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 #

Project Title: Moffett Boulevard Precise Plan

Lead Agency: City of Mountain View | Contact Person: Aki Honda Snelling
Mailing Address: 500 Castro Street, P.O. Box 7540 | Phone: (650) 903-6306
City: Mountain View | Zip: 94039-7540 | County: Santa Clara County

Project Location: County: Santa Clara | City/Nearest Community: Mountain View
Cross Streets: SR 85, Central Expressway, Middlefield Road, Central Avenue, Cypress Point Drive, Stierlin Road | Zip Code: 94043
Longitude/Latitude (degrees, minutes and seconds): 37 ° 23 ' 56.4 " N / 122 ° 04 ' 29.5 " W | Total Acres: 82
Assessor's Parcel No.: Multiple | Section: | Twp.: | Range: | Base:
Within 2 Miles: State Hwy #: US 101, SR 85, SR 82, SR 237 | Waterways: San Francisco Bay, Stevens Creek, Permanente Creek, Hale Creek
Airports: Moffett Federal Airfield | Railways: Caltrain, VTA Light Rail | Schools: MVWSD, MVLAUSD, LASD

Document Type:

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

Local Action Type:

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

Development Type:

☒ Residential: Units 950 max Acres
☐ Office: Sq.ft. Acres Employees
☐ Commercial: Sq.ft. Acres Employees
☐ 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: Approx. 1,000 SF net new non-residential development

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

See Attached Project Description.

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

See Attached Project Description.

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 and "X".
If you have already sent your document to the agency please denote that with an "S".

X	Air Resources Board	X	Office of Historic Preservation
	Boating & Waterways, Department of		Office of Public School Construction
X	California Emergency Management Agency		Parks & Recreation, Department of
	California Highway Patrol		Pesticide Regulation, Department of
X	Caltrans District # 4	X	Public Utilities Commission
X	Caltrans Division of Aeronautics	X	Regional WQCB # 2
	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
X	Fish & Game Region # 3		Tahoe Regional Planning Agency
	Food & Agriculture, Department of	X	Toxic Substances Control, Department of
	Forestry and Fire Protection, Department of		Water Resources, Department of
	General Services, Department of		
X	Health Services, Department of		Other:
X	Housing & Community Development		Other:
X	Native American Heritage Commission		

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

Starting Date August 11, 2025 Ending Date September 11, 2025

Lead Agency (Complete if applicable):

Consulting Firm: MIG, Inc.
Address: 800 Hearst Avenue
City/State/Zip: Berkeley, CA 94710
Contact: Ray Pendro
Phone: 510-845-7549, ext. 1430

Applicant: City of Mountain View
Address: 500 Castro Street, P.O. Box 7540
City/State/Zip: Mountain View, CA 94039-7540
Phone: (650) 903-6306

Signature of Lead Agency Representative: Date: 8/7/2025

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

Project Description:

The MBPP Area is identified in the City's 2030 General Plan as a "change area," with goals and policies that intend to (1) transform the area into a revitalized corridor supporting a flexible mix of land uses, (2) allow greater commercial intensities and residential densities than under the previous General Plan, and (3) increase commercial and housing supply. Future development would promote City goals of sustainability through dense, compact, transit-oriented development. In addition, the MBPP would provide opportunities for reaching housing goals identified in the City's adopted and State-certified 2023 - 2031 General Plan Housing Element, to help meet the demand for housing that addresses job and retail growth in the City and region.

The MBPP is the result of a community-based process between the City, area property owners, business owners, stakeholders and the general public in an effort to transform the Moffett Boulevard corridor into a vibrant mix of commercial, retail, residential, and civic uses. The MBPP envisions a well-landscaped, pedestrian and bicycle friendly corridor with new plazas and community gathering spaces, pedestrian amenities, and bicycle facilities which allow people to safely cross Central Expressway and access surrounding neighborhoods and corridors. The planning framework envisions the comprehensive transformation of this area into a high-density, mixed-use residential community supported by walkable streets with a range of neighborhood-serving amenities, including ground-floor retail. Residential densities are proposed for up to 100 dwelling units per acre (du/ac) at up to five to seven stories. Non-residential uses will be required in ground floors fronting on Moffett Boulevard, with a focus on neighborhood-serving commercial uses (restaurants, retail, personal services).

Several "Future Study Areas" are designated, which means that there will be no changes to allowed land uses or densities within these areas as part of the current Precise Plan process. However, the Precise Plan may consider minor changes in development standards and new public improvements (such as wider sidewalks or bicycle lanes) within or adjacent to these Future Study Areas. Additionally, the Precise Plan will study potential policies or "triggers" to initiate a future Precise Plan amendment process regarding Future Study Areas.

The MBPP will also define new right-of-way and transportation improvements for the area, with a focus on wider sidewalks with trees and pedestrian amenities and protected bicycle lanes. The project will also study a road diet to reduce the number of vehicle travel lanes, where there are currently four lanes, and evaluate various parking strategies, including a neighborhood parking permit program, retention of on-street parking that is consistent with the prioritized streetscape improvements (including loading zones for people and goods), and centralized parking facilities.

Present Land Use/Zoning/GP Designation:

General Plan designation for Plan Area is Mixed Use Corridor, Low Density Residential, Medium Low Density Residential, Medium Density Residential, Medium High Density Residential, and High Low Density Residential. The Plan Area is zoned Commercial/Residential-Arterial (CRA), Commercial Neighborhood (CN), Single Family Residential (R1), One- and Two-Family Residential (R2), Multiple-Family Residential (R3), Pre-PF (Pre-Public Facility) and Planned Community (P).