

PROJECT DESCRIPTION

single unit (Type 3). Each residential building would have its own private deck and porch area ranging from 210 square feet to 639 square feet per unit for a total of 2,739 square feet of private outdoor space. The proposed project includes 1,475 square feet of common open space located at the southeast corner of the site. All residential buildings would front the northern and eastern perimeter of the project site along Stevens Creek Boulevard and South Foothill Boulevard, respectively. Each dwelling unit would have an attached two-car garage that would front the internal roadway network between the new homes and the adjacent residential properties to the south. The proposed project would also provide a 5-foot landscape buffer between the internal roadway and the existing adjacent homes to the south. See Figures 3-4 and 3-5. The proposed residential buildings would be three stories tall and 29 feet and 10.5 inches at the roofline. Figures 3-6 through 3-8 illustrate the elevations of each building type.

3.2.2 POPULATION AND EMPLOYEE ESTIMATES

Based on an average household size of 2.87 persons,³⁸ the proposed units would generate 26 net new residents.³⁹ Based on the average ADU household size of 1.5 persons,⁴⁰ the proposed ADU would generate 2 new residents.⁴¹ In total, the project would generate 28 new residents. There are no existing residential units on the site and the commercial building is currently vacant. The proposed project does not include any commercial uses, but a future homeowners association, required by the City, could employ landscape and maintenance personnel for the common areas of the development. It is anticipated that future residents would be drawn largely from Cupertino and other communities in the San Francisco Bay Area.

3.2.3 CIRCULATION AND ACCESS

3.2.3.1 VEHICULAR ACCESS

As shown on Figures 3-4 and 3-5 (see above), direct access to the proposed internal roadway on the project site would be from Camino Vista Drive to the west off of Stevens Creek Boulevard and from South Foothill Boulevard to the east. The internal roadway would have a two-way, two-lane entrance/exit circulation pattern between these two access points on South Foothill Boulevard and Camino Vista Drive. Drivers entering from or exiting to South Foothill Boulevard or Camino Vista Drive may do so by turning either left or right. The project access points would not change the existing three-way (or “t”) intersection at Stevens Creek Boulevard/Camino Vista Drive or the intersection at Stevens Creek Boulevard/South Foothill Boulevard. Proposed emergency access would be the same as the proposed vehicle access. Waste management would follow a one-way truck route shown in Figure 3-9, with entry access from South Foothill Boulevard and exit access to Camino Vista Drive.

³⁸ This analysis is based on the Association of Bay Area Governments (ABAG) 2019 projections of the average household size of 2.87 persons for Cupertino in 2020. This is the standard approach for population and housing analysis in Cupertino.

³⁹ 9 new units multiplied by 2.87 persons per unit equals 25.83 new residents.

⁴⁰ Chapple, Karen; Jake Wegmann; Alison Nemirow; Colin Dentel-Post. June 2012. *Yes in My Backyard: Mobilizing the Market for Secondary Units*. The Center for Community Innovation, UC Berkeley. https://communityinnovation.berkeley.edu/sites/default/files/yes_in_my_backyard_mobilizing_the_market_for_secondary_unit_s.pdf?width=1200&height=800&iframe=true.

⁴¹ 1 ADU multiplied by 1.5 persons per unit equals 1.5 new residents.

PROJECT DESCRIPTION



Source: Dahlin, 2020.

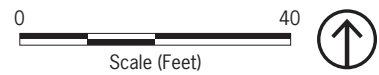
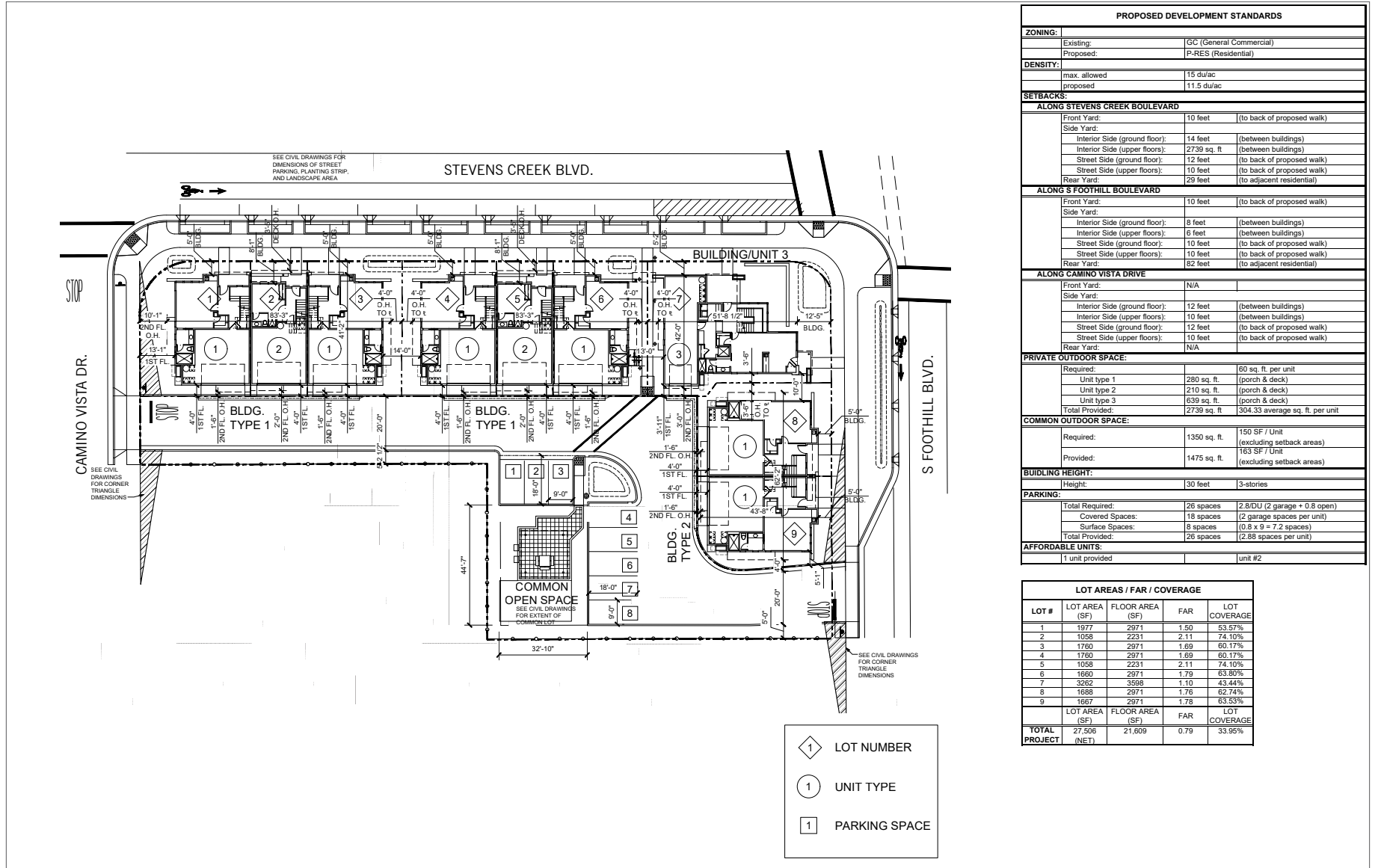


