

Notice of Intent to Adopt a Mitigated Negative Declaration

Pursuant to Section 21092 and 21092.3 of the Public Resources Code and CEQA Guidelines Section 15072, as amended to date, this notice is to advise you that the City of Mountain View has prepared an Initial Study to evaluate the environmental impacts of the project identified below. The Initial Study concludes that the project described below would not have a significant effect on the environment and, therefore, the City of Mountain View proposes to adopt a Mitigated Negative Declaration (MND). The purpose of this notice is to inform the public of the City of Mountain View's intent to adopt a MND for the project, and to provide an opportunity for public comments on the draft MND/Initial Study.

**TO: AGENCIES,
ORGANIZATION,
+ INTERESTED
PARTIES**

The City of Mountain View requests comments and concerns from agencies, organizations and interested parties regarding the environmental issues associated with construction and operation of the proposed project.

PROJECT TITLE

922-950 San Leandro Avenue Residential

**PROJECT
APPLICANT**

Kian Malek

City Ventures

444 Spear Street, Suite 200, San Francisco, CA 94105

**PROJECT
LOCATION**

The approximately 1.69-acre project site is located at 922-950 San Leandro Avenue, north of the San Leandro Avenue/San Pablo Drive intersection, in the City of Mountain View. (Assessor's Parcel Numbers [APNs]: 153-18-026 and 153-18-031).

**PROJECT
DESCRIPTION**

The project proposes a General Plan Map Amendment, Zoning Map Amendment, Vesting Tentative Map, Planned Unit Development Permit, and Development Review Permit to demolish the existing improvements on-site and redevelop the project site with a residential development that would include 38 three-story, rowhome units, a central open space area, and a segment of a pedestrian walkway along the southern site boundary that would connect to a future City park planned to the west of the site.

**TOXIC SITE
INFORMATION**

The project site is not listed on the Cortese List.¹

**PUBLIC REVIEW
PERIOD**

This Notice of Intent (NOI) and the Draft MND/Initial Study are available for public review and comment pursuant to Section 21092 and 21092.3 of the Public

¹ California Environmental Protection Agency. "Cortese List Data Resources." Accessed May 30, 2025. <https://calepa.ca.gov/sitecleanup/corteselist/>.

Resources Code and CEQA Guidelines Section 15072. The comment period begins on Wednesday, September 17, 2025 and ends on Friday, October 17, 2025. This NOI and the Draft MND/Initial Study may be reviewed at the following locations:

- City of Mountain View, Community Development Department, 500 Castro Street, 1st Floor, Mountain View, (650) 903-6306, during normal business hours, Monday to Friday 8:00 a.m. to 4:00 p.m.
- Mountain View Public Library, 585 Franklin Street, Mountain View, (650) 903-6887, during normal business hours, Monday to Thursday 10:00 a.m. to 9:00 p.m., Friday and Saturday 10:00 a.m. to 6:00 p.m., and Sunday 1:00 p.m. to 5:00 p.m.
- City of Mountain View website: www.mountainview.gov/CEQA

COMMENTS Please send comments by mail or email, before 5:00 PM on October 17, 2025, to:

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Community Development Department
500 Castro Street, Planning Division, 1st Floor
P.O. Box 7540
Mountain View, CA 94039-7540
(650) 903-6321
Edgar.Maravilla@mountainview.gov



Senior Planner

9/8/25

Signature (Public Agency)

Title

Date