

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: Disposition and Development Agreement for APN 326-27-053 Project (Mary Avenue Villas)

Project Applicant: Charities Housing

Project Location - Specific: APN 326-27-053 on Mary Avenue

Project Location - City: Cupertino

Project Location - County: Santa Clara

Description of Nature, Purpose and Beneficiaries of Project:

A Disposition and Development Agreement (DDA) is an agreement that sets forth the terms surrounding the sale, lease, exchange, or disposal of property. This DDA facilitates the future development of housing (Mary Avenue Villas) that would comprise 40 units in two buildings adjoined by a central surface parking area, along Mary Avenue. The 40 units would be a mix of studio, one-bedroom, and two-bedroom apartments to accommodate various household needs and targeted populations, including those with intellectual and developmental disabilities (IDD), non-IDD residents, and a staff apartment. The future development also includes a community center and leasing office. The future development includes two 2-way driveways on Mary Avenue: one located opposite Parkwood Drive and the other approximately 180 feet south of that driveway.

Name of Public Agency Approving Project: City of Cupertino

Name of Person or Agency Carrying Out Project: Charities Housing

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: Section 15332, Class 32: Infill Development Projects
	Statutory Exemptions. State code number:

Reasons why project is exempt:

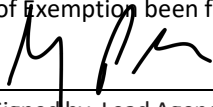
The DDA will facilitate future development that is on Housing Site 10 (Mary Avenue Villas) in the City of Cupertino, 2023-2031 Housing Element; is designated Residential Very-High Density; and is zoned R-4. The future development is located within the city limit on a 0.79-acre, vacant site, surrounded by urban uses. The DDA 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) 777-3319

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: 2/4/2026 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: _____