Figure 3-4
Conceptual Site Plan

PROJECT DESCRIPTION



| PROPOSED DEVELOPMENT STANDARDS | | |
|--------------------------------------|--------------|---|
| ZONING: | Existing: | GC (General Commercial) |
| | Proposed: | P-RES (Residential) |
| DENSITY: | max. allowed | 15 du/ac |
| | proposed | 11.5 du/ac |
| SETBACKS: | | |
| ALONG STEVENS CREEK BOULEVARD | | |
| Front Yard: | 10 feet | (to back of proposed walk) |
| Side Yard: | | |
| Interior Side (ground floor): | 14 feet | (between buildings) |
| Interior Side (upper floors): | 2739 sq. ft. | (between buildings) |
| Street Side (ground floor): | 12 feet | (to back of proposed walk) |
| Street Side (upper floors): | 10 feet | (to back of proposed walk) |
| Rear Yard: | 29 feet | (to adjacent residential) |
| ALONG S' FOOTHILL BOULEVARD | | |
| Front Yard: | 10 feet | (to back of proposed walk) |
| Side Yard: | | |
| Interior Side (ground floor): | 8 feet | (between buildings) |
| Interior Side (upper floors): | 6 feet | (between buildings) |
| Street Side (ground floor): | 10 feet | (to back of proposed walk) |
| Street Side (upper floors): | 10 feet | (to back of proposed walk) |
| Rear Yard: | 82 feet | (to adjacent residential) |
| ALONG CAMINO VISTA DRIVE | | |
| Front Yard: | N/A | |
| Side Yard: | | |
| Interior Side (ground floor): | 12 feet | (between buildings) |
| Interior Side (upper floors): | 10 feet | (between buildings) |
| Street Side (ground floor): | 12 feet | (to back of proposed walk) |
| Street Side (upper floors): | 10 feet | (to back of proposed walk) |
| Rear Yard: | N/A | |
| PRIVATE OUTDOOR SPACE: | | |
| Required: | | 60 sq. ft. per unit |
| Unit type 1 | 280 sq. ft. | (porch & deck) |
| Unit type 2 | 210 sq. ft. | (porch & deck) |
| Unit type 3 | 639 sq. ft. | (porch & deck) |
| Total Provided: | 2739 sq. ft. | 304.33 average sq. ft. per unit |
| COMMON OUTDOOR SPACE: | | |
| Required: | 1350 sq. ft. | 150 SF / Unit (excluding setback areas) |
| Provided: | 1475 sq. ft. | 163 SF / Unit (excluding setback areas) |
| BUILDING HEIGHT: | | |
| Height: | 30 feet | 3-stories |
| PARKING: | | |
| Total Required: | 26 spaces | 2.8/DU (2 garage + 0.8 open) |
| Covered Spaces: | 18 spaces | (2 garage spaces per unit) |
| Surface Spaces: | 8 spaces | (0.8 x 9 = 7.2 spaces) |
| Total Provided: | 26 spaces | (2.88 spaces per unit) |
| AFFORDABLE UNITS: | | |
| 1 unit provided | | unit #2 |

| LOT AREAS / FAR / COVERAGE | | | | |
|----------------------------|---------------|-----------------|------|--------------|
| LOT # | LOT AREA (SF) | FLOOR AREA (SF) | FAR | LOT COVERAGE |
| 1 | 1977 | 2971 | 1.50 | 53.57% |
| 2 | 1058 | 2231 | 2.11 | 74.10% |
| 3 | 1780 | 2971 | 1.69 | 60.17% |
| 4 | 1750 | 2971 | 1.69 | 60.17% |
| 5 | 1058 | 2231 | 2.11 | 74.10% |
| 6 | 1660 | 2971 | 1.79 | 63.80% |
| 7 | 3282 | 3598 | 1.10 | 43.44% |
| 8 | 1838 | 2971 | 1.75 | 62.74% |
| 9 | 1667 | 2971 | 1.78 | 63.53% |
| TOTAL PROJECT | 27,506 (NET) | 21,609 | 0.79 | 33.95% |

Source: Dahlin, 2020. BKF, 2020.



Figure 3-5
Detailed Site Plan

PROJECT DESCRIPTION



Source: Dahlin, 2020.

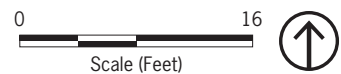


Figure 3-6
Building Type 1 Elevation

PROJECT DESCRIPTION



Source: Dahlin, 2020.

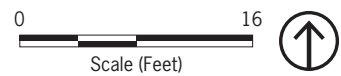


Figure 3-7
Building Type 2 Elevation

PROJECT DESCRIPTION



Source: Dahlin, 2020.

