



SANTA CLARA COUNTY CLERK  
CEQA FILING COVER SHEET

Santa Clara County - Clerk-Recorder Office  
State of California

**File Number: ENV25522**

ENVIRONMENTAL FILING

No. of Pages: 3

Total Fees: \$50.00

File Date: 03/14/2025

Expires: 04/13/2025

**REGINA ALCOMENDRAS, Clerk-Recorder**

By: Corinne Vasquez, 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: aki.snelling@mountainview.gov
3. PROJECT TITLE: Magnussen's Toyota of Mountain View
4. APPLICANT NAME: Sandra Magnussen, Magnussen's Middlefield, LLC PHONE: (650) 464-2100
5. APPLICANT EMAIL: scmagnussen@gmail.com
6. APPLICANT ADDRESS: 690 San Antonio Road, Palo Alto, CA 94306
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: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
County Clerk
County of: Santa Clara
Clerk Rec. Office 110 W. Tasman Drive
San Jose, CA 95134

From: (Public Agency): City of Mountain View
500 Castro Street/PO Box 7540
Mountain View, CA 94039
(Address)

Project Title: Magnussen's Toyota of Mountain View

Project Applicant: Sandra Magnussen, Magnussen's Middlefield LLC, 690 San Antonio Rd, Palo Alto, CA 94306

Project Location - Specific:
2249-2283, 2319-2325 and 2385 Old Middlefield Way and 775 Independence Avenue

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

Description of Nature, Purpose and Beneficiaries of Project:
The project proposes an approximately 39,400 square foot automobile dealership on the 2.4-acre site (see attached for additional detail).

Name of Public Agency Approving Project: City of Mountain View

Name of Person or Agency Carrying Out Project: Project Applicant

- 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));
[X] Categorical Exemption. State type and section number: 15332 Infill Development Projects
[ ] Statutory Exemptions. State code number:

Reasons why project is exempt:
The project qualifies for an exemption under CEQA Guidelines Section 15332 as a Class 32 Urban Infill development, and there are no exceptions to the CEQA exemption pursuant to CEQA Guidelines Section 15300.2 that apply to the project.

Lead Agency Contact Person: Aki Snelling 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: [Handwritten Signature] Date: 3/14/2025 Title: SENIOR PLANNER

[X] Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR:
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

## **MAGNUSSEN'S TOYOTA OF MOUNTAIN VIEW**

### **PROJECT DESCRIPTION**

**March 2025**

The project proposes to demolish the two existing structures and improvements on the parcels and to construct a new approximately 39,400 square foot automobile dealership with associated automobile service/repair shop and parts dealership for Toyota. The project also includes a Heritage Tree Removal Permit to remove 80 Heritage Trees, a Lot Line Adjustment to combine four lots, and a lot tie agreement.

The approximately 2.4-acre site is located on the south side of Old Middlefield Way between North Rengstorff Avenue and Independence Avenue in the CS (Commercial Service) zoning district. The site is currently occupied by commercial buildings, surface parking areas, and landscaping.

The proposed dealership would include an approximately 3,106 square foot showroom display area, approximately 11,442 square feet of sales and office space, approximately 4,491 square feet for the parts department, and an approximately 20,360 square feet for the service area. The site would be developed at a floor area ratio of approximately 0.38, consistent with the zoning designation.

The City of MV prepared a CEQA checklist analysis of the project with relevant technical studies and determined that the project qualified for a Categorical Exemption under CEQA in accordance with Section 15332 *Infill Exemption*. This document is available for review from the City of Mountain View upon request.