

<b>To:</b> Office of Land Use and Climate Innovation <u>State Clearinghouse CEQAnet</u> <u>https://ceqanet.opr.ca.gov/</u>  County Clerk <u>County of Santa Clara</u> <u>110 West Tasman Drive, 1st Floor</u> <u>San Jose, CA 95134</u>	<b>From:</b> (Public Agency): <u>City of Cupertino</u> <u>10300 Teree Avenue</u> <u>Cupertino, CA 95014</u>
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**Project Title:** 20840 Stevens Creek Boulevard Townhomes Project  
**Project Applicant:** SummerHill Homes LLC  
**Project Location - Specific:** 20770, 20830, 20840 and 20850 Stevens Creen Boulevard  
**Project Location - City:** Cupertino      **Project Location - County:** Santa Clara

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

The approved Stevens Creek Boulevard Townhomes Development Project will involve the demolition of the three existing commercial buildings and the construction of 59 townhome condominium units across eight, three- and four-story buildings. Each townhome will be 45 feet, 10 inches tall at the highest point, as measured from the adjacent sidewalk elevation along Stevens Creek Boulevard and will include an average of 276 square feet per unit of private open space through a porch and decks, with some units incorporating for a roof deck. The project includes 118 off-street garage residential parking spaces and 11 uncovered guest parking spaces. Bicycle storage for residents is provided in the private garages, and bicycle racks for guests will be located around the site. The project will provide 13,939 square feet of common usable open space.

**Name of Public Agency Approving Project:** City of Cupertino  
**Name of Person or Agency Carrying Out Project:** SummerHill Homes LLC

**Exempt Status: (check one):**

	<b>Ministerial (Sec. 21080(b)(1); 15268);</b>
	<b>Declared Emergency (Sec. 21080(b)(3); 15269(a));</b>
	<b>Emergency Project (Sec. 21080(b)(4);15269(b)(c));</b>
X	<b>Categorical Exemption. State type and section number:</b> Class 32: Infill Development Projects, Section 15332
	<b>Statutory Exemptions. State code number:</b>

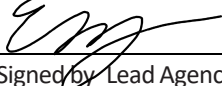
**Reasons why project is exempt:**

The project site is designated Commercial/Office/Residential, is zoned Planned Development with General Commercial with Residential (P(CG,RES)), and will result in the demolition of the three existing commercial buildings and replace it with 59 townhome condominium units. The project is located within city limits on an approximately 2.97-acre site within the Plan Bay Area Priority Development Area and Transit Priority Area, surrounded by urban uses. The project meets the criteria for categorically exempt infill development projects in CEQA Guidelines Section 15332 and none of the exceptions to the categorical exemptions in CEQA Guidelines Section 15300.2 apply. Therefore, the project will not have a significant effect on the environment pursuant to CEQA and a Notice of Exemption is appropriate for the project.

**Lead Agency Contact Person:** Emi Sugiyama, Associate Planner  
**Area Code/Telephone/Extension:** (408) 777-3205

**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: 07/02/2025      Title: Senior 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 LCI CEQAnet: \_\_\_\_\_