



SANTA CLARA COUNTY CLERK
CEQA FILING COVER SHEET

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

File Number: ENV26041

ENVIRONMENTAL FILING

No. of Pages: 3

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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: sam.hughes@mountainview.gov
3. PROJECT TITLE: Residential Development at 555 West Middlefield Road Project
4. APPLICANT NAME: AvalonBay Communities PHONE: (415) 730-3134
5. APPLICANT EMAIL: charlie_koch@@avalonbay.com
6. APPLICANT ADDRESS: 455 Market Street, Suite 1650, San Francisco, CA 94105
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 753.6.

Notice of Exemption

To:

Office of Land Use & Climate Innovation (formerly OPR)

U.S. Mail

P.O. Box 3044

Sacramento, CA 95812-3044

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: Sam Hughes, Senior Planner

Phone: (650) 903-6306

Project Title: Residential Development at 555 West Middlefield Road Project

Project Applicant: AvalonBay Communities

Project Location - Specific: 555 West Middlefield Road, Mountain View, CA 94043

The 14.5-acre project site is located on the south side of West Middlefield Road, between Moffett Boulevard and State Route 85 (SR 85), within a residential area of central Mountain View.

Project Location - City: Mountain View

Project Location - County: Santa Clara

Description of Nature, Purpose and Beneficiaries of Project:

The applicant proposes to develop 323 additional apartment dwelling units on an existing residential site within three new buildings to be constructed on current surface parking areas. The applicant also proposes: two new above-ground garages, outdoor open spaces, and an indoor amenity space; the removal of 88 Heritage trees; and dedication of a 1.34-acre public park to the City. All 404 existing residential units will be retained. Please see attached Project Description.

Name of Public Agency Approving Project: City of Mountain View

Name of Person or Agency Carrying Out Project: AvalonBay Communities

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: Sam Hughes, 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: Sam Hughes

Date: 3/24/26

Title: Senior Planner

Name: Sam Hughes

Signed by Lead Agency

Signed by Applicant

RESIDENTIAL DEVELOPMENT AT 555 WEST MIDDLEFIELD ROAD
PROJECT DESCRIPTION
March 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 14.5-acre project site (APN 158-49-001) is located on the south side of West Middlefield Road, between Moffett Boulevard and State Route 85 (SR 85), in central Mountain View. The existing site currently contains 404 multi-family residential apartment units within 15 buildings, as well as a clubhouse, leasing and amenity space, six surface parking lots, and related improvements. The site is bordered by West Middlefield Road to the north, SR 85 to the east, Cypress Point Drive to the south, and Moffett Boulevard to the west. The site has a General Plan designation of *High-Low-Density Residential* and a zoning designation of *P (Planning Community)*.

PROPOSED PROJECT

The applicant proposes the development of 323 additional apartment dwelling units on the existing residential site within three new buildings to be constructed on current surface parking areas. The applicant also proposes: two new above-ground garages, outdoor open spaces, and an indoor amenity space; the removal of 88 Heritage trees; and dedication of a 1.34-acre public park to the City. All of the existing residential apartment units onsite will be retained. With the addition of the proposed units to the existing complex, the site will have a total of 727 dwelling units, at a density of 49.97 dwelling units per acre and a floor area ratio (FAR) of 1.51. The applicant proposes to avoid tenant displacement by retaining the 404 existing residential units and demolishing most of the existing surface parking areas, tennis and basketball facilities, as well as the existing leasing office and amenity building, pool, and spa, and then redeveloping those areas with the three new residential buildings.

Upon completion of the proposed project, the total above-grade gross floor area at the site will be approximately 957,114 square feet (sf), including approximately 285,039 sf of existing uses to remain and approximately 672,075 sf of new above-grade uses, resulting in a new total of 727 residential units at the site. The applicant also proposes to offer approximately 1.34 acres of land along Cypress Point Drive for dedication to the City for use as a future public park.

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 previously been completed, and Tribal consultation has been conducted in accordance with statutory requirements. With implementation and adherence to the recommendations and requirements outlined: 1) in the Phase I Environmental Site Assessment, 2) by the EPA, DTSC, and SRWQCB, and 3) by 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.