

To: Office of Land Use and Climate Innovation State Clearinghouse CEQAnet <u>https://ceqanet.opr.ca.gov/</u> County Clerk County of Santa Clara 110 West Tasman Drive, 1st Floor San Jose, CA 95134	From: (Public Agency): City of Cupertino 10300 Torea Avenue Cupertino, CA 95014
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Project Title: 20883 Stevens Creek Boulevard Residential Development Project
Project Applicant: Harvest Properties, Inc
Project Location - Specific: 20883 Stevens Creek Boulevard
Project Location - City: Cupertino **Project Location - County:** Santa Clara

Description of Nature, Purpose and Beneficiaries of Project:

The 20883 Stevens Creek Boulevard Development Project will involve the demolition of the existing office and commercial buildings and the construction of 66 new single-family homes and 56 townhomes in 7 eight-plex structures. The project includes 122 units with a total of 351,338 gross square feet. The single-family homes will have three stories and range in size from 2,328 to 2,668 square feet and the townhomes will have three stories and range in size from 1,380 to 2,269 square feet. The project will provide a total of 31,711 square feet of private open space for an average of 260 square feet per unit. Each building will be on average 42 feet tall at the highest point as measured from the finished floor. The project will provide 272 on-site vehicle parking spaces, with each unit's 2-car garage and 28 additional guest spaces.

Name of Public Agency Approving Project: City of Cupertino
Name of Person or Agency Carrying Out Project: Harvest Properties, Inc

Exempt Status: (check one):

<input type="checkbox"/>	Ministerial (Sec. 21080(b)(1); 15268);
<input type="checkbox"/>	Declared Emergency (Sec. 21080(b)(3); 15269(a));
<input type="checkbox"/>	Emergency Project (Sec. 21080(b)(4);15269(b)(c));
<input type="checkbox"/>	Categorical Exemption. State type and section number:
<input checked="" type="checkbox"/>	Statutory Exemptions. State code number: PRC Section 21080.66


Reasons why project is exempt:

The project includes the construction of 122 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 17.6 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: Shelby Maples, Senior Planner
Area Code/Telephone/Extension: (408) 777-1333

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: 4/8/2026 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: _____