

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 # 2025070500**Project Title:** R3 Zoning District Update

Lead Agency: City of Mountain View Contact Person: Eric Anderson
 Mailing Address: 500 Castro Street, PO Box 7540 Phone: 650-903-6306
 City: Mountain View Zip: 94039 County: Santa Clara

Project Location: County: Santa Clara City/Nearest Community: Mountain View

Cross Streets: Middlefield Rd, Shoreline Blvd, Rengstorff Ave, California St, Whisman Rd, Del Medio Ave, El Camino Real, Springer Rd, Miramonte Ave, Grant Rd Zip Code: 94043

Longitude/Latitude (degrees, minutes and seconds): 37 ° 23 ' 22 " N / 122 ° 04 ' 56 " W Total Acres: 1,260

Assessor's Parcel No.: Citywide Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: 82, 85, 237 Waterways: Permanente Creek, Stevens Creek, Adobe Creek, Hale Creek

Airports: Moffett Federal Airfield Railways: Caltrain, VTA Light Rail Schools: MVWSD, MVLHSD, LASD

Document Type:

CEQA: ☐ NOP ☐ Draft EIR NEPA: ☐ NOI Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☒ Final Document
☐ Neg Dec (Prior SCH No.) _____ ☐ 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 16,000 Acres 1,260
☐ Office: Sq.ft. _____ Acres _____ Employees _____
☒ Commercial: Sq.ft. 100,000 Acres 1,260 Employees 250
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____
☐ Educational: _____
☐ Recreational: _____
☐ Water Facilities: Type _____ MGD _____
☐ Transportation: Type _____
☐ Mining: Mineral _____
☐ Power: Type _____ MW
☐ Waste Treatment: Type _____ MGD
☐ Hazardous Waste: Type _____
☐ 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: Energy, Tribal Cultural Resources

Present Land Use/Zoning/General Plan Designation:

Zoning: R2 (One- and Two-Family), R3 (Multifamily), P (Planned Community/Precise Plan); General Plan: residential designations at various densities

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

The proposed R3 Zoning District Update would apply to approximately 8,350 parcels covering about 1,260 acres citywide. The update aims to support diverse housing types, including middle-income ownership housing, improve design quality, enable neighborhood-serving commercial uses, and align with recent state housing laws and Mountain View's 2023–2031 Housing Element programs. Full buildout associated with the R3 Zoning District Update would result in up to 10,000-16,000 additional residential units through the year 2050, consisting of existing development potential for roughly 1,200 existing units plus potential for approximately 8,800-14,800 additional units.

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".

☒ Air Resources Board	☒ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # <u>4</u>	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>2</u>
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☐ Fish & Game Region # _____	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☒ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☒ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	Other: _____
☐ Housing & Community Development	Other: _____
☒ Native American Heritage Commission	

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

Starting Date September 18, 2026 Ending Date October 2, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Rincon Consultants</u>	Applicant: <u>Eric B. Anderson, Planning Manager</u>
Address: <u>66 Franklin Street, Suites 352 and 357</u>	Address: <u>500 Castro Street, PO Box 7540</u>
City/State/Zip: <u>Oakland, California 94607</u>	City/State/Zip: <u>Mountain View, CA 94039-7540</u>
Contact: <u>Gianna Meschi, Project Manager</u>	Phone: <u>650-903-6306</u>
Phone: <u>831-920-6543</u>	

Signature of Lead Agency Representative:  Date: Sept 18, 2026

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