



Notice of Availability of the Draft Environmental Impact Report City of Cupertino

Date: November 6, 2019

To: State Clearinghouse
State Responsible Agencies
State Trustee Agencies
Other Public Agencies
Interested Organizations

From: Gian Martire, Senior Planner
City of Cupertino
Community Development Department
10300 Torre Avenue
Cupertino, CA 95014

Subject: Notice of Availability (NOA) of the Draft Environmental Impact Report (EIR) for the Westport Mixed-Use Project

Lead Agency: City of Cupertino Community Development Department

State Clearinghouse No. 2019070377

Project Title: The Westport Mixed-Use Project

Project Applicant: Mark Tersini, KT Urban

Project Location: 21267 Stevens Creek Boulevard, Cupertino, California (see Figure 1)

The 8.1-acre project site is the existing Oaks Shopping Center on Stevens Creek Boulevard. The project site is currently developed with five buildings totaling approximately 71,250 square feet (see Figure 2). The proposed project would demolish the existing buildings and construct 242 residential units and 20,000 square feet of commercial space. The project would consist of 18 buildings: three rowhouse, 13 townhouse, and two mixed-use residential buildings that would include senior housing. The project would include 37,601 square feet of common open space and 2,400 square feet of common retail outdoor space. The proposed project would include two new internally accessible roadways for emergency vehicles as well as for the new residential units, and minor changes to the existing internal on-site circulation system.

Following approval of the CEQA-required environmental review and the approval of the proposed project by the Planning Commission, the following discretionary permits and approvals from the City would be required for the proposed project: Development Permit, Architectural and Site Approval Permit, Use Permit, Subdivision Map Permit, Heart of the City Exception, and a Tree Removal Permit. In addition, permits for demolition, grading and building, and the certificate of occupancy would also be required from the City. Encroachment permits from the City and Caltrans and approval for the proposed bus stop by the Santa Clara Valley Transportation Authority.

As discussed in the Draft EIR, the project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

The Draft EIR prepared for the project identifies less than significant effects in the following categories: aesthetics, agricultural and forestry resources, energy, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, population and housing, public services, recreation, transportation, and wildfire. The Draft EIR identifies potentially significant environmental effects that can be mitigated to a less-than-significant level in the following categories: air quality, biological resources, cultural and tribal cultural resources, geology and soils, noise, and utilities and service systems.

The **45-day public review period** for the Draft EIR will start on **Wednesday, November 6, 2019** and end on **Friday, December 20, 2019**. The Draft EIR is available for review at <https://www.cupertino.org/westport> and at the Community Development Department counter. A public meeting to receive comments on the adequacy of the Draft EIR is tentatively scheduled on **Wednesday, December 11, 2019** at 6:30 p.m. at the Senior Center Reception Hall, 21251 Stevens Creek Blvd. A separate notice will be issued for this meeting.

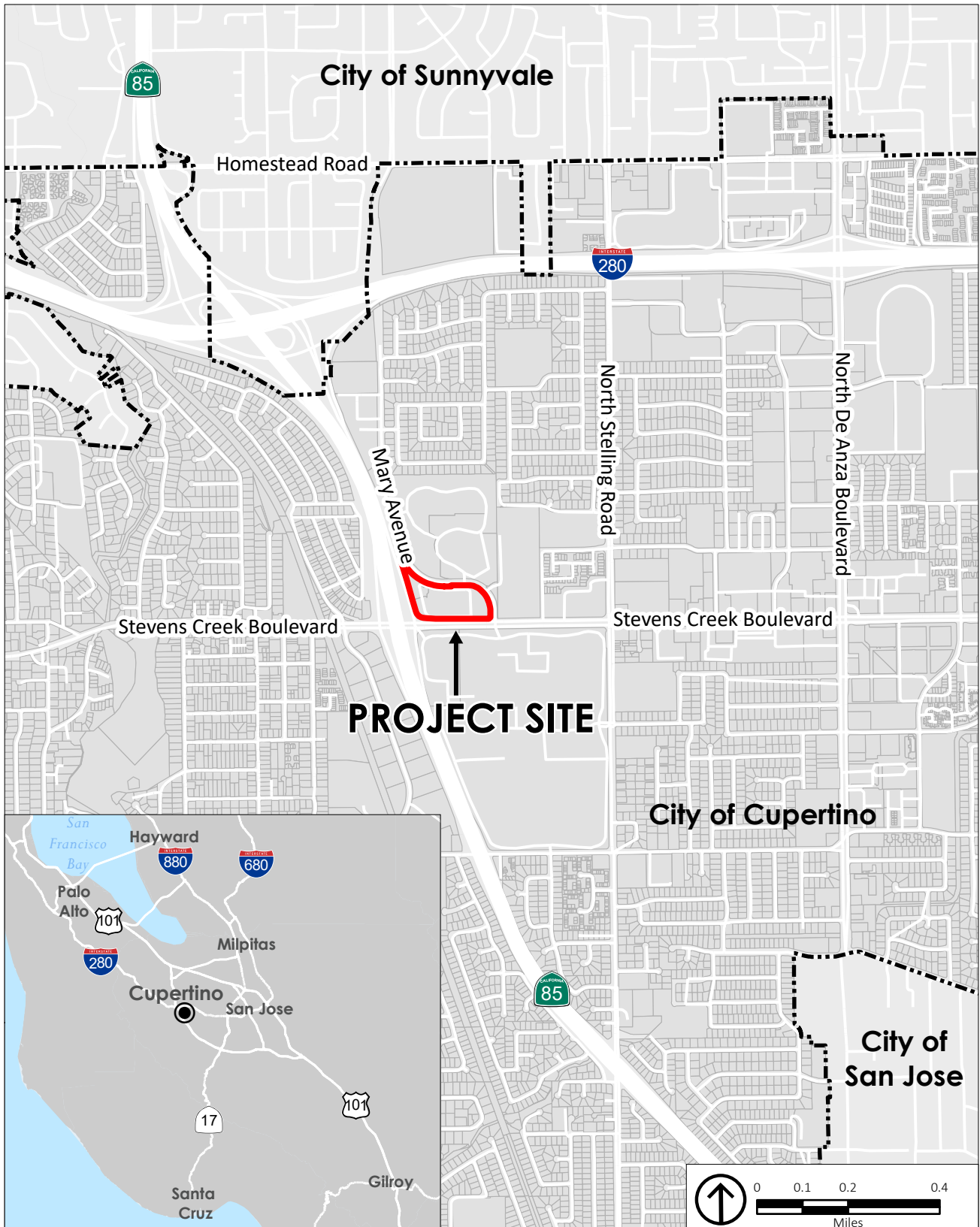
Comments on the Draft EIR are due no later than the close of the 45-day review period at 5:00 p.m. on **Friday, December 20, 2019**. Please send your written comments to Gian Martire, City of Cupertino, at the address shown above or email to GianM@cupertino.org with "Westport Mixed-Use Project EIR" as the subject. Public agencies providing comments are asked to include a contact person for the agency.

