

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: Mary Avenue Villas Project (ASA-2025-006)

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:

The Mary Avenue Villas Project is a 100 percent affordable, 40 unit, two-story development in two buildings adjoined by a central surface parking area. The 40 units will 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 development also includes a community center and leasing office. The 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));
☐	Categorical Exemption. State type and section number:
☒	Statutory Exemptions. State code number: Government Section 65583.2(i); Public Resources Code Section 21159.23

Reasons why project is exempt:

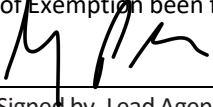
The project site is an approved Priority Housing Element Site (Site 10 in the Cupertino Housing Element), is 100 percent affordable, and has a density of 50.6 dwelling units per acre. The development meets all statutory requirements for a California Government Code Section 65583.2(i) and Public Resources Code Section 21159.23. The project also meets City of Cupertino Municipal Code Section 19.12.030 exemption requirements. A Notice of Exemption is therefore 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: _____