



## 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 project site is not present on any list pursuant to Section 65962.5 of the California Government Code. 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, ORGANIZATIONS, + 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** Terra Bella Public Storage & ALTA Housing Project

**PROJECT APPLICANTS** Bryan Miranda  
Public Storage  
701 Western Avenue, Glendale, CA 91201

Carlos Castellanos  
Alta Housing  
3460 West Bayshore Road, Suite 104, Palo Alto, CA 94303

**PROJECT LOCATION** The approximately 4.8-acre project site is located at 1020 and 1040 Terra Bella Avenue and 1055 San Leandro Avenue in the City of Mountain View (Assessor's Parcel Numbers [APNs] 153-15-030, 153-15-002, and 153-15-021).

**PROJECT DESCRIPTION** The project proposes a property transfer between the project site owners (Alta Housing and Public Storage), a land donation of 0.5-acre from Public Storage to Alta Housing, a General Plan Map and text amendment, Zoning map amendment, Development Review Permit, Planned Community Permit, Subdivision Permit, and Development Agreement to develop an updated storage facility and affordable, multi-family housing development. The State Density Bonus Law permits the proposed residential density.

The project would demolish a total of 77,418 square feet of existing storage facility space to construct a new six-story (up to 70 feet to the top of roof and 80 feet to top of penthouse) residential apartment building with 108, 100 percent affordable units (excluding two manager's units) and an above grade parking garage. The project would also construct two new storage facility buildings: 1) a six-story, approximately 285,012 square foot building (including up to one manager's unit) with a maximum height of 84'- 7") and 2 a four-story, approximately 123,952 square foot building with a maximum height of 63'- 3".

**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 Resources Code and CEQA Guidelines Section 15072. The comment period begins on Monday, November 28, 2022 and ends on Wednesday, December 28, 2022. This NOI and the Draft MND/Initial Study may be reviewed online at <https://www.mountainview.gov/depts/comdev/planning/activeprojects/ceqa.asp>.

**COMMENTS**

Please send comments by mail or email, before 5:00 PM on December 28, 2022, to:

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*Senior Planner*

*11/28/2022*

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*Signature (Public Agency)*

*Title*

*Date*