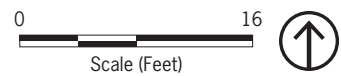
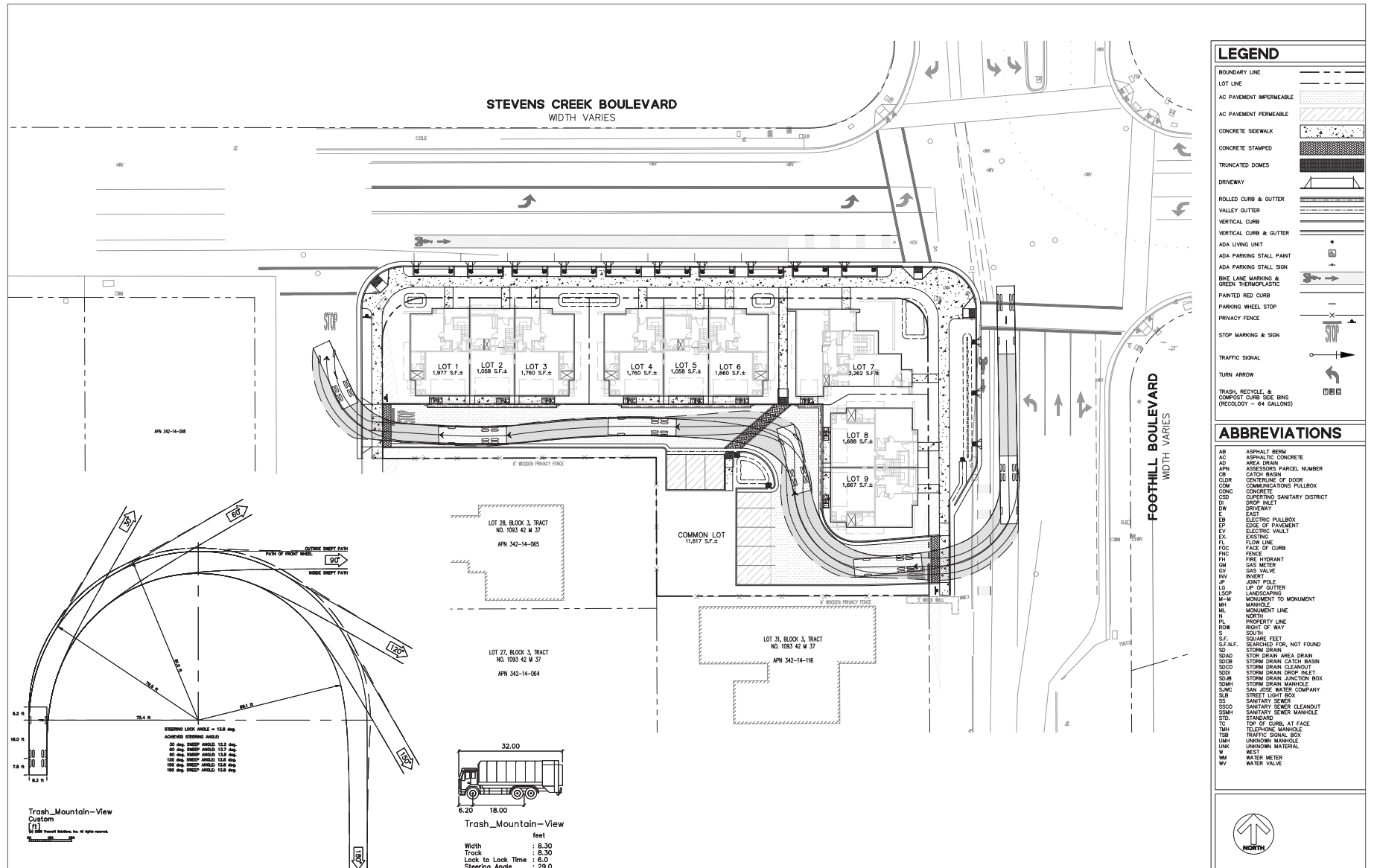


Figure 3-8
Building Type 3 Elevation

PROJECT DESCRIPTION



Source: Dahlin, 2020. BKF, 2020.



Figure 3-9
Waste Management Vehicle Circulation Plan

PROJECT DESCRIPTION

3.2.3.2 PEDESTRIAN AND BICYCLE ACCESS

Class II bike lanes currently exist on both sides of South Foothill Boulevard and on the north side of Stevens Creek Boulevard along the length of the project site. The proposed project would include the extension of a new Class II bike lane along the southern side of Stevens Creek Boulevard along the length of the project site.⁴² The proposed project would include construction of sidewalks along the perimeter of the project site, alongside Stevens Creek Boulevard, Camino Vista Drive and South Foothill Boulevard. See Figures 3-4 through 3-5 (previously shown) display site perspectives of the proposed site along with placement of the proposed sidewalks. These sidewalks would provide pedestrian access to the site. Pedestrians would also have access to the site from the existing crosswalks on Stevens Creek Boulevard connecting to South Foothill Drive.

3.2.4 LANDSCAPING

The project would include 10,608 square feet of landscaping and 9,454 square feet of pervious landscaped surfaces. Figure 3-10 illustrates the landscaping plan. The project site includes landscaping throughout the project site's interior, the site perimeter, and in the common open space areas. For neighborhood privacy, required privacy plantings would occur along the property edge. Trees and other landscaping would be planted along Camino Vista Drive, Stevens Creek Boulevard, and South Foothill Boulevard as well as along the internal driveway. As stated above in Section 3.1.4, Land Use and Zoning Designations, the project is required to submit a Landscape Project Submittal for approval by the City.

The proposed landscaping would be consistent with the surrounding Northern California landscape and would include native and/or adaptive and drought resistant plant materials of similar water use grouped by hydrozones, which are areas where plants are organized based on similar water use.⁴³ The majority of plantings would be drought tolerant grasses, shrubs, and trees that, once established, are adapted to a dry summer and intermittent rain in the winter season. There would also be appropriate landscaping in the bioretention area required by the City's Municipal Regional Permit.

