



## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

21750 Rainbow Drive

CITY OF CUPERTINO  
10300 TORRE AVENUE  
CUPERTINO, CA 95014

PHONE: (408) 777-3308  
FAX: (408) 777-3333

**NOTICE IS HEREBY GIVEN** that the City of Cupertino has prepared an Initial Study to evaluate the environmental impacts of the proposed 21750 Rainbow Drive Project (proposed project), described below, and intends to adopt a Mitigated Negative Declaration in accordance with the California Environmental Quality Act. The Initial Study concludes that the proposed project would not have a significant adverse effect on the environment if the mitigation measures identified in the Initial Study are adopted and made conditions of approval of the proposed project.

**FROM:** City of Cupertino, Planning Department  
10300 Torre Avenue  
Cupertino, CA 95014  
Contact, Gian Martire, Senior Planner (408-777-3319 or [GianM@cupertino.org](mailto:GianM@cupertino.org))

**PUBLIC REVIEW PERIOD:** The Initial Study and Proposed Mitigated Negative Declaration are available for a 30-day review beginning on Friday June 3, 2022, and ending Thursday July 3, 2022. Comments on the Mitigated Negative Declaration must be submitted in writing within the 30-day review period and sent by email or fax to:

City of Cupertino  
Attn: Gian Martire, Planning Department  
10300 Torre Avenue  
Cupertino, CA 95014  
Email: [GianM@cupertino.org](mailto:GianM@cupertino.org)  
Fax: (408) 777-3333

The Initial Study/Mitigated Negative Declaration and supporting technical studies can be accessed online at [www.cupertino.org](http://www.cupertino.org) or in person at the City's Planning Department, located at 10130 Torre Avenue, Cupertino, CA, 95014.

**PUBLIC MEETINGS:** Meetings at which actions will be undertaken are listed below. The Cupertino Planning Commission is the decision-making body responsible for adopting the Mitigated Negative Declaration and approving the proposed project.

**Planning Commission**  
Tuesday, July 12, 2022  
Community Hall Council Chamber  
10300 Torre Avenue  
Cupertino, CA 95014

Please note that agendas are subject to change. Please contact the City Clerk's Office at 408-777-3223 or visit the City's website at [www.cupertino.org/agenda](http://www.cupertino.org/agenda) to confirm hearing dates.

**PROJECT LOCATION:** The project site would consist of 0.43-acre of an approximately eight-acre subject property located at 21750 Rainbow Drive in the City of Cupertino, CA. The project site is identified by Assessor's Parcel Number 366-03-064. The subject property is located on a hillside, with a single-family residence located at the top of the hill and a vineyard and accessory structures located at the bottom. The City of Cupertino General Plan designates the site Hillside Residential Very Low Density (1/2 Acre Slope Density Formula), and the site is zoned Residential Hillside (RHS).

**HAZARDOUS MATERIALS AND HAZARDOUS WASTE SITES:** The project site is not identified on any

list of hazardous materials sites compiled pursuant to California Government Code Section 65962.5.

**SUMMARY PROJECT DESCRIPTION:** The proposed project would include the construction a roadway on 0.43-acre of the subject property, northwest of the existing residence, to allow maintenance and access from the residence to the vineyard at the bottom of the hill. The new 450-ft long, 12-ft wide access road would begin at the base of the on-site residence's existing driveway, atop the hill, wind down a relatively steep, native hillside with numerous trees, and cross a narrow drainage channel. The access road would be comprised of primarily pervious pavement, with the exception of approximately 877 sf of impervious surfaces (e.g., concrete-lined drainage ditches). The pervious pavement would allow stormwater on the site to percolate into underlying soils. Due to the existing topography of the site, the proposed project would include the construction of four retaining wall segments along portions of the access road. The proposed project would require approval of a Hillside Exception Permit.

**FINDING:** On the basis of the Initial Study, the City of Cupertino has determined that with the incorporation of the mitigation measures identified in the Initial Study, the proposed project would not have a significant adverse effect on the environment.

Please contact Gian Martire, Planning Department Senior Planner, at (408) 777-3319 if you have questions regarding this Notice.