



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

Santa Clara County - Clerk-Recorder Office  
State of California

**File Number: ENV24827**

ENVIRONMENTAL FILING

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**REGINA ALCOMENDRAS, Clerk-Recorder**

By: Ronald Nguyen, 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: aki.snelling@mountainview.gov
3. PROJECT TITLE: Rich Avenue Condominiums Project
4. APPLICANT NAME: Greg Xiong PHONE: (650) 796-1086
5. APPLICANT EMAIL: gregxiong@wavecholc.com
6. APPLICANT ADDRESS: 4546 El Camino Real, Suite 217, Los Altos, CA 94022
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

Appendix H

To: [X] Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

From: (Public Agency) City of Mountain View
500 Castro Street, P.O. Box 7540
Mountain View, CA 94039-7540

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

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

Rich Avenue Condominiums Project
Project Title

2023050590 Aki Snelling, Senior Planner (650) 903-6306
State Clearinghouse Number Lead Agency Area Code/Telephone/Extension
(If submitted to Clearinghouse) Contact Person

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 Location (include county)

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.

This is to advise that the City of Mountain View City Council has approved the above described [X]Lead Agency [ ]Responsible Agency

project on October 24, 2023 and has made the following determinations regarding the above described project. (Date)

- 1. The project [ ]will [X]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. [X]A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [X]will be [ ] were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [X] was [ ] was not adopted for this project
5. A statement of Overriding Considerations [ ] was [X] was not adopted for this project.
6. Findings [X]were [ ] were not made pursuant to the provisions of CEQA.

This is to certify that the final Environmental Impact Report 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]
Signature (Public Agency)

October 25, 2023
Date

Senior Planner
Title