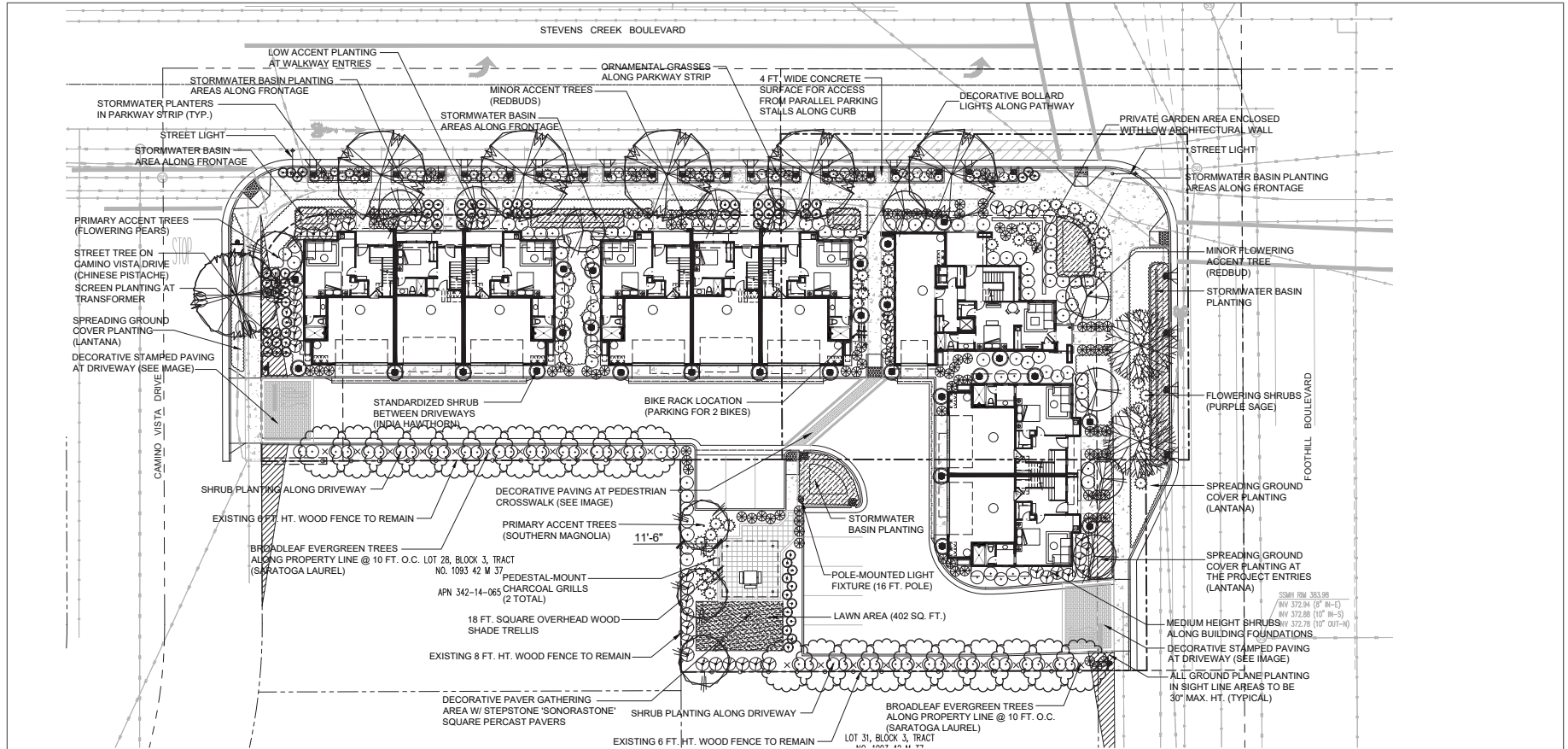
3.2.5 LIGHT, GLARE, AND MECHANICAL EQUIPMENT

As shown in Figure 3-11, the source, intensity, and type of exterior street lighting for the project site would generally be provided for the purpose of orienting residents and their visitors and for safety needs along the streets and sidewalks. All permanent on-site lighting would be low-level illumination, downward directed and shielded to reduce light spill or glare into surrounding residential homes. In landscaped areas, light sources would be concealed and not visible from a public viewpoint. Unless used for safety, all outside lighting would be turned off by 11:00 p.m. All exterior surface and above-ground mounted fixtures would be complementary to the architectural theme and to the surrounding residential uses.

⁴² Class II Bikeways are bike lanes for bicyclists that are generally adjacent to the outer vehicle travel lanes and have special lane markings, pavement legends, and signage. Class III Bike Routes are designated roadways for bicycle use by signs or other markings may or may not include additional pavement width for cyclists

⁴³ The California Model Water Efficient Landscape Ordinance defines a hydrozone as a portion of the landscaped area having plants with similar water needs.

PROJECT DESCRIPTION



RECOMMENDED PLANT MATERIALS LIST

| BOTANICAL NAME | COMMON NAME | SIZE | SPACING |
|---|--------------------------------|----------------------------|-------------|
| STEVENS CREEK BLVD. STREET TREE (WUCOLS MEDIUM WATER USE) | ACER BEURGERIANUM | TRIDENT MAPLE 15 GAL | 40 FT. O.C. |
| CAMINO VISTA DRIVE STREET TREE (WUCOLS LOW WATER USE) | PISTACIA CHINENSIS | CHINESE PISTACHE 15 GAL | N/A |
| FOOTHILL BLVD. STREET TREE (WUCOLS LOW WATER USE) | QUERCUS AGRIFOLIA | CALIFORNIA LIVE OAK 15 GAL | 30 FT. O.C. |
| BROADLEAF EVERGREEN TREE (WUCOLS LOW WATER USE) | LAURUS NOBILIS 'SARATOGA' | SARATOGA LAUREL 24" BOX | 10 FT. O.C. |
| PRIMARY ACCENT TREE (WUCOLS MEDIUM WATER USE) | MAGNOLIA GRANDIFLORA | SOUTHERN MAGNOLIA 24" BOX | VARIES |
| MINOR ACCENT TREE (WUCOLS LOW WATER USE) | CERCIS OCCIDENTALIS (STANDARD) | WESTERN REDBUD 15 GAL | VARIES |
| STANDARDIZED SHRUB (WUCOLS MEDIUM WATER USE) | PHOTINIA FRASERI | PHOTINIA 15 GAL | VARIES |
| STANDARDIZED SHRUB (WUCOLS MEDIUM WATER USE) | RHAPHIOLEPIS 'MAJESTIC BEAUTY' | INDIAN HAWTHORN 15 GAL | VARIES |

