Notice of Determination

Appendix D

To:

☐ Office of Planning and Research

US Mail: P.O. Box 3044, Sacramento, CA 95812-3044

Street Address: 1400 Tenth St., Rm 113, Sacramento, CA 95814

☒ County Clerk

County of: Santa Clara

Address: 70 West Hedding Street, San Jose, CA 95110

From:

Public Agency: City of Cupertino

Address: 10300 Torre Avenue, Cupertino, CA 95014

Contact: Gian Martire, Senior Planner

Phone: 408-777-3319

Lead Agency: (If different from above):

Address:

Phone:

Contact:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2019070377

Project Title: Westport Mixed-Use Project

Project Applicant: Related Companies

Project Location: 21267 Stevens Creek Boulevard, Cupertino, CA 95014, Santa Clara County; Assessor's Parcel Numbers (APNs) 326-27-040, and 326-27-041

Project Description:

The approved project modifies what was approved in August 2020 for the Westport Mixed-Use Project (SCH #2019070377). The approved project includes changes only to Building 1: an increase in senior assisted living dwelling units to 136 dwelling units from 123 dwelling units; a reduction of the ground floor retail to 4,000 square feet from 17,600 square feet; and the elimination of the two subterranean parking levels below Building 1. The overall open space will also increase to 47,780 square feet from 37,601 square feet. Building 1 will be a 117,303-square-foot building with six stories and an overall height of 78 feet, 8 inches. There will be no other changes to the project approved in 2020 and the rest of the site has already been demolished and developed.

This is to advise that the City of Cupertino has approved the above-described project on May 20, 2025
(☒ Lead Agency or ☐ Responsible Agency) (date)

and has made the following determinations regarding the above described project.

1. The project [☒ will ☐ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
   ☐ A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the Initial Study and Mitigated Negative Declaration with comments and responses and record of project approval, is available to the General Public at: City of Cupertino, 10300 Torre Avenue, Cupertino, CA 95014

Signature (Public Agency): _____ Title: Senior Planner

Date: May 21, 2025 Date Received for filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011