



SANTA CLARA COUNTY CLERK
CEQA FILING COVER SHEET

County of Santa Clara - Clerk-Recorder's Office
State of California

File Number: ENV26040

ENVIRONMENTAL FILING

No. of Pages: 2

Total Fees: \$3093.75

File Date: 03/25/2026

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LOUIS CHIARAMONTE, Clerk-Recorder

By: Patricia Camarena, 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: Edgar.Maravilla@mountainview.gov
3. PROJECT TITLE: 922-950 San Leandro Avenue Residential Project
4. APPLICANT NAME: City Ventures PHONE: 650-903-6321
5. APPLICANT EMAIL: KMalek@CityVentures.com
6. APPLICANT ADDRESS: 1185 Old Mason Street, Suite A, San Francisco, CA 94123
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 Determination

To:

Office of Planning and Research
Street Address:
1400 Tenth St., Rm 113
Sacramento, CA 95814

County Clerk
County of: Santa Clara
Address: 110 West Tasman Drive, 1st Floor
San Jose, CA 95134

From:

Public Agency: City of Mountain View
Address: 500 Castro Street, P.O. Box 7540
Mountain View, CA 94039-7540
Contact: Edgar Maravilla
Phone: (650) 903-6321

SUBJECT: *Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.*

State Clearinghouse Number (if submitted to State Clearinghouse): 2025090718
Project Title: 922-950 San Leandro Avenue Residential Project
Project Applicant: City Ventures
Project Location (include county): 922-950 San Leandro Avenue, Mountain View, CA, 94043
Project Description:

The project proposes a Planned Unit Development, Development Review Permit and Vesting Tentative Map to redevelop the project site with a 38-unit residential rowhouse development, replacing/demolishing the existing improvements on-site. This redevelopment would include 38, three-story attached rowhouse units (in four rowhouse buildings), accessory structures serving the development, a central open space area, related site improvements and a publicly accessible segment of a pedestrian walkway along the southern site boundary that would connect to a future City park planned to the west of the site. The project requires a General Plan Map Amendment from General Industrial to Medium Density Residential and a Zoning Map Amendment from MM – General Industrial to R3-1.5 (Multiple-Family Residential).

This is to advise that the City of Mountain View City Council (Lead Agency or Responsible Agency) has approved the above-described project on March 24, 2026 and has made the following determinations regarding the above-described project.

1. The project (will will not) have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures (were were not) made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan (was was not) adopted for this project.
5. A statement of Overriding Considerations (was was not) adopted for this project.
6. Findings (were were not) made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to the General Public at:
City of Mountain View, Community Development Department, 500 Castro St., Mountain View, CA 94041

Signature (Public Agency):  Title: Senior Planner

Date: 3/25/26 Date Received for filing at OPR: _____