



SANTA CLARA COUNTY CLERK  
CEQA FILING COVER SHEET

Santa Clara County - Clerk-Recorder Office  
State of California

**File Number: ENV25523**

ENVIRONMENTAL FILING

No. of Pages: 2

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: planning.division@mountainview.gov
3. PROJECT TITLE: Single-Family Residential Development with 22 Units at 301, 309, 317, and 323 Moorpark Way and 301 Sylvan Avenue
4. APPLICANT NAME: Dividend Homes, Inc. PHONE: 408-762-7108
5. APPLICANT EMAIL: jvrostos@dividendhomes.com
6. APPLICANT ADDRESS: 385 Woodview Avenue, Morgan Hill, CA 95037
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  
County Clerk Recorder's Office  
110 W. Tasman Dr., San Jose 95134

From: (Public Agency): City of Mountain View  
500 Castro Street  
Mountain View, CA 94041  
  
(Address)

Project Title: Single-Family Residential Development with 22 Units at 301, 309, 317, and 323 Moorpark Way and 301 Sylvan Avenue

Project Applicant: Dividend Homes, Inc.

Project Location - Specific:  
**301, 309, 317, and 323 Moorpark Way and 301 Sylvan Avenue**

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

**Description of Nature, Purpose and Beneficiaries of Project:**

Development Review Permit and a Special Design Permit to Redevelop the Project Site by Removing an Existing Single-Family Home, a Vacant Private School, and a Commercial Building to Construct 22 Single-Family Units Utilizing State Density Bonus Law, a Heritage Tree Removal Permit to Remove 26 Heritage Trees, and a Vesting Tentative Map to Combine Five Existing Parcels and Create 27 Parcels, Including 22 Residential Parcels and Five Common Parcelson a 2.51-Acre Site Located at 301, 309, 317, and 323 Moorpark Way and 301 Sylvan Avenue

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));
- Categorical Exemption. State type and section number: 15332 and 15302
- Statutory Exemptions. State code number: \_\_\_\_\_

**Reasons why project is exempt:**

The project qualifies for an exemption under CEQA Guidelines Section 15332 ("In-Fill Development") and Section 15302 ("Replacement or Reconstruction") as a Class 32 Urban Infill development involving negligible or no expansion of utility capacity, 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: Hang Zhou 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: Hang Zhou Date: 3/14/2025 Title: Associate 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: \_\_\_\_\_

