

## PROJECT DESCRIPTION

### 3.2.7.1 WATER SUPPLY AND CONSERVATION

The project site is located within the California Water Service (Cal Water) Los Altos Suburban District (LASD) service area, and Cal Water would supply water for the project. As shown on Figure 3-21, the proposed project would connect to existing water lines along Wolfe Road. The proposed project would also extend the reclaimed water line in the vicinity of the project to the project site. Any new connections or replaced water lines would not encroach on undisturbed areas.

The project incorporates a number of features meant to conserve water used for on-site irrigation. The irrigation water on the site would be dual sourced recycled water and potable water as available from the LASD. Any lawn areas can use 100 percent recycled water. All landscape zones would be irrigated as required by the Cupertino Landscape Ordinance, and water uses would be tailored to meet Cal Green Building Standards, which as described in Section 3.1.4.2, Zoning, requires water conservation and requires new buildings to reduce water consumption by 20 percent. A water supply assessment (WSA) was prepared for the project pursuant to Senate Bill 610 (SB 610), Water Code Section 10910 *et seq.* The WSA was prepared by CalWater and is included in Appendix C of this Initial Study.

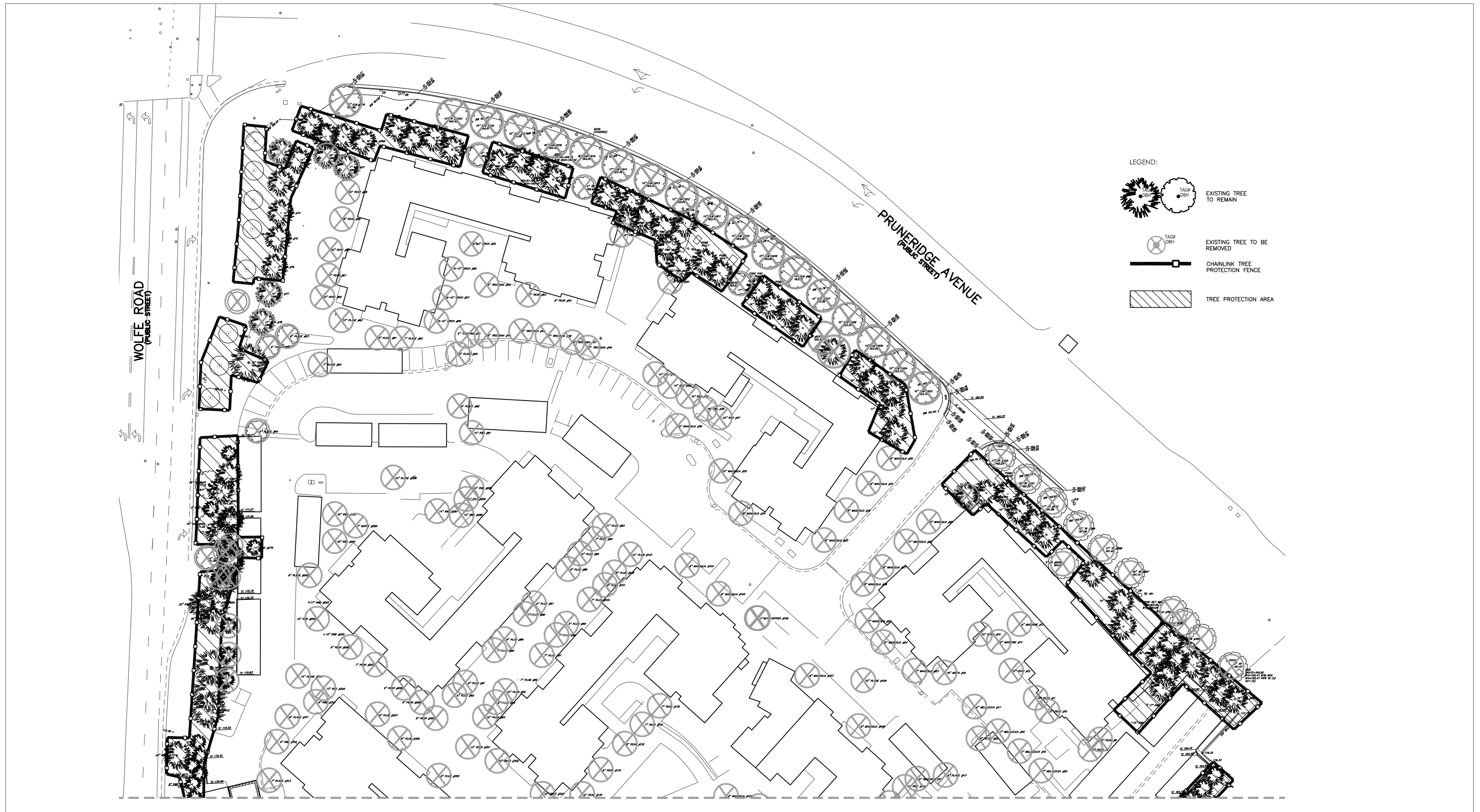
