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

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LOUIS CHIARAMONTE, Clerk-Recorder
By: Elaine Fader, Deputy Clerk-Recorder

SANTA CLARA COUNTY CLERK
CEQA FILING COVER SHEET

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:

- [x] Environmental Impact Report (EIR)
  - [ ] Filing Fee (new project)
  - [x] 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: jeffrey.tsumura@mountainview.gov
3. PROJECT TITLE: 749 West El Camino Real Mixed-Use Project
4. APPLICANT NAME: Greystar Real Estate Partners PHONE: 415-489-3900
5. APPLICANT EMAIL: ddeibel@greystar.com
6. APPLICANT ADDRESS: 450 Sansome Street, Suite 500, San Francisco, CA 94111
7. PROJECT APPLICANT IS A: [ ] Local Public Agency [ ] School District [ ] Other Special District [ ] State Agency [x] 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.

Rev_8/2023

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 W. Tasman Drive, 1st Floor
San José, CA 95134

From:

Public Agency: City of Mountain View
Address: 500 Castro Street, P.O. Box 7540
Mountain View, CA 94039-7540
Contact: Jeffrey Tsumura, Senior Planner
Phone: 650-903-6306

Lead Agency (if different from above)

Address:

Contact:
Phone:

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): 2023050251
Project Title: 749 West El Camino Real Mixed-Use Project
Project Applicant: Greystar Real Estate Partners
Project Location (include county): 749 W. El Camino Real, Mountain View, CA 94040, Santa Clara County (APNs 193-02-049 and 193-02-050)

Project Description:

Request to modify conditions of approval regarding zoning permit expiration and community benefit contributions for a previously approved mixed-use development project consisting of 299 residential rental units utilizing State Density Bonus Law, 10,830 square feet of ground-floor commercial space, a separate 8,483-square-foot bank building, and associated parking, including a rooftop deck and removal of 28 Heritage trees.

The City Council certified a Final Supplemental Environmental Impact Report (SEIR) (State Clearinghouse # 2023050251) for the Project on November 18, 2025 and adopted Findings of Fact, a Mitigation Monitoring and Reporting Program, and a Statement of Overriding Considerations for the Project. The Final SEIR identified mitigation measures to reduce the Project's environmental impacts to a less-than-significant level with incorporation of these mitigation measures and standard City conditions of approval, while determining that demolition of the existing historic resource would result in a significant and unavoidable cultural resources impact.

The proposed modifications to the conditions of approval do not alter the environmental conditions assessed in the certified SEIR and would not result in any new environmental impacts beyond those previously evaluated and mitigated with the MMRP. Furthermore, the proposed modifications do not result in any change to the Project and do not require any revisions to the SEIR due to the identification of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. There has been no new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the SEIR was certified as complete. None of the circumstances in CEQA Guidelines Sections 15162 and 15163 are present; therefore, no further environmental review is required.

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

This is to advise that the City of Mountain View City Council (☒Lead Agency or ☐Responsible Agency) has approved the above described project on November 17, 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 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 is available to the General Public at:

City of Mountain View Planning Division, 500 Castro Street, Mountain View, CA 94041

Signature (Public Agency): Jeffrey Tsumura Title: Senior Planner

Date: November 18, 2026 Date Received for filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.