



**To:** State Agencies  
Responsible Agencies  
Local and Public Agencies  
Trustee Agencies  
Interested Parties

**From:** Margaret Netto, Consulting Senior Planner  
City of Mountain View  
Community Development Department  
500 Castro Street, P.O. Box 7540  
Mountain View, CA 94039-7540

**Subject: Notice of Preparation of a Draft Supplemental Environmental Impact Report for the 749 West El Camino Real Mixed-Use Project**

The City of Mountain View will be the Lead Agency and will prepare a focused Supplemental Environmental Impact Report (SEIR) for the above referenced project. We would like to get your input regarding the scope and content of the environmental information to be addressed in the SEIR. The project location, description, and potential environmental effects are attached.

A public scoping meeting will be held on Wednesday, May 24, 2023, at 4:00 p.m. to take comments regarding the scope and content of the Draft SEIR. The scoping meeting will be held in the Plaza Conference Room on the second floor of Mountain View City Hall located at 500 Castro Street, Mountain View.

According to state law, the deadline for your response is 30 days after receipt of this notice; however, we would appreciate an earlier response, if possible. Written comments will be accepted until June 8, 2023 at 5:00 p.m.

Please identify a contact person and send your response to:

City of Mountain View  
Community Development Department  
Attention: Margaret Netto, Consulting Senior Planner  
500 Castro Street, P.O. Box 7540  
Mountain View, CA 94039-7540  
[Margaret.Netto@mountainview.gov](mailto:Margaret.Netto@mountainview.gov)

Margaret Netto, Consulting Senior Planner  
Community Development Department

*Margaret Netto*  
Date: May 10, 2023

# Notice of Preparation of a Draft Supplemental Environmental Impact Report for the 749 West El Camino Real Mixed-Use Project

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## I. INTRODUCTION

Notice is hereby given that the City of Mountain View, as the Lead Agency, will prepare a focused Supplemental Environmental Impact Report (SEIR) for the 749 West El Camino Real Mixed-Use project (hereinafter referred to as the “project”). This Notice of Preparation (NOP) has been prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15082. The purpose of this NOP is to solicit comments from the public and public agencies on the scope and content of the SEIR for the project.

The purpose of the SEIR is to inform decision makers and the general public of the environmental effects of a proposed project. The SEIR process is intended to provide environmental information sufficient to evaluate a proposed project and its potential for significant impacts on the environment; to examine methods of reducing adverse environmental impacts; and to consider alternatives to the project.

The City of Mountain View has determined analysis of the project’s environmental effects is best provided through the preparation of an SEIR, tiered from the certified 2014 El Camino Real Precise Plan Final Environmental Impact Report (SCH No. 2014032002). The SEIR for the project will be prepared and processed in accordance with CEQA, and will include the following:

- A summary of the proposed actions and its consequences,
- A project description,
- A description of the existing environmental setting,
- A discussion of potential environmental impacts (including cumulative and growth-inducing impacts) and mitigation measures to minimize significant effects, and
- A discussion of alternatives to the proposed project.

Upon finding the SEIR is complete and in compliance with CEQA, the Mountain View City Council will consider certification of the SEIR at a public hearing and may take action on the proposed project. Certification of an SEIR does not constitute project approval.

## II. PROJECT LOCATION

The proposed 3.05-acre project site is located at 749 West El Camino Real in the City of Mountain View (Assessor’s Parcel Numbers [APNs] 193-02-049 and 193-02-050) on the southeast corner of the intersection of El Camino Real and Castro Street. For ease of reference, El Camino Real is considered north of the site and Castro Street is considered west of the site. The project site is currently developed with a vacant 1,487 square foot restaurant building on the northeast corner of the site and an operational 18,302 square foot bank on the northwest corner of the site.

Surrounding land uses include commercial and residential uses to the north, east, south, and west of the project site. A regional map and a vicinity map of the project site are shown on Figure 1 and Figure 2, respectively, and an aerial photograph of the project site and surrounding land uses is shown on Figure 3.

### **III. PROJECT DESCRIPTION**

The project would demolish the existing 1,487 square foot restaurant building, 18,302 square foot bank building, and all associated surface parking and landscaping (including existing trees) on-site to construct two new buildings on-site: 1) a two-story, up to 11,500 square foot bank and 2) a six-story, mixed-use building with 299 multi-family residential units (33 of which would be reserved for low- to very-low- income households), up to 11,500 square feet of ground-floor commercial uses, and two levels of underground parking. The project would also include a public plaza and utility and right-of-way improvements, including lateral connections to existing utilities and undergrounding of existing overhead electricity lines in Lane Avenue.

The proposed development would meet Tier 2 development standards per the El Camino Real Precise Plan and have a maximum structure height of up to 75 feet and a floor-area-ratio (FAR) of approximately 3.04 (98 dwelling units per acre [du/ac]). The project would utilize the State Density Bonus Law to exceed the allowed zoning density of 2.3 FAR with a 43.1 percent density bonus as calculated based on Mountain View's Density Bonus Program Guidelines and Municipal Code Section 36.48.75; therefore, the project would not require a General Plan amendment or rezoning.