### 3.2.7.2 SANITARY SEWER SERVICE

The project site is located within the Cupertino Sanitary District (CSD) service area and wastewater would be treated at the San Jose/Santa Clara Water Pollution Control Plant (SJ/SC WPCP). As shown on Figures 3-21 and 3-22, connections to the existing sanitary sewer system would be made on Wolfe Road and Pruneridge Avenue.

### 3.2.7.3 STORMWATER MANAGEMENT

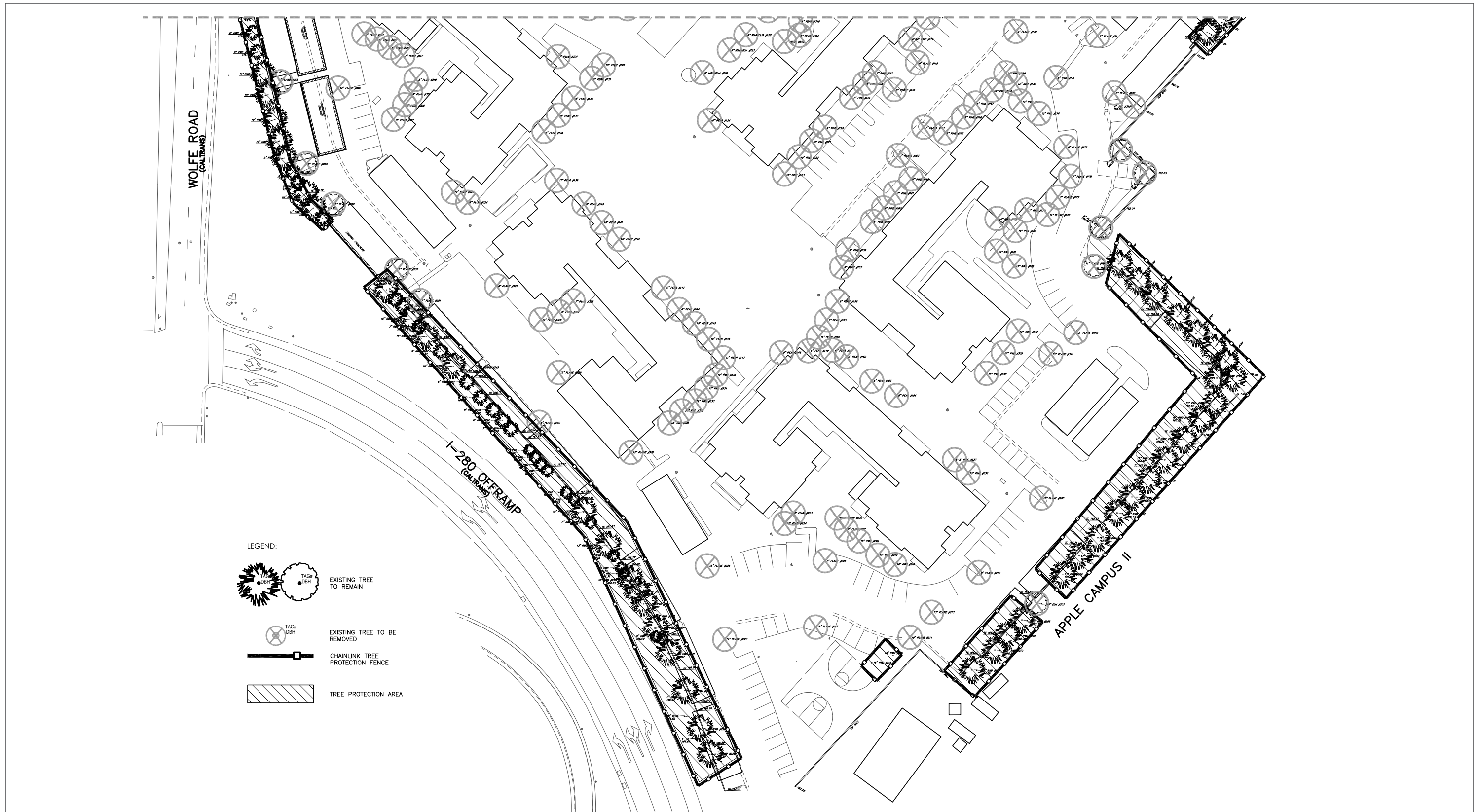
The proposed project would result in an increase in the amount of impervious surfaces of 30,281 square feet as compared to existing conditions, which is approximately a 10 percent increase. As a result, the project would result in a slight increase in the amount of runoff from the property.