| BOTANICAL NAME | COMMON NAME | SIZE | SPACING |
|--|--------------------|-------|---------|
| BUILDING FOUNDATION PLANTING (WUCOLS LOW WATER USE): | | | |
| CALLISTEMON 'LITTLE JOHN' | DWARF BOTTLEBRUSH | 5 GAL | 3 FT. |
| LOROPETALUM CHINENSIS | FRINGE FLOWER | 5 GAL | 4 FT. |
| MYRTUS COMMUNIS 'COMPACTA' | COMP. MYRTLE | 5 GAL | 3 FT. |
| NANDINA 'COMPACTA' | COMP. NANDINA | 5 GAL | 4 FT. |
| SALVIA NEMEROSA | PURPLE SAGE | 5 GAL | 4 FT. |
| TEUCRIUM 'COMPACTA' | COMP. GERMANDER | 5 GAL | 4 FT. |
| PERIMETER HEDGES (WUCOLS LOW WATER USE): | | | |
| ELAEAGNUS 'MACULATA' | GOLDEN ELAEAGNUS | 5 GAL | 6 FT. |
| HETEROMELES ARBUTIFOLIA | TOYON | 5 GAL | 6 FT. |
| LOW PARKING LOT PLANTING (WUCOLS LOW WATER USE): | | | |
| CALLISTEMON 'LITTLE JOHN' | DWARF BOTTLEBRUSH | 5 GAL | 3 FT. |
| FORTNIGHT LILY | FORTNIGHT LILY | 1 GAL | 4 FT. |
| LOMANDRA LONG 'BREEZE' | DWARF MAT RUSH | 1 GAL | 3 FT. |
| NANDINA 'GULFSTREAM' | GULFSTREAM NAND. | 5 GAL | 4 FT. |
| PENNISETUM 'BUNNY TAILS' | DWF FOUNTAIN GRASS | 5 GAL | 3 FT. |
| TEUCRIUM LUCIDRYS | GERMANDER | 1 GAL | 3 FT. |
| GROUND COVER (WUCOLS LOW WATER USE): | | | |
| COPROSMA 'KIRKII' | CREEPING COPROSMA | 1 GAL | 3 FT. |
| DIETES IRIDIODES | WHITE LANTANA | 1 GAL | 3 FT. |
| ROSMARINUS 'HUNTINGTON BLUE' | ROSEMARY | 1 GAL | 3 FT. |
| STORMWATER BIO-TREATMENT BASIN PLANTING (WUCOLS LOW WATER USE): | | | |
| DESCHAMPسيا CESPITOSA | TUFTED HAIR GRASS | 1 GAL | 3 FT. |
| FESTUCA CALIFORNICA | CALIFORNIA FESCUE | 1 GAL | 3 FT. |
| JUNCUS PATENS | CALIF. GREY RUSH | 1 GAL | 3 FT. |
| MUHLENBERGIA RIGENS | DEER GRASS | 1 GAL | 3 FT. |

- GENERAL NOTES:**
1. ALL PLANTING SHALL BE WATERED BY A FULLY AUTOMATIC, WATER-CONSERVING IRRIGATION SYSTEM W/ WEATHER-BASE CONTROLLER.
 2. ALL PLANTING AREAS (EXCEPT STORMWATER BASINS) SHALL RECEIVE A 3" LAYER OF FIREARK MULCH DRESSING.
 3. STORMWATER BASINS (BOTTOMS) SHALL RECEIVE A 2" LAYER OF RIVERWASHED PEBBLES.
 4. PROPOSED TREES TO ALL BE 15 GALLON SIZE.
 5. PLANTING FOR STORMWATER BASIN PLANTERS SELECTED FROM THE SANTA CLARA VALLEY STORMWATER GUIDEBOOK SUGGESTED PLANT LIST.
 6. LANDSCAPE PLAN IS IN COMPLIANCE WITH THE CITY STANDARDS.
- SIGNED:

