



NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)

Project Title: The R3 Zoning District Update Project
City/County: City of Mountain View, County of Santa Clara
California Public Review Period: July 11, 2025 through August 11, 2025

NOTICE IS HEREBY GIVEN that the City of Mountain View (City) is preparing a Draft Environmental Impact Report (EIR) for the R3 Zoning District Update Project (the project, Zoning Update) and is requesting comments on the scope and content of the EIR. The EIR is being prepared by the City of Mountain View, which is the Lead Agency for the Project, in accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines.

In accordance with CEQA Guidelines Section 15082, this Notice of Preparation (NOP) is being sent to the California State Clearinghouse, Santa Clara County Clerk, responsible agencies, trustee agencies, and adjacent cities, and is being made available to members of the public including individuals and organizations to solicit comments on the scope of the analysis in the EIR.

Project Location:

The Zoning Update would affect approximately 8,350 parcels over approximately 1,260 acres throughout the City. The City Council has made no final decisions on where the zoning update would apply and does not intend to do so until completion of the Draft EIR. Figure 1 shows the location of the sites being studied throughout the City in the Draft EIR which have been reviewed and discussed by the City Council in multiple Study Sessions.

Project Background and Description:

The R3 Zoning District Update project was identified in the Mountain View City Council's Fiscal Year 2019-21 Goals to "review and propose revisions to the R3 Zone standards that consider form-based zoning, incentivizing stacked flats, and updated rowhouse guidelines." Accordingly, the R3 Zoning District Update would involve increases in residential density within designated "Change Areas" in the City. As shown in Figure 1, the project would introduce new zoning subdistricts, some of which (specifically R3-A, R3-D1 and R3-D2) would include an increase in allowed density. Additionally, all subdistricts will include new/updated development standards.

These changes aim to support diverse housing types, including middle-income ownership and stacked flats, improve design through form-based standards, create opportunities for neighborhood-serving commercial, and align with the City's General Plan and recent state laws including updates through the State Density Bonus Law, updates to the Housing Accountability Act, SB 478 (2021, Wiener), SB 684 (2023, Caballero), SB 1123 (2024, Caballero), and SB 1211 (2024, Skinner). The project would also incorporate Mountain View 2023-2031 Housing Element programs 1.3(a), (c), (e), and (h), which address development feasibility, live-work opportunities, the integration of R2-zoned properties into the R3 zone to advance key policy goals, and allowance for SB 9 type development, plus ADUs, in remaining R2 areas.

The expected number of residential units that could result from the project at full buildout is estimated at up to 10,000-16,000 units, consisting of existing development potential for roughly 2,000-3,500 existing units and an increase of approximately 8,000-12,500 additional units.

In addition, other code updates may be included with the project, including implementation of Housing Element Program 1.5, which would allow improvements on properties that are currently developed with nonconforming

densities in R1 and R2 Zoning Districts, and the rezoning of specific public parks from a residential zoning designation to the Public Facilities Zoning District.

Probable Environmental Effects:

Adoption of the zoning updates would not approve any physical development (e.g., construction of housing or infrastructure). However, the Draft EIR will assume that such actions are reasonably foreseeable future outcomes of project implementation. The EIR will evaluate the potentially significant environmental impacts of the proposed project and will evaluate whether there are feasible mitigation measures that may lessen or avoid such impacts. As the proposed project does not include any specific construction or development, but rather the potential for land use changes or development to be constructed in the future, the impact analysis will be programmatic and cumulative in nature. The EIR will also identify and evaluate alternatives to the proposed project. The EIR will evaluate potentially significant environmental effects related to the following environmental issues:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire
- Cumulative Effects
- Growth Inducing Effects

Written Comments:

Written comments regarding the scope and content of the EIR must be submitted to the Lead Agency by August 11, 2025, via email (preferred) or mail.

Email: Eric.Anderson2@mountainview.gov

Mail: City of Mountain View Community Development Department
Attn: Eric Anderson, Planning Manager
500 Castro Street, PO Box 7540
Mountain View, CA 94039-7540

EIR Scoping Meeting:

The Lead Agency will conduct a public scoping meeting to solicit written and oral comments regarding the scope and content of the EIR from interested parties, responsible agencies, and any other interested persons, organizations or agencies.

The public scoping meeting will be held on **Wednesday July 23, at 7:00 p.m.** Members of the public may participate virtually via Zoom webinar, and may join the video conference with any of the following:

- Direct link: <https://mountainview.zoom.us/j/81293017910>, or at www.zoom.com or within the Zoom App with Webinar ID: 812 9301 7910, or
- Telephone: US: +1 669 900 9128 or +1 253 215 8782 or +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656 or 833 548 0276 (Toll Free) or 833 548 0282 (Toll Free) or 877 853 5257 (Toll Free) or 888 475 4499 (Toll Free) and enter the Webinar ID: 812 9301 7910.

The meeting will be recorded and available after the event at www.mountainview.gov/youtube.

For additional information, please contact Eric Anderson, Planning Manager at (650) 903-6306 or Eric.Anderson2@mountainview.gov.



Eric Anderson, Planning Manager

July 9, 2025

Date

Attached: **Figure 1** – R3 Zoning District Update Preferred Alternative

More information about the proposed project can be found on the City's website:

<https://www.mountainview.gov/r3zoningupdate>

To receive email updates on this program, sign up at: <https://collaborate.mountainview.gov/r3update>

Figure 1 Proposed R3 Zoning District Update