The project is required to comply with the Santa Clara Valley Urban Runoff Pollution Prevention Program (SCVURPPP) C.3 requirements, which include minimization of impervious surfaces, measures to detain or infiltrate runoff from peak flows to match pre-development conditions, and agreements to ensure that the stormwater treatment and flow control facilities are maintained in perpetuity. Additionally, the project must comply with Municipal Code Chapter 9.18 described above in Section 3.1.4.2, Zoning, which is intended to provide regulations and give legal effect to certain requirements of the NPDES permit issued to the City of Cupertino in 2011. As shown on Figures 3-23 and 3-24, the proposed project would connect to the existing storm drain line in Wolfe Road and Pruneridge Avenue, and would provide nineteen bioretention water treatment areas throughout the project site.



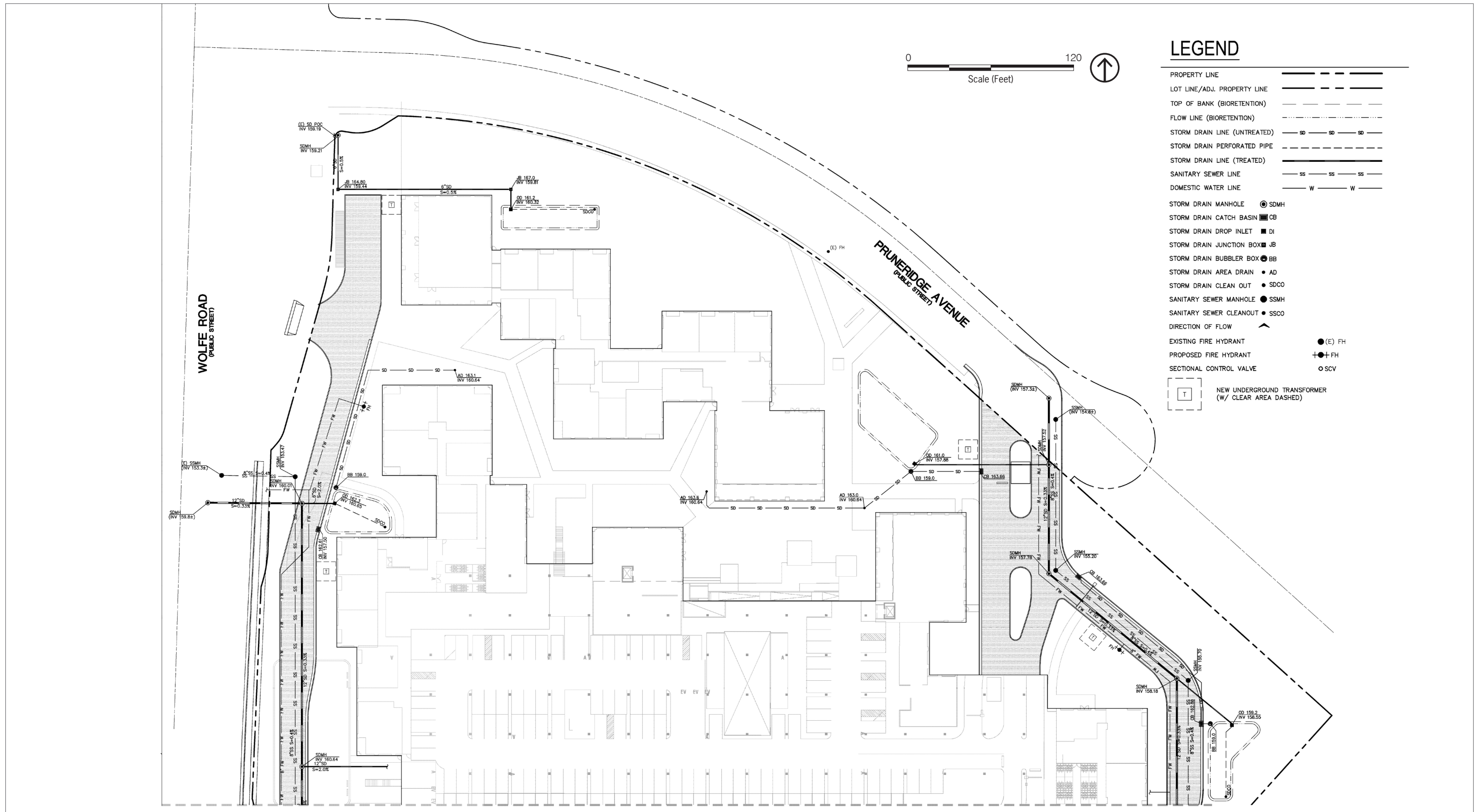
Source: ARQUITECTONICA International, 2016.

