



COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

500 Castro Street, P.O. Box 7540

Mountain View, CA 94039-7540

650-903-6306 | MountainView.gov

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,
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

Rich Avenue Condominiums Project

PROJECT APPLICANTS

Greg Xiong
Ardenview Homes, LLC
4546 El Camino Real, Suite 217, Los Altos, CA 94022

PROJECT LOCATION

The flag-shaped, 0.72-acre site is located at 918 Rich Avenue, near the intersection of El Camino Real and Rich Avenue, in the City of Mountain View (Assessor's Parcel Number [APN]: 189-33-028).

PROJECT DESCRIPTION

The project proposes a Development Review Permit, pursuing a State Density Bonus with one concession and waivers from development standards, a Heritage Tree Removal Permit to remove two Heritage trees, and Tentative Map to create 32 condominium lots and one common lot to develop a 0.72-acre vacant lot with a five-story, 32-unit residential condominium building.

The project would construct an approximately 43,669 square-foot, five-story tall (up to 58.5 feet) residential building with one-level of underground parking. The project proposes a total of 32 residential units: seven residential units on the first through third floors, eight residential units on the fourth floor (one two-story unit on the third and fourth floor), and three residential units on the fifth floor. Four of the units would be

affordable housing units. All units will have private patios or balconies ranging from approximately 53 to 476 square feet in size. In addition, approximately 13,822 square feet of common amenity space would be provided in the form of an entry plaza and rooftop deck.

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 Wednesday, May 24, 2023 and ends on Tuesday, June 13, 2023. This NOI and the Draft MND/Initial Study may be reviewed online at www.mountainview.gov/CEQA.

COMMENTS

Please send comments by mail or email, before 5:00 PM on June 13, 2023, to:

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Aki Snelling

Senior Planner

May 15, 2023

Signature (Public Agency)

Title

Date