Creek and Permanente Creek
 Airports: N/A Railways: Caltrain, VTA Light Rail Schools: Bubb, Graham, MV HS

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) 2014032002 & 2022020129 Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units 299 Acres 3
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. 24,965 Acres 1 Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: GHG

Present Land Use/Zoning/General Plan Designation:

Commercial / (P38) El Camino Real Precise Plan / Mixed-Use Corridor

Project Description: (please use a separate page if necessary)

The project would demolish the existing 1,487 square foot restaurant building, 18,302 square foot bank building, and all associated surface parking and landscaping on-site to construct two new buildings on-site: 1) a two-story (up to 41 feet tall), up to 11,500 square foot bank and 2) a six-story (up to 75 feet to the top of the roof and up to 86 feet up to the top of the canopy), mixed-use building with 299 multi-family residential units (33 of which would be reserved for low- to very-low-income households), up to 13,465 square feet of ground-floor commercial uses, and two levels of underground parking. The mixed use-building would contain one level of ground floor podium parking and two levels of underground parking. The commercial square footage would be located adjacent to El Camino Real on the northern portion of the project site. The new bank would be located on the northwest corner of the project site and a public plaza is proposed on El Camino Real between the proposed bank building and mixed-use building's ground-floor commercial uses. The project would preserve the existing artwork pieces associated with the existing bank building and plaza and incorporate them into the project design. Implementation of the project would require the removal of existing trees, including Heritage Trees. The proposed project would plant replacement trees in conformance with the City requirements. The project also includes utility and right-of-way improvements.

The project would meet Tier 2 development standards per the El Camino Real Precise Plan and have a maximum structure height of up to 75 feet and a floor-area-ratio (FAR) of approximately 3.04 (98 dwelling units per acre [du/ac]). The project would utilize the State Density Bonus Law to exceed the allowed zoning density of 2.3 FAR with a 43.1 percent density bonus as calculated based on Mountain View's Density Bonus Program Guidelines and Municipal Code Section 36.48.75; therefore, the project would not require a General Plan amendment or rezoning. Pursuant to State Density Bonus Law and the City's Density Bonus Program Guidelines, the project is eligible for concession and waivers.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date 8/19/2025 Ending Date 8/29/2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>David J. Powers & Associates, inc.</u>	Applicant: <u>Greystar Real Estate Partners</u>
Address: <u>1871 The Alameda, Suite 200</u>	Address: <u>450 Sansome Street, Suite 500</u>
City/State/Zip: <u>San Jose, CA 95126</u>	City/State/Zip: <u>San Francisco, CA 94111</u>
Contact: <u>Nick Towstopiat</u>	Phone: <u>415-489-3900</u>
Phone: <u>408-454-3407</u>	

Signature of Lead Agency Representative: Margaret Netto Date: 8/14/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.