Figure 3-19  
Tree Removal and Protection Plan A



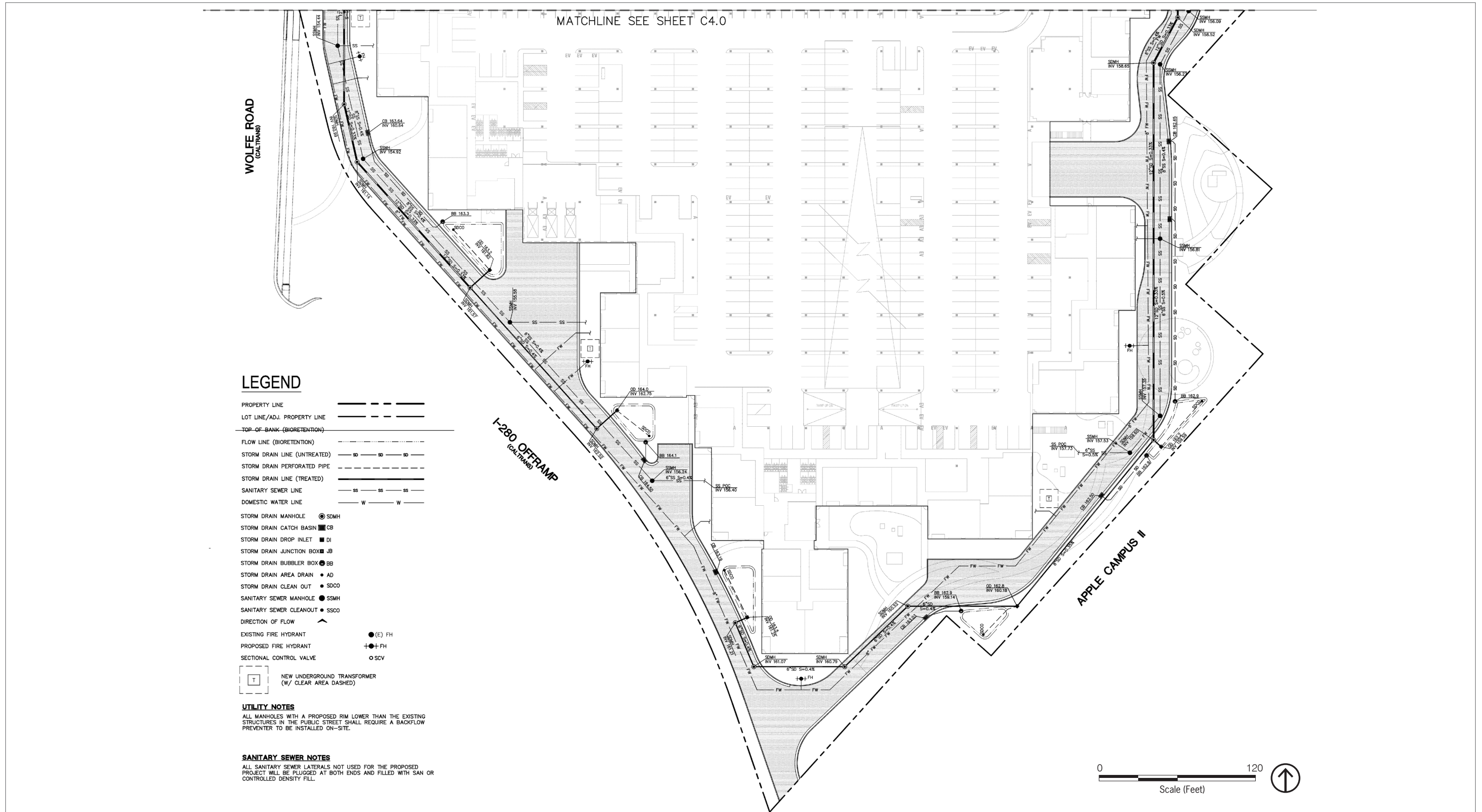
Source: ARQUITECTONICA International, 2016.