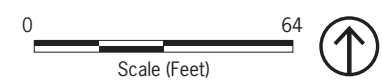
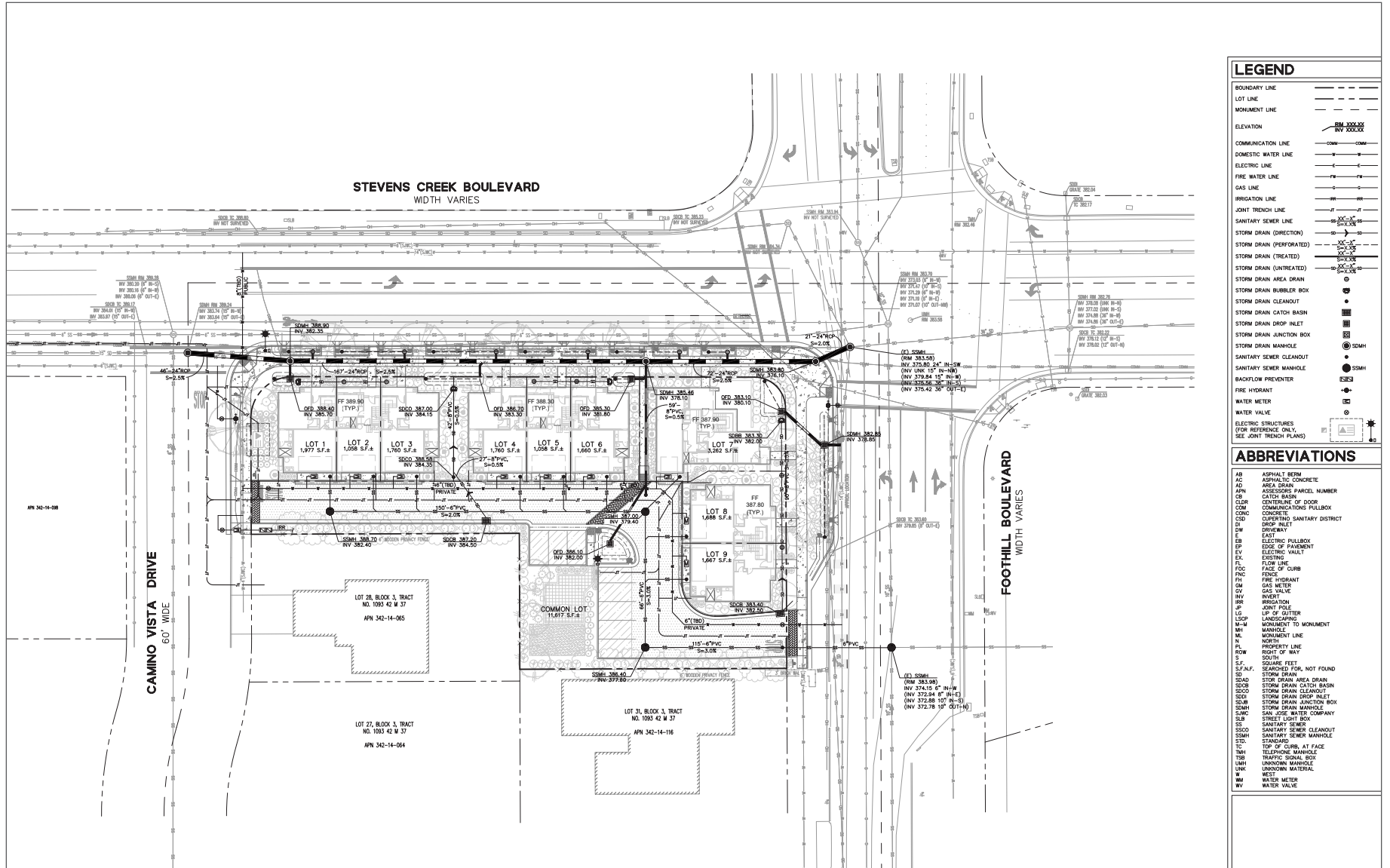


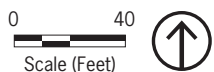
Figure 3-10
Landscape Plan

Source: Thomas Baak & Associates, LLP, 2020.
PLACEWORKS

PROJECT DESCRIPTION



Source: Tarrar Utility Consultants, 2020.



PLACEWORKS

Figure 3-11
Street Lighting Plan

PROJECT DESCRIPTION

The proposed project would not include reflective glass. Where glass features such as windows and doors are proposed, glazing treatments would vary; however, none of the exterior glass would have a light reflectance value of more than 15 percent.⁴⁴ The residential units, including balcony railing elements, could have a combination of UV coatings, frosting, and fritting, which reduces glare and reflections, and makes the glass visible to birds as a solid obstruction to reduce collisions.

The heating, ventilation, and air conditions (HVAC) unit for each dwelling unit would include an outdoor heat pump, three indoor fan coil units, and a ceiling exhaust fan in each of the bathrooms and laundry rooms. The HVAC units would be located on the first floor, near the garage for the two, Type 1 buildings and the single Type 3 building, and on the front porch of the single Type 2 building. The HVAC systems would be shielded from view by screening or landscaping at least 3 feet in height, which would also serve as a noise attenuation feature.

3.2.7 UTILITIES AND ENERGY

The proposed utility infrastructure would connect to the existing water, sewer, storm drain system, natural gas, and electricity network in the area, and would be served by an existing solid waste landfill.

3.2.7.1 WATER SUPPLY AND CONSERVATION

To support the proposed project, a new water line would be installed along the new main internal road to connect to the existing 14-inch water lines along South Foothill Boulevard. Any new connections or replaced water lines would not encroach on undisturbed areas. All landscape zones would be irrigated as required by the Cupertino Landscape Ordinance, and water uses would be tailored to meet CALGreen Building Standards, which as described above in Section 3.1.4.2, Zoning District, requires water conservation and requires new buildings to reduce water consumption by 20 percent.

