



Community Development Department
One North San Antonio Road
Los Altos, California 94022

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

PROJECT TITLE:

5150 El Camino Real Residential Development

PROJECT LOCATION:

The project site is located at 5150 El Camino Real, Los Altos, California 94022, within the County of Santa Clara.

APN: 170-04-066

PROJECT DESCRIPTION:

The project proposes to demolish the existing three-story office building on the site and redevelop the site with two five-story condominium buildings above one level of below-grade parking, two three-story townhome buildings with individual garages, surface visitor parking, and associated on-site improvements and landscaping. In total, the project would provide 196 residential units. The condominium buildings would provide 172 residential units and contain a mix of one-, two- and three-bedroom units. The condominium buildings would front on El Camino Real along the northern (front) portion of the project site, and have a maximum height of 56 feet (to top of roof deck) above grade. The townhome buildings would provide 24 residential units and would be located at the southern (rear) portion of the project site. The townhome buildings would have a maximum height of 30 feet (to top of roof deck) above grade.

SURROUNDING LAND USES AND SETTING:

The project site is currently developed with an approximately 78,950 square-foot office building and accompanying paved surface parking lot and landscaping. Surrounding uses include high-density residential development to the west (5100 El Camino Real), a daycare facility and martial arts studio to the east (within Mountain View city limits), and six single-family homes on Casita Way to the south. Across El Camino Real to the north are commercial buildings, located within the Mountain View city limits. The land uses to the east and west of the site along El Camino Real consist predominantly of commercial uses, with high-density residential uses intermixed. Single-family residences are the predominant land use to the south of the project site.

PUBLIC COMMENT PERIOD:

From **Thursday, July 11, 2019 at 8:00 am** to **Friday, August 9, 2019 at 5:00 pm** the public and all affected agencies are hereby invited to review the Mitigated Negative Declaration and Initial Study and submit written comments.

PUBLIC HEARING DATES:

The Los Altos Planning Commission will consider the Initial Study and Mitigated Negative Declaration as part of their review of the project's development application at a public hearing on **Thursday, September 5, 2019 at 7:00 pm** in the Community Chambers at City Hall located at One North San Antonio Road in the City of Los Altos. The Commission will then forward their recommendation and comments to the City Council for consideration at their next available meeting.

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A MITIGATED NEGATIVE DECLARATION**
5150 El Camino Real Residential Development
July 11, 2019

DOCUMENT AVAILABILITY:

Copies of the Mitigated Negative Declaration and Initial Study are available for review at the Community Development Department located at City Hall and at the Main Library at the Civic Center during normal business hours. City Hall is located at One North San Antonio Road, Los Altos, California and the Main Library is located at 13 South San Antonio Road, Los Altos, California. The document is also available online at www.LosAltosCA.gov/communitydevelopment/page/new-development.

DECLARATION:

Based on the Initial Study dated July 2019, the staff has determined that:

- ✓ The project site does NOT appear on any of the lists enumerated under Section 65962.5 of the Government Code including, but not limited to lists of hazardous waste facilities, land designated as hazardous waste property, and hazardous waste disposal sites, and the information in the Hazardous Waste and Substances Statement required under subdivision (f) of that section.
- ✓ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by, or agreed to by, the project proponent. A MITIGATED NEGATIVE DECLARATION will be adopted.

MITIGATED NEGATIVE DECLARATION PREPARED BY:

City of Los Altos
One North San Antonio Road
Los Altos, California 94022

LEAD AGENCY:

City of Los Altos
Community Development Department
One North San Antonio Road
Los Altos, California 94022

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Signature: _____ Date: _____