Figure 3-20  
Tree Removal and Protection Plan B



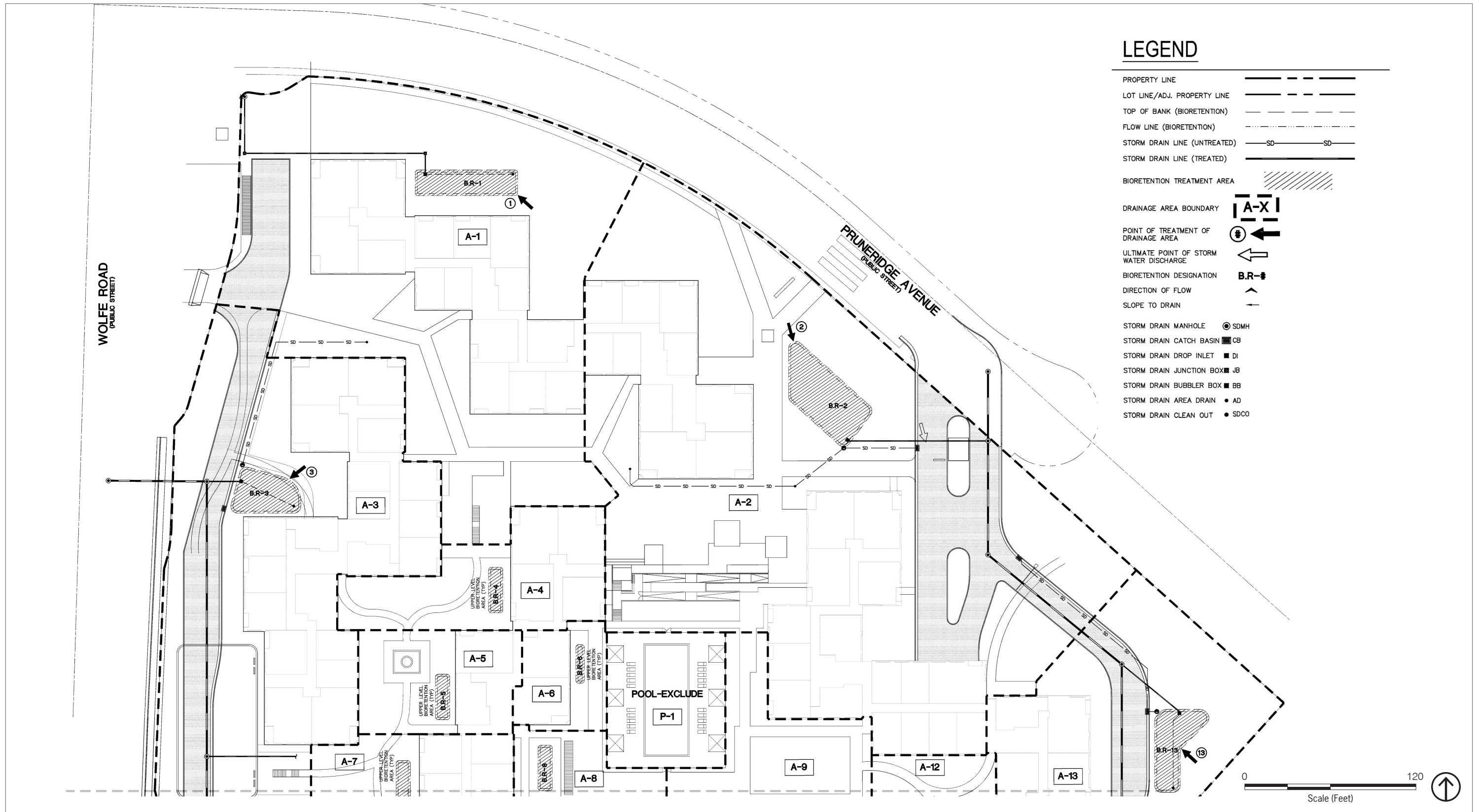
Source: ARQUITECTONICA International, 2016.

