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

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ENVIRONMENTAL FILING
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LOUIS CHIARAMONTE, Clerk-Recorder
By: Mike Louie, Deputy Clerk-Recorder

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 Mountain View
2. LEAD AGENCY EMAIL: krisha.penollar@mountainview.gov
3. PROJECT TITLE: 855-875 Maude Avenue Project
4. APPLICANT NAME: Robert Connolly, Toll Brothers PHONE: (805) 448-8268
5. APPLICANT EMAIL: rconnolly@tollbrothers.com
6. APPLICANT ADDRESS: 6800 Knoll Center Parkway, Suite 320, Pleasanton, CA 94566
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.

Rev_8/2023

Notice of Exemption

To:

☒ Office of Land Use & Climate Innovation (formerly OPR)

U.S. Mail
P.O. Box 3044
Sacramento, CA 95812-3044

Street Address:
1400 Tenth St. Rm 113
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
Contact: Krisha Penollar, Senior Planner
Phone: (650) 903-6306

Project Title: 855 and 875 Maude Avenue Project

Project Applicant: Toll Brothers, 6800 Knoll Center Parkway, Suite 320, Pleasanton, CA 94566

Project Location - Specific: 855 and 875 Maude Avenue, Mountain View, CA 94043

The site is approximately 1.84 acres (Assessor's Parcel Numbers: 160-59-003 and 160-59-004) and is located in eastern Mountain View, along the south side of Maude Avenue, west of State Route 237 between Logue Avenue to the west and Clyde Avenue to the east.

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

Description of Nature, Purpose and Beneficiaries of Project:

The project applicant proposes to construct a six-story, 119-unit residential condominium development (including 15% affordable units) with a partially underground podium parking garage and related site improvements and removal of eight Heritage trees, replacing two existing commercial buildings and related site improvements to be demolished, on a 1.84-acre project site. The project request includes development permits required to construct the project and a Vesting Tentative Map for condominium purposes to create 119 condominium units and one common lot (the "Entitlements").

Name of Public Agency Approving Project: City of Mountain View

Name of Person or Agency Carrying Out Project: Robert Connolly for Toll Brothers

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: Public Resources Code (PRC) Section 21080.66 (AB 130)

Reasons why project is exempt:

The City of Mountain View prepared an AB 130 Memorandum to analyze project consistency with PRC Section 21080.66 criteria and determined that the project meets the criteria for a statutory exemption pursuant to Public Resources Code Section 21080.66. The project is a qualifying 119-unit housing development, including fifteen percent affordable units; the approximately 1.84-acre site is less than five acres and is located entirely within the incorporated City of Mountain View and an urbanized area. The project is deemed consistent with the General Plan, the city-adopted Precise Plan, and applicable zoning requirements. The project also satisfies the applicable minimum density requirements and the requirements of Government Code Section 65913 .4(a)(6), does not require demolition of a listed historic structure, and contains no transient lodging. A copy of the City's AB 130 Memorandum is available for review from the City upon request. The Project, including the above-noted CEQA statutory exemption, was approved by the Community Development Director of the City of Mountain View on October 27, 2026, pursuant to the City's applicable administrative approval procedures per Section 36.44.75 of the City Code.

Lead Agency Contact Person: Krisha Penollar, Senior Planner Area Code/Telephone/Extension: (650) 903-6306

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: 10/28/2026

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: 10/28/26 Title: Senior Planner

Name: Krisha Penollar

☒ 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: 10/28/2026

855-875 MAUDE AVENUE
PROJECT DESCRIPTION
September 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 1.84 acres in size (Assessor's Parcel Numbers: 160-59-003 and 160-59-004) and is located in eastern Mountain View, along the south side of Maude Avenue, west of State Route 237 between Logue Avenue to the west and Clyde Avenue to the east, within the East Whisman Precise Plan area. The site is currently developed with two, one-story occupied commercial buildings totaling approximately 31,208 square-feet in size, surface parking, and landscaping. The site is surrounded by a mix of commercial and industrial office buildings ranging from one to five stories in height, with surface parking lots and landscaping. The site is located in the *Mixed-Use Character Area – Medium Intensity* of the East Whisman Precise Plan (EWPP). The property has a General Plan designation of *East Whisman Mixed Use* and a zoning designation of *P(41) East Whisman Precise Plan.*

PROPOSED PROJECT

The Applicant proposes the demolition of the two existing buildings, surface parking, site improvements, and removal of eight (8) Heritage Trees, and the construction of 119 residential condominium units on the site. The proposed condominium building will be six-stories in height and will include a mix of one-bedroom, two-bedroom, and three-bedroom units. The building will include a parking garage at the basement and first floor levels, with residential units and building lobby areas wrapped around the garage. The Applicant proposes to provide 230 parking spaces and two loading spaces, as well as 119 long-term bicycle parking spaces.

The proposed residential building will total approximately 300,643 square feet and will have a maximum height of 82 feet. The site will be developed at a density of approximately 65 dwelling units per acre (du/ac) and will have a floor area ratio (FAR) of 3.14.

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/II 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 Site Management Plan/Feasibility Study approved by the Regional Water Quality Resources Board (SRWQCB), 2) the 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.

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

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