

To: Office of Land Use and Climate Innovation State Clearinghouse CEQAnet https://ceqanet.opr.ca.gov/ County Clerk County of Santa Clara 110 West Tasman Drive, 1st Floor San Jose, CA 95134	From: (Public Agency): City of Cupertino 10300 Toree Avenue Cupertino, CA 95014
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Project Title: DP-2024-004, TM-2024-005, ASA-2024-008, U-2025-004**Project Applicant:** Toll Brothers**Project Location - Specific:** 10065-10075 East Estates Drive**Project Location - City:** Cupertino**Project Location - County:** Santa Clara**Description of Nature, Purpose and Beneficiaries of Project:**

The approved Idlewild Townhomes Development Project will involve the demolition of the existing commercial building and the construction of 55 townhome units and 10 accessory dwelling units. There are several different townhome types proposed, including two-, three-, and four-bedroom units, ranging from 1,442 to 2,295 square feet. Each townhome will have three stories with a roof deck and will be approximately 43 feet tall at the highest point. Each townhome will include private open space through a porch, roof deck, and balcony, averaging approximately 396 square feet per unit. The approved project includes 110 off-street garage residential parking spaces and 9 guest uncovered parking spaces. Each unit will have an attached private two-car garage. Bicycle storage for residents is provided in the private garages. The approved project will provide 1,140 square feet of common usable open space.

Name of Public Agency Approving Project: City of Cupertino**Name of Person or Agency Carrying Out Project:** 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));
X	Categorical Exemption. State type and section number: Class 32: Infill Development Projects, Section 15332
	Statutory Exemptions. State code number:

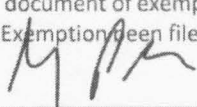
Reasons why project is exempt:

The project site is designated Commercial/Residential Very High Density, is zoned Planned Development with General Commercial with Multi-Family Residential (P(CG,R-4)), and will result in the demolition of the existing commercial building and replace it with 55 townhome units and 10 accessory dwelling units. The project is located within city limits on an approximately 2.72-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: Gian Martire, Senior 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 ☐ NoSignature: 

Date: 12/17/2025

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: _____