

RESOLUTION NO. 26-XXX

**A RESOLUTION OF THE CUPERTINO CITY COUNCIL
APPROVING THE FINAL MAP – TRACT NO. 10676, ACCEPTING THE
PUBLIC STREET AND PUBLIC EASEMENTS OFFERED FOR DEDICATION,
ABANDONING UNNECESSARY PUBLIC EASEMENTS, AND
AUTHORIZING THE CITY ENGINEER TO EXECUTE AND RECORD THE
SUBDIVISION IMPROVEMENT AGREEMENT FOR THE VALENCIA
DEVELOPMENT PROJECT LOCATED AT FORMERLY 20770, 20830 AND
20840 STEVENS CREEK BOULEVARD (APN: 359-08-0321)**

WHEREAS, on July 1, 2025, the City Council adopted Resolution No. 25-056 approving a Vesting Tentative Map for a 13-lot subdivision for condominium purposes for 59 townhome-style units; and

WHEREAS, the proposed final map conforms to the requirements of the Subdivision Map Act and the Cupertino Municipal Code and is in substantial compliance with the approved Vesting Tentative Map; and

WHEREAS, the Valencia Development Project, including the Vesting Tentative Map and Final Map, is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 of the CEQA Guidelines; and

WHEREAS, certain public easements are to be abandoned as they are made unnecessary by the proposed public roadway dedication in fee title as shown on the Final Map; thereby preserving all rights and protections for any public utilities within the area; and

WHEREAS, public roadway dedication and public easements are necessary to accommodate the approved use of the property and have been offered for dedication and granted with the map; and

WHEREAS, the Subdivision Improvement Agreement has been presented to the City Council in a form ready to be executed; and

WHEREAS, the Final Map for the property located at formerly 20770, 20830, and 20840 Stevens Creek Boulevard has been presented to the City Council.

NOW, THEREFORE, BE IT RESOLVED that the City Council does hereby:
Approve the final map and authorize its recordation,

- 1) Accept the public roadway dedication and public easements and the abandonment of unnecessary public easements as shown on said map; and
- 2) Authorize the City Engineer to execute and record the Subdivision Improvement Agreement.

BE IT FURTHER RESOLVED that the City Engineer is authorized to make such non-material changes to the final map and Subdivision Improvement Agreement as are necessary to finalize them.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Cupertino this 7th day of July, 2026, by the following vote:

Members of the City Council

AYES:

NOES:

ABSENT:

ABSTAIN:

SIGNED: _____ Kitty Moore, Mayor City of Cupertino	 _____ Date
ATTEST: _____ Lauren Sapudar, City Clerk	 _____ Date