



NOTICE OF AVAILABILITY OF A DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT

Project Title: 749 West El Camino Real Mixed-Use Project (SCH# 2023050251)

City/County: City of Mountain View, Santa Clara County, California

Public Review Period: March 11 to April 25, 2025

NOTICE IS HERBY GIVEN that the Draft Supplemental Environmental Impact Report (Draft EIR) for the 749 West El Camino Real Mixed-Use project (hereinafter referred to as the “project”) in the City of Mountain View will be available beginning on March 11, 2025 for review and comment by the public and all interested persons, agencies, and organizations for a period of 45 days, ending April 25, 2025. All comments on the Draft EIR must be received by **April 25, 2025 by 5:00 PM.**

Project Location: The approximately 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. The project site is L-shaped and bound by El Camino Real to the north, Castro Street to the west, Lane Avenue to the east, and Victor Way and residential uses to the south.

Project Description: The project proposes to demolish the existing 1,487 square foot restaurant building, 18,302 square foot bank building, and all associated surface parking and landscaping on-site to construct two new buildings on-site: 1) a two-story bank building that is up to 41 feet tall and up to 11,500 square feet in size 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) that will be up to 75 feet to the top of the roof and up to 86 feet up to the top of the canopy, containing up to 13,465 square feet of ground-floor commercial uses. The mixed use-building would contain one level of ground floor podium parking and two levels of underground parking. The commercial square footage would be located adjacent to El Camino Real on the northern portion of the project site. The new bank would be located on the northwest corner of the project site and a public plaza is proposed on El Camino Real between the proposed bank building and mixed-use building’s ground-floor commercial uses. The project would preserve the existing historic artwork pieces associated with the existing bank building and plaza and incorporate them into the project design.

The project 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. Pursuant to State Density Bonus Law and the City's Density Bonus Program Guidelines, the project is eligible for concession and waivers.

Implementation of the project would require the removal of existing trees, including Heritage Trees. The proposed project would plant replacement trees in conformance with the City requirements. The project also includes utility and right-of-way improvements.

Significant Environmental Impacts: The analysis in the Draft EIR shows that the project would result in a new significant, unavoidable cultural resources impact that was not previously disclosed in the certified El Camino Real Precise Plan Final EIR (State Clearinghouse [SCH] #2014032002) or the certified City of Mountain View Housing Element Update EIR (SCH# 2022020129). The Draft EIR analysis found that the project would not result in new or substantially more severe impacts for all other environmental factors than disclosed in the prior EIRs.

Government Code Section 65962.5: The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and there are no recorded hazardous materials releases on the project site.

Availability of the Draft EIR: Copies of the Draft EIR will be available for review beginning on March 11, 2025, 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 may be submitted in writing to Margaret Netto, Consulting Senior Planner, City of Mountain View, Community Development Department, P.O. Box 7540, Mountain View, CA 94041, or emailed to Margaret.Netto@mountainview.gov.

Signature and Title: *Margaret Netto*, Senior Planner Date: 03/11/25