



**SANTA CLARA COUNTY CLERK
CEQA FILING COVER SHEET**

Santa Clara County - Clerk-Recorder Office
State of California

File Number: ENV24845

ENVIRONMENTAL FILING

No. of Pages: 3

Total Fees: \$50.00

File Date: 11/09/2023

Expires: 12/09/2023

REGINA ALCOMENDRAS, Clerk-Recorder

By: Elaine Fader, Deputy Clerk-Recorder

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

TYPE OR PRINT CLEARLY

Check Document being Filed:

- Environmental Impact Report (EIR)
- Filing Fee (new project)
 - Previously Paid F&W (must attach F&W receipt and project titles must match)
 - No Effect Determination (F&W letter must be attached)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Filing Fee (new project)
 - Previously Paid F&W (must attach F&W receipt and project titles must match)
 - No Effect Determination (F&W letter must be attached)
- Notice of Exemption (NOE)
- Other (Please fill in type):

1. LEAD AGENCY: City of Mountain View
2. LEAD AGENCY EMAIL: eric.anderson2@mountainview.gov
3. PROJECT TITLE: 701-747 West Evelyn Avenue Project and Development Agreement
4. APPLICANT NAME: Vincent Woo of Marwood MV Manager LLC PHONE: 415-888-3222
5. APPLICANT EMAIL: vincent@marwoodcompany.com
6. APPLICANT ADDRESS: 333 W. Santa Clara Street, STE #805, San Jose, CA, 95113
7. PROJECT APPLICANT IS A: Local Public Agency School District Other Special District State Agency Private Entity
8. NOTICE TO BE POSTED FOR 30 DAYS.

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

Notice of Exemption

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

From:



500 Castro Street
PO Box 7540
Mountain View, CA
94039-7540

County Clerk-Recorder
County of Santa Clara
East Wing, First Floor
70 West Hedding Street
San Jose, CA 95110

Project Title: 701-747 West Evelyn Avenue Project and Development Agreement

Project Applicant: Vincent Woo of Marwood MV Manager LLC

Project Location (Specific): 701-747 West Evelyn Avenue

Project Location (City): City of Mountain View

Project Location (County): Santa Clara County

Description of Nature, Purpose, and Beneficiaries of Project (Project Description):

Request for a modification to a previously approved Planned Community Permit and Development Review Permit to construct a 4-story commercial building containing 28,090 square feet of office and 6,500 square feet of retail with a rooftop terrace and no parking, replacing several existing commercial retail buildings on a 0.26-acre site; a Heritage Tree Removal Permit to remove three Heritage trees on the adjacent City Parking Lot 4; a Development Agreement to extend entitlements for up to 10 years; a Preliminary Parcel Map to combine parcels to accommodate a new commercial building; and a determination the project is categorically exempt per Section 15332 ("In-Fill Development") of the CEQA Guidelines. As previously approved, the project included onsite underground parking, which is now proposed to be removed. This project is located on the southwest corner of West Evelyn Avenue and Hope Street in the P-19 (Downtown) Precise Plan.

Name of Public Agency Approving Project: City of Mountain View

Name of Person or Agency Carrying Out Project: Marwood Company

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(s): Section 15332 -"Infill Development"
- Statutory Exemptions. State code number(s): _____

Reasons why project is exempt:

(1) The site is consistent with the applicable General Plan and zoning designation and regulations. The project site has a General Plan Zoning Designation of Downtown Mixed-Use, which allows office and retail uses. The zoning designation for the site is P(19) Downtown Precise Plan, Area H. The site allows up to 2.75 FAR office FAR. The project proposes 2.72 FAR, which is consistent with the intensities outlined in the Precise Plan;

(2) The proposed development occurs within City limits on a project site of no more than five acres and is substantially surrounded by urban uses. The proposed project is 0.26 acre and is located on all sides by urban uses, such as commercial development and public parking lots;

(3) The project site has no value as habitat for endangered, rare, or threatened species. The project site is currently completely covered with buildings and paving. There are no nearby known bird habitats or other species as the site is located within an urban area and surrounded by pavement and existing commercial development with limited

vegetation. The project includes three Heritage trees intended for removal, but standard conditions of approval are included requiring that a preconstruction nesting bird survey be conducted prior to the start of any construction to ensure no bird species exist on-site that may be impacted by construction;

(4) Approval would not result in any significant impacts relating to traffic, noise, air quality, or water quality. The proposed project is screened out from impacts related to vehicle miles traveled (VMT) under the City's VMT policy implementing Senate Bill (SB) 743 as the site is located within one-half mile of a major transit stop and is greater than 0.75 FAR. Conditions of approval are included to ensure construction-related noise is limited by best practices and operational noise associated with the project shall not exceed 55 db(A). Additionally, the project size is less than Bay Area Air Quality Management District (BAAQMD) screening criteria for operations and construction and conditions of approval require conformance with BAAQMD requirements for demolition and construction to reduce fugitive dust emissions that may be a result of construction. Lastly, conditions of approval require conformance with applicable stormwater treatment requirements; and

(5) The project site can be adequately served by all required utilities and public services as a utility study was conducted in September 2019, which found that, with construction of previously planned sewer improvements, the system has adequate capacity for this project.

Lead Agency Contact Person: Eric Anderson, Adv. Planning Mgr. **City Department:** Community Development
Telephone Number/Extension: 650-903-6484

Signature:  _____ **Date:** November 9, 2023
Print Name and Title: Eric Anderson, Advanced Planning Manager _____

Signed by Lead Agency Signed by Applicant **Date received for filing at OPR:** _____

- 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