



Regina Alcomendras
Santa Clara County
Clerk-Recorder
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Receipt: 25-55823

Product	Name	Extended
CEQA	ENVIRONMENTAL FILING	\$50.00
	# Pages	3
	Document #	ENV25566
	Document Info:	CITY OF MOUNTAIN VIEW
	Filing Type	E
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Tender (Credit Card)		\$50.00
Paid By	CITY OF MOUNTAIN VIEW	
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PLEASE KEEP FOR REFERENCE



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER:
 ENV25566
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF MOUNTAIN VIEW	LEAD AGENCY EMAIL KRISHA.PENOLLAR@MOUNTAINVIEW.	DATE 04/10/2025
COUNTY/STATE AGENCY OF FILING SANTA CLARA	DOCUMENT NUMBER	

PROJECT TITLE
 OAK CREEK TERRACE 294 & 296 TYRELLA AVENUE

PROJECT APPLICANT NAME FOREST LINEBARGER, TOWER INVESTMENT LLC	PROJECT APPLICANT EMAIL FORRESTLINEBARGER@GMAIL.COM	PHONE NUMBER (650)400-2266
PROJECT APPLICANT ADDRESS 785 CASTRO STREET	CITY MOUNTAIN VIEW	STATE CA
		ZIP CODE 94041

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$4,123.50 \$ _____
- Mitigated/Negative Declaration (MND)(ND) \$2,968.75 \$ _____
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,401.75 \$ _____
- Exempt from fee
 - Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)
- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ _____
- County documentary handling fee \$ _____ \$50.00
- Other \$ _____

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other
- TOTAL RECEIVED** \$ _____ \$50.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Elaine Fader, Deputy County Clerk-Recorder
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**SANTA CLARA COUNTY CLERK
CEQA FILING COVER SHEET**

Santa Clara County - Clerk-Recorder Office
State of California

File Number: ENV25566

ENVIRONMENTAL FILING

No. of Pages: 3

Total Fees: \$50.00

File Date: 04/10/2025

Expires: 05/10/2025

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: krisha.penollar@mountainview.gov
3. PROJECT TITLE: Oak Creek Terrace 294 & 296 Tyrella Avenue
4. APPLICANT NAME: Forrest Linebarger, Tower Investment LLC PHONE: (650) 400-2266
5. APPLICANT EMAIL: forrestlinebarger@gmail.com
6. APPLICANT ADDRESS: 785 Castro Street, Mountain View, CA 94041
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

Appendix E

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

From: (Public Agency): City of Mountain View
500 Castro Street/PO Box 7540
Mountain View, CA 94039

County Clerk
County of: Santa Clara
Clerk Rec. Office, 110 W. 1
San Jose, CA 95134

(Address)

Project Title: Oak Creek Terrace 294 & 296 Tyrella Avenue

Project Applicant: Forrest Linebarger, Tower Investment, LLC, 785 Castro Street, Mountain View, CA 94039

Project Location - Specific:

294 & 296 Tyrella Avenue, Mountain View, CA 94043

Project Location - City: Mountain View Project Location - County: Santa Clara

Description of Nature, Purpose and Beneficiaries of Project:

The project proposes to demolish the existing residence and to develop 80 housing units within a seven-story building on the site (see attached for additional detail).

Name of Public Agency Approving Project: City of Mountain View

Name of Person or Agency Carrying Out Project: Project Applicant

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: 15332 Infill Development Projects
- Statutory Exemptions. State code number: _____


Reasons why project is exempt:

The project qualifies for an exemption under CEQA Guidelines Section 15332 as a Class 32 Urban Infill development, and there are no exceptions to the CEQA exemption pursuant to CEQA Guidelines Section 15300.2 that apply to the project.

Lead Agency Contact Person: Krishna Penollar Area Code/Telephone/Extension: (650)903-6306

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

Signature:  Date: 4/10/25 Title: Senior Planner
Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

OAK CREEK TERRACE PROJECT
294 & 296 TYRELLA AVENUE
PROJECT DESCRIPTION
April 2025

The project site is located at the southwest corner of Middlefield Road and Tyrella Avenue, within central Mountain View. The site is generally rectangular in shape and is composed of two lots, APN# 160-32-001 and 160-32-002.

The project is proposed as a “Builder's Remedy” housing development under the Housing Accountability Act (Gov. Code §65589.5). The project proposes to demolish the existing residential structure to construct a new seven-story residential condominium building which includes a three-level parking podium to accommodate a total of 83 parking stalls. The project includes 80 residential condominium units, including 16 affordable units (20% of the unit total), reserved for low income households.

Vehicular access to the podium off-street parking area is available from Tyrella Avenue. One level of the parking garage is subgrade, and two levels are above grade. The primary pedestrian entrance to the site is also accessed from Tyrella Avenue. The ground floor consists of a small lobby area, a mail room, one one-bedroom unit, and other utility/service areas. A small podium courtyard with seating areas and landscape planting would be located in the central portion of the building on the third level. In addition, a courtyard area with a pickleball court, putting green, and garden planters would be located on the roof level.

The proposed residential building would be approximately 109,757 square feet in size and would have a maximum height of 88 feet. The site would be developed at a floor area ratio (FAR) of 5.21.

The City of MV prepared a CEQA checklist analysis of the project with relevant technical studies and determined that the project qualified for a Categorical Exemption under CEQA in accordance with Section 15332 *Infill Exemption*. This document is available for review from the City of Mountain View upon request.