

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: (Public Agency): City of Mountain View
500 Castro Street/PO Box 7549
Mountain View, California 94039

County Clerk
County of: Santa Clara
110 W. Tasman Drive, 1st Floor
San Jose, California 95134

(Address)

Project Title: Mixed-Use Development at 843-903 Castro St., 700 W El Camino Real and 750 Fairmont Ave.

Project Applicant: Glen Yonekura for Castro GPRV 10, LLC

Project Location - Specific:
8843-903 Castro St., 700 W El Camino Real and 750 Fairmont Ave.

Project Location - City: Mountain View Project Location - County: Santa Clara County

Description of Nature, Purpose and Beneficiaries of Project:

The proposed project would involve demolition of existing on-site buildings and site development and consolidation of the six parcels comprising the site into a single parcel, including a portion of an existing public street (known as Fairmont Avenue, between Castro Street and Hope Street) and a five-foot street and utility easement, contingent on conditional vacation of the property and execution of a purchase and sale agreement related to the sale of the City-owned property to the applicant. The project applicant would construct an eight-story building measuring approximately 293,756 square feet, utilizing State Density Bonus Law, containing ground floor commercial space (approx. 9,750 square feet) and 140 residential units, as well as residential and commercial support spaces, such as a leasing office and lobby, utility and storage rooms, trash room(s), bike storage, and other interior residential amenity space, above two-levels of below-grade parking. The two levels of below-grade parking garage will have 200 spaces, with a single driveway access point to/from Hope Street. The project also includes a Vesting Tentative Map for condominium purposes for 140 residential condominium units, six commercial units and a common lot. The purpose of the project is to provide new, additional residential units to Mountain View, new and modern retail space in the downtown area, two small privately-owned publicly-accessible open spaces and related off-site (public) improvements supporting future residents and visitors to the area.

Name of Public Agency Approving Project: City of Mountain View

Name of Person or Agency Carrying Out Project: Glen Yonekura, Castro GPRV 10, LLC

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
Declared Emergency (Sec. 21080(b)(3); 15269(a));
Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
Categorical Exemption. State type and section number: Class 32 Exemption (In-Fill Development Projects); CEQA Guidelines § 15332
Statutory Exemptions. State code number:

Reasons why project is exempt:

The project is consistent with the applicable General Plan land use designation and site zoning. Additionally, the project site is less than five acres and within the Mountain View city limits; has no value as habitat for rare, threatened, or endangered species; would have no significant impacts related to air quality, traffic, noise, or water quality; and can be served by existing utilities and public services. Further, none of the exceptions described in Section 15300.2 of the State CEQA Guidelines apply to the project. The Categorical Exemption is supported by evidence in the public record including but not limited to project findings and a Categorical Exemption Report prepared for the development.

Lead Agency
Contact Person: Edgar Maravilla Area Code/Telephone/Extension: 650-903-6321

If filed by applicant:

- 1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: Edgar Maravilla Date: 4/29/26 Title: Senior Planner

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR:
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.