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| 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 Torre Avenue</u> <u>Cupertino, CA 95014</u> |
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Project Title: 10268 Bandlely Drive Residential Development Project
Project Applicant: SummerHill Homes
Project Location - Specific: 10268 Bandlely Drive
Project Location - City: Cupertino **Project Location - County:** Santa Clara

Description of Nature, Purpose and Beneficiaries of Project:

The 10268 Bandlely Drive Residential Development Project will involve the demolition of the existing commercial building and parking lot and the construction of 27 new townhome-style condominiums in four buildings. The project will total 67,668 gross square feet. The townhomes will be three stories and range in size from 1,507 to 2,292 square feet, with private outdoor space and garages. Three of the buildings will be 40 feet tall and one building will be just over 41 feet tall. The proposed project will provide 59 on-site vehicle parking spaces, with each unit having a 2-car garage and 5 additional guest spaces provided on-site.

Name of Public Agency Approving Project: City of Cupertino
Name of Person or Agency Carrying Out Project: SummerHill Homes

Exempt Status: (check one):

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| <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 |

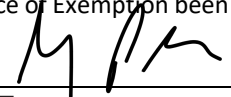
Reasons why project is exempt:

The project includes the construction of 27 residential units only on a site that is less than 20 acres in an incorporated city. The project site is designated Office/Industrial/Commercial/Residential and the zoning district is Mixed Use Planned Development with General Commercial, Light Industrial, and Residential (P(CG, ML, Res)). The project has a residential density of 17.4 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: 6/3/2026 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: _____