



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

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

File Number: ENV25901

ENVIRONMENTAL FILING

No. of Pages: 3

Total Fees: \$50.00

File Date: 11/19/2025

Expires: 12/19/2025

LOUIS CHIARAMONTE, Clerk-Recorder

By: Mike Louie, 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: 901 N. Rengstorff Avenue Project (project addresses include 901-987 N. Rengstorff)
4. APPLICANT NAME: Mario Ambra PHONE: (415) 515-8925
5. APPLICANT EMAIL: mlambra@yahoo.com
6. APPLICANT ADDRESS: 987 N. Rengstorff Avenue, Mountain View, CA 94043
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: Governor's Office of Land Use and **From:** (Public Agency): City of Mountain View

Climate Innovation

1400 Tenth Street

Sacramento, CA 95814

500 Castro Street First Floor/ PO Box 7540

Mountain View, CA 94041

(Address)

County Clerk

County of: Santa Clara

110 West Tasman Drive, 1st Floor

San Jose, CA 95134

Project Title: 901 North Rengstorff Avenue Project

Project Applicant: Mario Ambra

Project Location - Specific:

901, 913, 987 N. Rengstorff 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 Applicant proposes to demolish an existing 2,253-square-foot multi-family residential building and associated site improvements and four accessory structures, and construct a 15-story, 455-unit multifamily residential building on an approximately 54,782 square foot (1.26-acre) site located at 901, 913, and 987 N. Rengstorff Avenue in the City of Mountain View. See attached project description for additional detail.

Name of Public Agency Approving Project: City of Mountain View

Name of Person or Agency Carrying Out Project: Mario Ambra

Exempt Status: (check one):

☐ Ministerial (Sec. 21080(b)(1); 15268);

☐ Declaration Emergency (Sec. 21080(b)(3); 15269(a));

☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

☐ Categorical Exemption. State type and section number: _____

☒ Statutory Exemption. State code number: Public Resources Code Section 21080.66 (AB 130)

Reasons why project is exempt:

The Project meets the criteria for a CEQA exempt housing project under AB 130 which includes the environmental factors under Public Resources Code Section 21080.66. Therefore, the Project is eligible to use the statutory exemption under AB 130.

Lead Agency

Contact Person: Edgar Maravilla

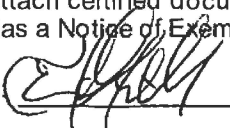
Area Code/

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: 11-19-25 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: _____

901 North Rengstorff Avenue Project

Project Description – November 2025

The Project Applicant, Mario Ambra, proposes the 901 North Rengstorff Avenue Project (Project), which involves demolition of all existing structures and development of a multi-family residential building on an approximately 1.26-acre (54,782 square-foot) Project site located at 901, 913 and 987 N. Rengstorff Avenue in the City of Mountain View. The project site is located on the east side of N. Rengstorff Avenue between Leghorn Street and Plymouth Street, just south of the U.S. 101 Highway, and is bounded by N. Rengstorff Avenue to the west, a former olive oil factory currently used as a single-family home to the north, existing residential/commercial uses to the east, and Plymouth Street to the south. The Project site contains an approximately 2,253-square-foot multi-family residential building at the southwest corner of the Project site, three accessory buildings at the southeastern portion of the Project site, and an accessory building toward the northern boundary of the Project site.

The Project is proposed as a “Builder's Remedy” housing development under the Builder’s Remedy provisions of the Housing Accountability Act (Gov. Code §65589.5). The Project would demolish all existing structures on the Project site and construct an approximately 499,525-square-foot, 15-story multi-family residential building. The proposed building would contain 455 residential units (20% affordable) comprised of 183 studios, 142 one-bedroom units and 130 two-bedroom units. Additionally, the Project would include approximately 15,818 square feet of common open space and 1,313 square feet of private open space. The maximum building height would be approximately 184 feet. The Project would provide 429 garage parking spaces and 356 bicycle parking spaces. Vehicular access to the Project site would be provided via a new 24-foot parking garage entrance on the southern border of the Project site along Plymouth Street. The Project building would connect to existing City infrastructure in N. Rengstorff Avenue and Plymouth Street.

The Project would remove 67 on site trees, consisting of 19 Heritage Trees and 48 non-heritage trees. The Project would plant a total of 52 replacement trees. In addition, the Project would relocate 5 Olive trees (4 Heritage) to the northwest corner of 987 N. Rengstorff Avenue immediately adjacent to the former olive oil facility. The project request includes development permits (“Entitlements”) required by the City of Mountain View to construct the building and a Lot Line Adjustment to create the project site and the parcel to the north (for the olive oil factory).

Project construction would be developed in a single phase and is anticipated to last up to 30 months beginning in April 2028 and ending by October 2030.

The City of Mountain View prepared an AB 130 consistency analysis for the Project that determined the Project meets the criteria for a CEQA exempt housing project under AB 130, including the environmental factors under Public Resources Code Section 21080.66, and the Project is eligible to use the statutory exemption under AB 130. This document is available for review from the City of Mountain View upon request. The City of Mountain View City Council approved the Project, including the above-noted CEQA exemption, on November 18, 2025.