### **IV. PROBABLE ENVIRONMENTAL EFFECTS OF THE PROJECT**

The SEIR will address potential environmental effects of the project in the following areas:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Utilities and Service Systems

The SEIR will also evaluate cumulative impacts, growth-inducing impacts, and alternatives to the project in accordance with the requirements of CEQA.

## V. SCOPING COMMENTS

We are requesting your input on the scope and content of the environmental information appropriate to your agency's statutory responsibilities or of interest to you or your organization; specifically, we are requesting the following:

1. Identify significant environmental effects and mitigation measures that you believe need to be explored in the SEIR with supporting discussion of why you believe these effects may be significant.
2. Describe special studies and other information that you believe are necessary for the City to analyze the significant environmental effects, alternatives, and mitigation measures you have identified.
3. For public agencies that provide infrastructure and public services, identify any facilities or improvements that will be required to provide services to the proposed project;
4. Indicate whether staff from your agency would like to meet with City staff to discuss the scope and content of the SEIR's environmental information;
5. Provide the name, title, telephone number, postal, and email addresses of the contact person from your agency or organization that we can contact regarding your comments; and
6. Identify alternatives that you believe need to be explored in further detail in the SEIR.

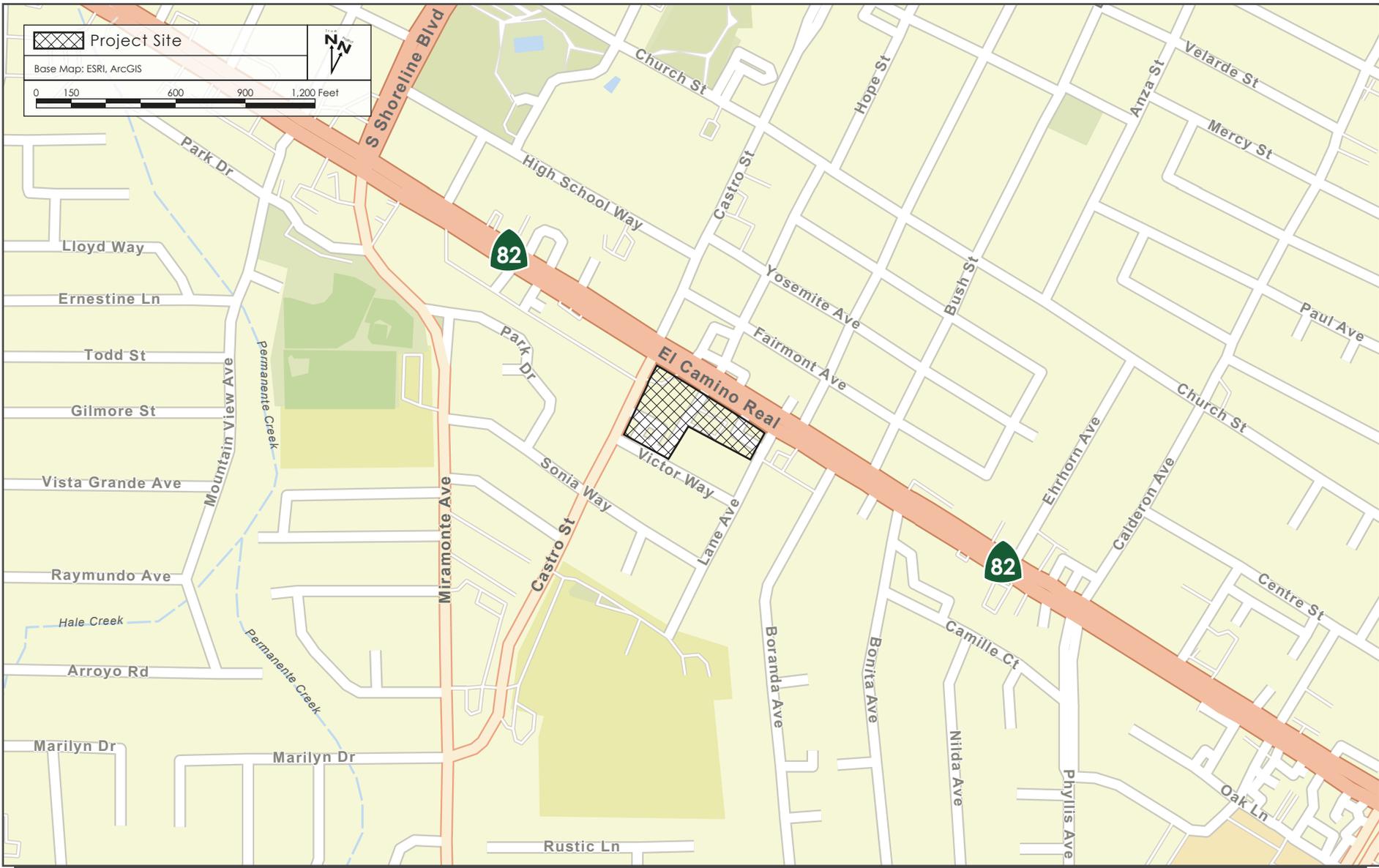
Comments may be sent to:

City of Mountain View  
Community Development Department  
Margaret Netto, Consulting Senior Planner  
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REGIONAL MAP

FIGURE 1



	Project Site
Base Map: ESRI, ArcGIS	

VICINITY MAP

FIGURE 2