Figure 3-21  
Conceptual Utility Plan A



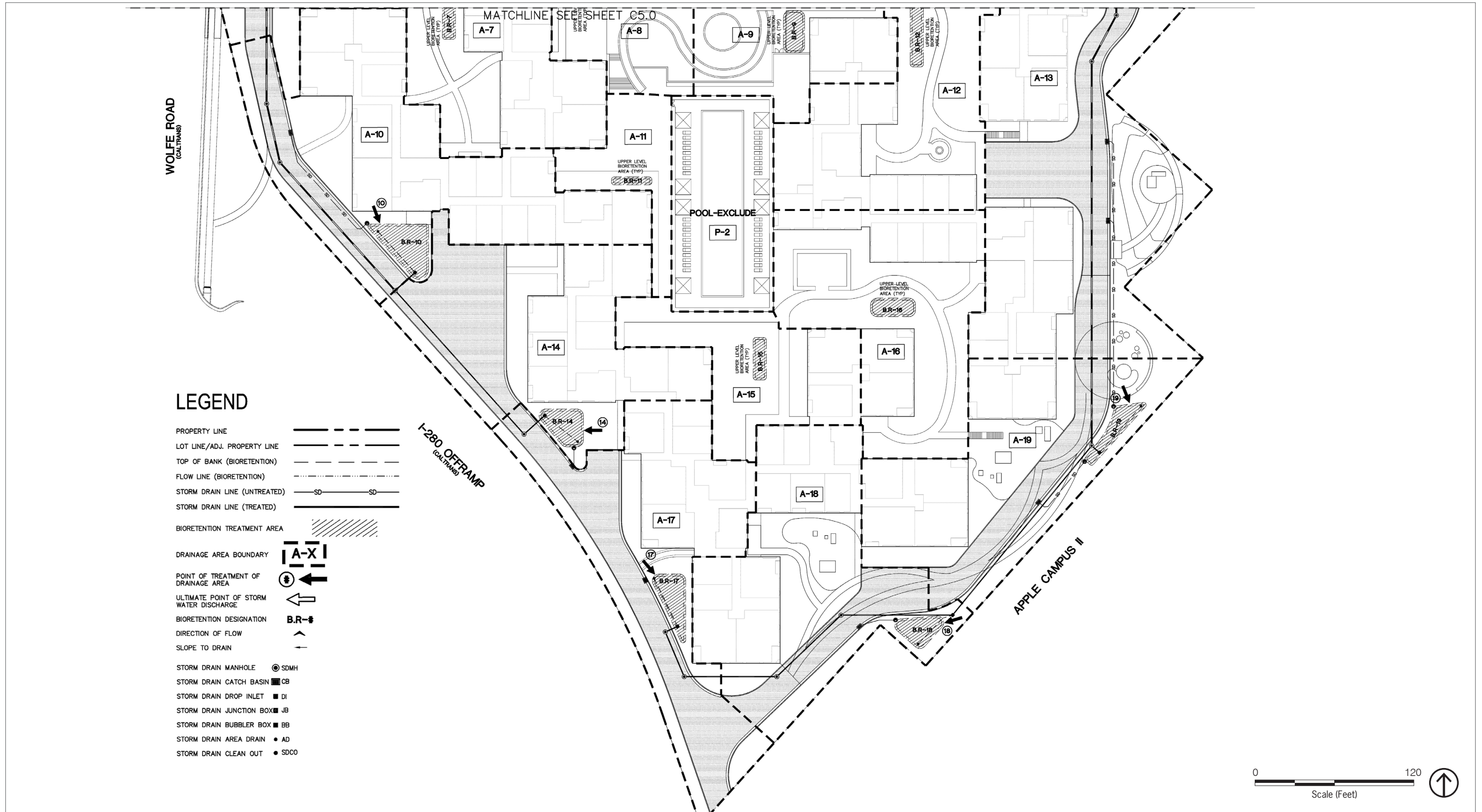
Source: ARQUITECTONICA International, 2016.

Figure 3-22  
Conceptual Utility Plan B



Source: ARQUITECTONICA International, 2016.

Figure 3-23  
Conceptual Stormwater Control Plan A



Source: ARQUITECTONICA International, 2016.

Figure 3-24  
Conceptual Stormwater Control Plan B

### **3.2.7.4 SOLID WASTE SERVICES**

Recology South Bay (Recology) would provide curbside recycling, garbage, and compost and yard waste service to the residents of Cupertino.<sup>26</sup> All non-hazardous solid waste collected under the Recology franchise agreement is taken to Newby Island Sanitary Landfill for processing. Under the agreement between the City and Recology, recyclable materials are also handled (at no cost to customers) by Recology. The City has a contract with Newby Island Sanitary Landfill until 2023. The proposed waste management for the project site would focus on waste, recycling, and composting.

### **3.2.7.5 OTHER UTILITIES (GAS, ELECTRIC, AND CABLE)**

Gas and electricity would be supplied to the project site by Pacific Gas & Electric (PG&E). The project is targeting to exceed current Title 24 energy requirements by 10 percent. A Cal Green rating of “Certified” is anticipated.

Telephone service would be provided by AT&T and other providers. Cable television service would be available from a number of providers, including Comcast.