Attachments:

Figure 1: Regional and Vicinity Map

Figure 2: Aerial Photograph of the Project Site

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Source: ESRI, 2017; PlaceWorks, 2019.



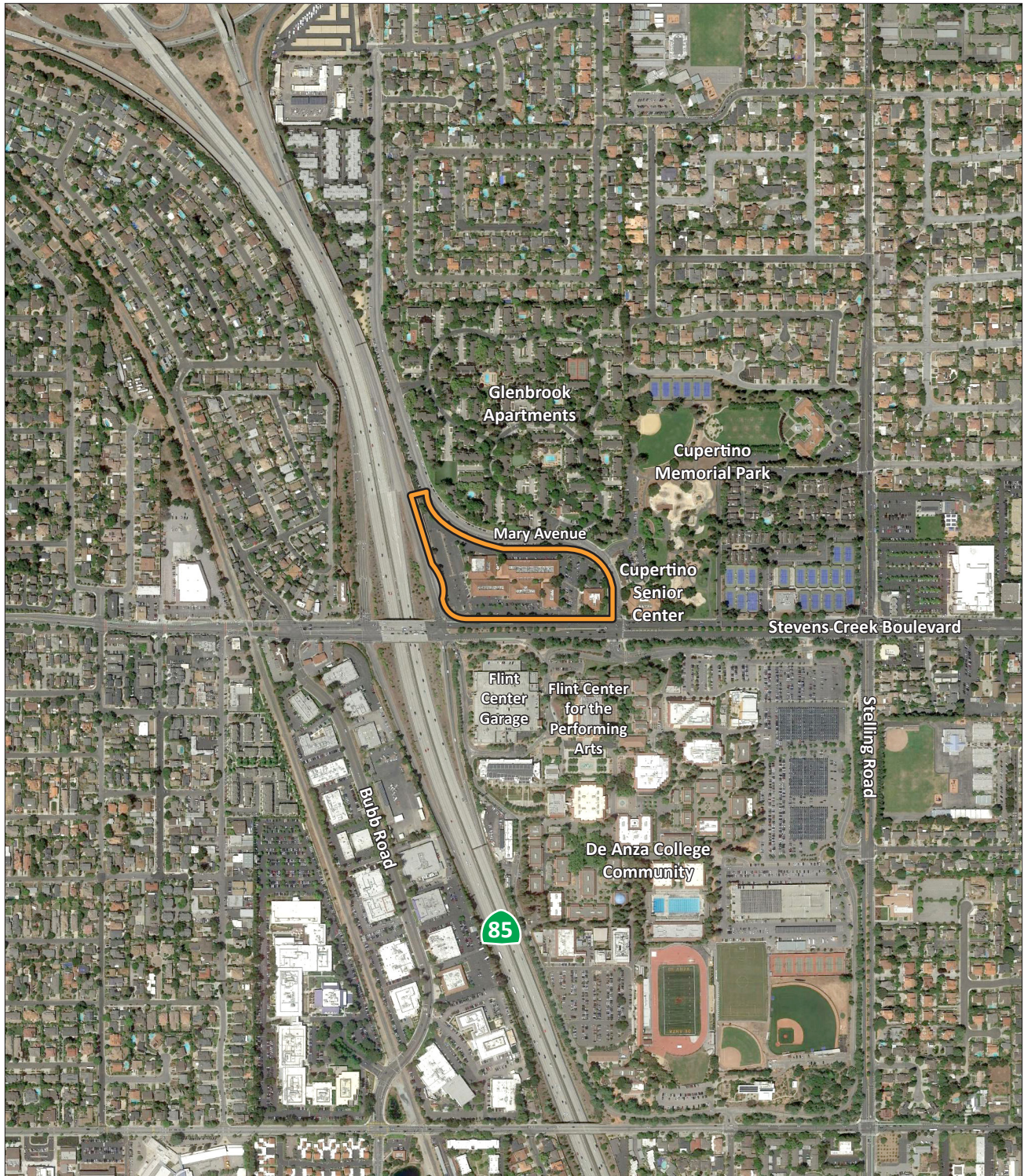
-  Project Site
-  Cupertino City Limit

Figure 1
Regional and Vicinity Map

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Source: Google Earth Professional, 2018; PlaceWorks, 2019.



Figure 2
Aerial View of Project Site