3.2.7.2 SANITARY SEWER SERVICE

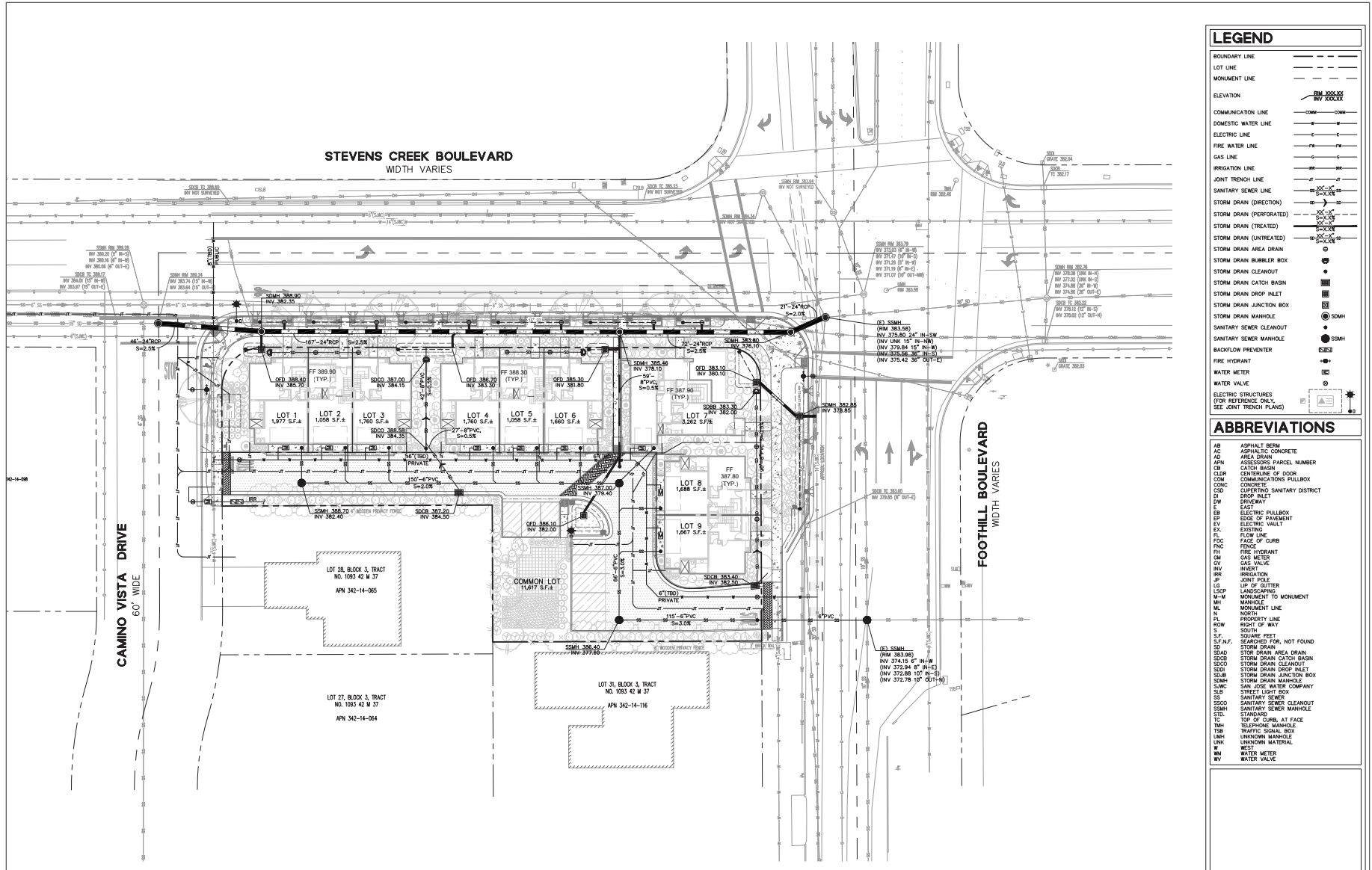
As shown on Figure 3-12, the proposed project would connect to the existing 10-inch sanitary sewer system line on South Foothill Boulevard.

3.2.7.3 STORMWATER MANAGEMENT

The proposed project would result in 18,052 square feet of impervious surfaces coverage, as shown in Figure 3-13. Compared to approximately 2,757 square feet of impervious surfaces coverage in existing conditions, this would be an increase of 15,295 square feet of impervious surfaces. The proposed project includes 9,454 square feet of pervious surfaces in the form of landscaping and one on-site bioretention area that would hold and treat stormwater before it is released into the City's off-site storm drain infrastructure.

⁴⁴A light reflectance value or LRV is a measure of visible and usable light that is reflected from a surface when illuminated by a light source. LRV is expressed as a percentage from 0 to 100; the higher the number the more visible light that is reflected.

PROJECT DESCRIPTION



| LEGEND | |
|--|-------------------------|
| BOUNDARY LINE | --- |
| LOT LINE | --- |
| MONUMENT LINE | --- |
| ELEVATION | RM XXX.XX INV XXX.XX |
| COMMUNICATION LINE | COM COM |
| DOMESTIC WATER LINE | W W |
| ELECTRIC LINE | E E |
| FIRE WATER LINE | FW FW |
| GAS LINE | G G |
| IRRIGATION LINE | IR IR |
| JOINT TRENCH LINE | --- |
| SANITARY SEWER LINE | SMM SMM |
| STORM DRAIN (DIRECTION) | SD SD |
| STORM DRAIN (PERFORATED) | SDC SDC |
| STORM DRAIN (TREATED) | SDC SDC |
| STORM DRAIN (UNTREATED) | SDC SDC |
| STORM DRAIN AREA DRAIN | SDC SDC |
| STORM DRAIN BUBBLER BOX | SB |
| STORM DRAIN CLEANOUT | SC |
| STORM DRAIN CATCH BASIN | CB |
| STORM DRAIN DROP INLET | DI |
| STORM DRAIN JUNCTION BOX | SDB |
| STORM DRAIN MANHOLE | SMH |
| SANITARY SEWER CLEANOUT | SSM |
| SANITARY SEWER MANHOLE | SMH |
| BACKFLOW PREVENTER | BFP |
| FIRE HYDRANT | FH |
| WATER METER | WM |
| WATER VALVE | WV |
| ELECTRIC STRUCTURES (FOR REFERENCE ONLY, SEE JOINT TRENCH PLANS) | --- |