### **3.2.8 PUBLIC SERVICES**

The following public service providers would serve the proposed project:

- The City of Cupertino contracts with the Santa Clara County Fire District (SCCFD) for fire protection, emergency, medical, and hazardous materials services.
- The City of Cupertino contracts with the Santa Clara County Sheriff’s Office (Sheriff’s Office) and West Valley Patrol Division for police protection services.
- The project site is within the boundaries of the Santa Clara Unified School District (SCUSD). Specifically, the project site is in the Laurelwood Elementary School attendance area approximately 1.5 miles away. Middle school age students would attend Peterson Middle School and high school age students would attend Wilcox High School.
- The Santa Clara County Library District (SCCLD) governs and administers seven community libraries, one branch library, two bookmobiles, the Home Service Library, and the 24-7 online library for all library users. The closest library to the project site is the Cupertino Library located at 10800 Torre Avenue in Cupertino.
- The City of Cupertino Recreation and Community Services is responsible for the maintenance of the City’s 14 parks and seven community and recreational facilities within the city boundary. The parks nearest to the project site are Portal Park, located approximately one mile to the southwest, Jenny

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<sup>26</sup> City of Cupertino, garbage and Recycling Services Fact Sheet, <http://www.recyclestuff.org/Guides/CityGuideCupertino.pdf>, accessed May 13, 2014.



## PROJECT DESCRIPTION

Strand Park, located approximately three-quarters of a mile to the southeast, and Westwood Oaks Park, located approximately one-half mile to the east of the site.

### 3.3 REQUIRED PERMITS AND APPROVALS

Following approval of this Initial Study, adoption of the Mitigated Negative Declaration (MND), and the approval of the proposed project by the City of Cupertino, the following discretionary permits and approvals from the City would be required for the proposed project:

- Development Permit DP-2015-04
- Development Agreement DA-2015-01
- Architectural and Site Approval Permit ASA-2015-13
- Use Permit U-2015-05
- Tree Removal Permit TR-2015-21
- Lot line adjustment may be required

In addition, permits for demolition, grading and building, and the certificate of occupancy would also be required from the City. Other agency approvals, such as the San Francisco Regional Water Quality Control Board (RWQCB) for permits related to water quality, and the Santa Clara Water District for the recycled water line extension, may also be required.

### 3.4 REQUIRED FEES AND COMMUNITY BENEFITS

Table 3-3 shows the estimated fees, excluding property taxes, that the project applicant is required to pay. Table 3-3 also shows the estimated voluntary community benefits that the applicant proposes to pay. Final fees and voluntary community benefits will be determined upon approval of the project.

**TABLE 3-3 REQUIRED FEES AND COMMUNITY BENEFITS**

	One Time Fee	Annually
<b>Fees</b>		
Housing Impact Fee <sup>a, b</sup>	\$12,900,000	
Park Fees	\$12,960,000	
Santa Clara Unified School District School Fees <sup>a</sup>	\$2,416,912	\$579,000
Public Art <sup>c</sup>	\$100,000	
Gateway Sign	\$25,000	

**PROJECT DESCRIPTION**

**TABLE 3-3 REQUIRED FEES AND COMMUNITY BENEFITS**

	One Time Fee	Annually
<b>Voluntary Community Benefits</b>		
Community Meeting Space at Civic Center and Library Complex	\$7,000,000	
Extend Reclaimed Water Line for Potable Water Conservation	\$1,800,000	
<b>Other Contributions</b>		
Wolfe Interchange Assessment District Pro Rata "Fair Share" <sup>d</sup>	\$7,000,000	
Affordable Housing Unit for 34 Below Market Rate Continuing Obligation term	\$17,000,000	
Annual City Property Tax Proceeds	TBD	
	<b>Estimated Totals \$61,201,921</b>	<b>\$579,000</b>

Notes:

- a. Final dollar amount paid will be based on square footages annotated in the City approved plan set.
- b. Housing impact fee is based on 600 units at \$25.00 per square foot per unit with an average of 860 square feet per unit.
- c. Public art will also be included on the project site.
- d. Wolfe Interchange estimate to be revised following further study, dollar amount based on preliminary City estimate of 10 percent of \$70 million interchange cost.

Source: City of Cupertino, March 22, 2016

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