



**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:

- ☐ 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 Sunnyvale
2. LEAD AGENCY EMAIL: avashist@sunnyvale.ca.gov
3. PROJECT TITLE: 781 South Wolfe Road General Plan Amendment & Rezoning – File # PLNG-2024-0344
4. APPLICANT NAME: Forrest Mozart PHONE: (650) 380-5399
5. APPLICANT EMAIL: FMozart@mozartdev.com
6. APPLICANT ADDRESS: 1068 East Meadow Circle, Palo Alto CA 94303
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

U.S. Mail

P.O. Box 3044

Sacramento, CA 95812-3044

Street Address:

1400 Tenth St., Rm 113

Sacramento, CA 95814

From:

Public Agency: City of Sunnyvale

Address: 456 West Olive Avenue

Sunnyvale, CA 94086

Contact: Aastha Vashist

Phone: 408-730-7440

☒ County Clerk

County of: Santa Clara

Address: 110 Tasman Drive

San José, CA 95134

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): 2025041162

Project Title: 781 South Wolfe Road General Plan Amendment & Rezoning

Project Applicant: Forrest Mozart, California Communities

Project Location (include county): 781 South Wolfe Road, Sunnyvale, CA 94086, Santa Clara County

Project Description: The 0.69-acre project site is located at 781 South Wolfe Road (Assessor's Parcel Number [APN]: 211-05-009), between Old San Francisco Road and Iris Avenue, in the City of Sunnyvale. The project proposes a General Plan Amendment and rezoning to allow future development of single-family residences on-site at a density that exceeds what is currently allowed under the existing General Plan designation and zoning. The project proposes to change the General Plan land use designation of the site from Low Density Residential to Low-Medium Density Residential. The project also proposes to rezone the site from Low Density Residential (R-0) to Low Medium Density Residential (R-2) with a Planned Development (PD) combining district overlay. The proposed PD combining district for this site would allow for the creation of lots that are less than the minimum size required in the proposed base zoning district (R-2).

This is to advise that the City of Sunnyvale (☒Lead Agency or ☐Responsible Agency) has approved the above described project on July 1, 2025 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 Negative Declaration and record of project approval, is available to the General Public at:

City of Sunnyvale City Hall, 456 West Olive Avenue, Sunnyvale, CA 94086

Signature (Public Agency):

George Schroeder

Title: Principal Planner

Date: 7/2/2025

Date Received for filing at OPR: _____