



SANTA CLARA COUNTY CLERK
CEQA FILING COVER SHEET

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

File Number: ENV26026

ENVIRONMENTAL FILING

No. of Pages: 3

Total Fees: \$50.00

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LOUIS CHIARAMONTE, Clerk-Recorder

By: Patricia Camarena, 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: jeffrey.tsumura@mountainview.gov
3. PROJECT TITLE: 490 E. Middlefield Road Project
4. APPLICANT NAME: WTA Middlefield, LLC c/o Diamond Development PHONE: (925) 580-4902
5. APPLICANT EMAIL: jbstone@diamondconstructioninc.com
6. APPLICANT ADDRESS: P.O. Box 477, Lafayette, CA 94549
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

To:
 Office of Land Use & Climate Innovation (formerly OPR)
U.S. Mail Street Address:
P.O. Box 3044 1400 Tenth St. Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814
 County Clerk-Recorder
Santa Clara County
110 W. Tasman Drive, First Floor
San Jose, CA 95134

From:
(Public Agency): City of Mountain View
Address: 500 Castro Street/PO Box 7540
Mountain View, CA 94039-7540
Contact: Jeffrey Tsumura, Senior Planner
Phone: (650) 903-6306

Project Title: 490 E. Middlefield Road Project
Project Applicant: WTA Middlefield, LLC c/o Diamond Development
Project Location - Specific: 490 E. Middlefield Road, Mountain View, CA 94043

The project site is approximately 2.86 acres in size (Assessor's Parcel Number 160-53-004) and is located in eastern Mountain View, along the north side of East Middlefield Road and west of Ellis Street.

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

Description of Nature, Purpose and Beneficiaries of Project:

The project proposes the demolition of the existing office building, parking lots and existing site improvements, and the development of an eight-story, 456-unit residential building, paved surface parking surrounding the building, hardscape and landscape improvements, and other associated infrastructure. Please see attached Project Description.

Name of Public Agency Approving Project: City of Mountain View

Name of Person or Agency Carrying Out Project: WTA Middlefield, LLC c/o Diamond Development

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: _____
- Statutory Exemptions. State code number: Section 21080.66

Reasons why project is exempt:

Assembly Bill 130 ("AB 130"), which became effective on June 30, 2025, expands CEQA to include a new statutory exemption applying to a broad array of infill housing projects. The new exemption is codified in Public Resources Code Section 21080.66. To qualify for this new CEQA exemption, a project must meet several specific criteria. The project meets the criteria for streamlined review outlined in Section 21080.66/AB 130. Please see attached.

Lead Agency Contact Person: Jeffrey Tsumura, Senior Planner 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: Jeffrey Tsumura Date: 3/11/26 Title: Senior Planner
Name: Jeffrey Tsumura

Signed by Lead Agency Signed by Applicant

490 E. MIDDLEFIELD ROAD
PROJECT DESCRIPTION
February 2026

BACKGROUND

Assembly Bill 130, passed by the State Legislature on June 30, 2025, created a new statutory exemption from the California Environmental Quality Act (CEQA) for qualifying infill housing development projects. This exemption, codified as Public Resources Code Section 21080.66, establishes a comprehensive list of criteria that projects must meet to qualify for this streamlined environmental review.

PROJECT LOCATION

The project site is approximately 2.86 acres in size (Assessor's Parcel Number 160-53-004) and is located in eastern Mountain View, along the north side of East Middlefield Road and west of Ellis Street. The site is currently developed with a two-story, approximately 22,500-square-foot commercial building and associated surface parking area. The site is surrounded by a mix of commercial and office buildings ranging from one to four stories in height, with parking and landscaping. The site is within a *Mixed-Use Character Area* of the East Whisman Precise Plan. The property has a General Plan designation of *East Whisman Mixed Use, High Intensity* and a zoning designation of *P(41) East Whisman Precise Plan*.

PROPOSED PROJECT

The project proposes the demolition of the existing office building, parking lots and existing site improvements, and the development of an eight-story, 460-unit residential building, paved surface parking surrounding the building, hardscape and landscape improvements, and other associated infrastructure. The building would be constructed at grade, with an at-grade parking garage with partially-submerged parking stackers and elevator pits. The building would be a podium-style structure and would include seven floors of residential units above approximately 9,371 square feet of retail uses and residential lobby areas on the first floor. The site would be developed at a floor area ratio (FAR) of 3.148 and the building would have a maximum height of 85 feet.

The building would contain 499 parking spaces, five (5) car-share spaces, as well as 304 long-term bicycle parking spaces and 54 short-term bicycle parking spaces. The proposed residential building would be approximately 391,775 square feet in size. The proposed building would also include courtyard and deck amenity space areas on the second, fourth, and seventh levels.

FINDINGS

Based upon review and analysis of the project application materials and the AB 130/PRC Section 21080.66 criteria, the City has determined that the project: is located on a site less than 20 acres in size within an incorporated city, is consistent with the City of Mountain View's General Plan and zoning standards, meets the required density thresholds, and does not involve any disqualifying environmental conditions or involve the demolition of any listed historic resources. A Phase I Environmental Site Assessment has been completed, and Tribal consultation has been conducted in accordance with statutory requirements. With implementation of the agreed upon tribal consultation requirements and conditions, as well as adherence to the recommendations and requirements outlined in: 1) the Phase I Environmental Site Assessment, 2) the EPA, DTSC, and SRWQCB regulatory oversight approvals, and 3) the City of Mountain View's standard conditions of approval, the project, meets the AB 130 CEQA exemption criteria, codified in Section 21080.66 of the Public Resources Code, and qualifies for this streamlined review. No further environmental review under CEQA is warranted.