

To: 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>	From: (Public Agency): <u>City of Cupertino</u> <u>10300 Toree Avenue</u> <u>Cupertino, CA 95014</u>
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Project Title: 20045 and 20065 Stevens Creek Boulevard Residential Project (Phase 2)

Project Applicant: Dividend Homes

Project Location - Specific: 20045 and 20065 Stevens Creek Boulevard

Project Location - City: Cupertino

Project Location - County: Santa Clara

Description of Nature, Purpose and Beneficiaries of Project:

The 20045 and 20065 Stevens Creek Boulevard Residential Project will be Phase 2 and will involve the demolition of the existing office buildings and the construction of five new residential buildings. The project will include a total of 32 townhomes made up of 6 median/moderate-income townhomes and 26 market-rate units ranging from 1,548 to 2,156 square feet. Each townhome will have three stories and will be approximately 45 feet tall at the highest point. The project will provide 64 private garage parking spaces and 5 street parking spaces for vehicles and 6 bicycle parking spaces.

Name of Public Agency Approving Project: City of Cupertino

Name of Person or Agency Carrying Out Project: Dividend Homes

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:
☒	Statutory Exemptions. State code number: PRC Section 21080.66

Reasons why project is exempt:

The project includes the construction of 32 residential units only on a site that is less than 20 acres in an incorporated city. The project site is designated Commercial/Office/Residential and the zoning district is Planned Development with General Commercial and Residential (P(CG, Res)). The project has a residential density of 18 dwelling units per acre. The project site also meets the environmental criteria identified in Government Code Section 65913.4(a)(6). Therefore, the project complies with requirements of Public Resource Code Section 21080.66 and a Notice of Exemption is appropriate for the project.

Lead Agency Contact Person: Gian Martire, Senior Planner

Area Code/Telephone/Extension: (408) 777-3319

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: 1/22/2026 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: _____