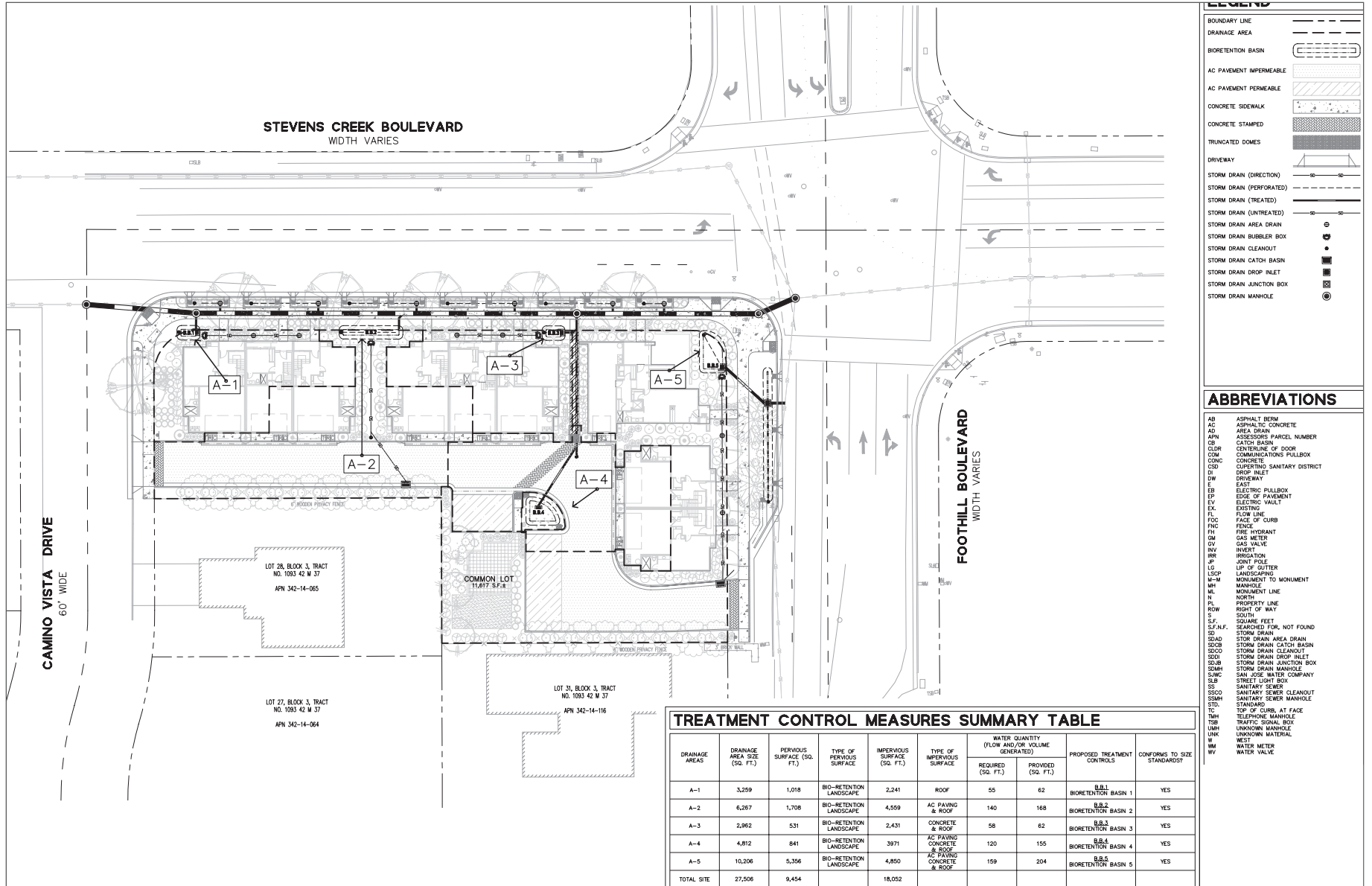
| ABBREVIATIONS | |
|---------------|----------------------------|
| AB | ASPHALT BERM |
| AC | ASPHALIC CONCRETE |
| AD | AREA DRAIN |
| APN | ASSESSORS PARCEL NUMBER |
| CB | CATCH BASIN |
| CD | CENTRALISE OF DOOR |
| COM | COMMUNICATIONS PULLBOX |
| CONC | CONCRETE |
| CS | CURBSIDE SANITARY DISTRICT |
| DI | DROP INLET |
| DR | DRIVEWAY |
| E | EAST |
| EP | ELECTRIC PULLBOX |
| EV | ELECTRIC VAULT |
| EX | EXISTING |
| FL | FLOOR LINE |
| FCC | FACE OF CURB |
| FENCE | FENCE |
| FH | FIRE HYDRANT |
| GM | GAS METER |
| GV | GAS VALVE |
| IR | IRRIGATION |
| IP | JOINT POLE |
| ISCP | ISIP OF GUTTER |
| LS | LANDSCAPING |
| M-M | MONUMENT TO MONUMENT |
| MH | MANHOLE |
| ML | MONUMENT LINE |
| N | NORTH |
| EL | PROPERTY LINE |
| ROW | RIGHT OF WAY |
| S | SOUTH |
| S.F. | SQUARE FEET |
| S.F.N.F. | SEARCHED FOR, NOT FOUND |
| SD | STORM DRAIN |
| SDAD | STORM DRAIN AREA DRAIN |
| SDB | STORM DRAIN CATCH BASIN |
| SDC | STORM DRAIN CLEANOUT |
| SDDI | STORM DRAIN DROP INLET |
| SDB | STORM DRAIN JUNCTION BOX |
| SMH | STORM DRAIN MANHOLE |
| SMC | SAN JOSE WATER COMPANY |
| SL | STREET LIGHT BOX |
| SS | SANITARY SEWER |
| SSC | SANITARY SEWER CLEANOUT |
| SSM | SANITARY SEWER MANHOLE |
| ST | STANDARD |
| TC | TOP OF CURB, AT FACE |
| TMH | TELEPHONE MANHOLE |
| TSB | TRAFFIC SIGNAL BOX |
| UMH | UNKNOWN MANHOLE |
| UNK | UNKNOWN MATERIAL |
| W | WEST |
| WM | WATER METER |
| WV | WATER VALVE |

Source: Dahlin, 2020. BKF, 2020.



Figure 3-12
Utility Plan

PROJECT DESCRIPTION



Source: Dahlin, 2020. BKF, 2020.



Figure 3-13
Stormwater Plan

PROJECT DESCRIPTION

The project is required to comply with the Santa Clara Valley Urban Runoff Pollution Prevention Program 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. The project also must comply with CMC Chapter 9.18, described above in Section 3.1.4.2, Zoning District, which is intended to provide regulations and give legal effect to certain requirements of the NPDES permit issued to the City.

3.2.7.4 SOLID WASTE SERVICES

Recology South Bay (Recology) would provide curbside recycling, garbage, and compost and landscaping waste service to the project.⁴⁵ 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, Recology also handles recyclable materials (at no cost to customers). The proposed waste management for the proposed project would focus on waste, recycling, and composting.

3.2.7.5 OTHER UTILITIES (GAS, ELECTRIC, AND CABLE)

Pacific Gas & Electric (PG&E) would supply natural gas and electricity infrastructure to the project site.⁴⁶ The source of electricity would be provided through a partnership with Silicon Valley Clean Energy (SVCE), which provides a standard electricity offering from a 50 percent renewable portfolio,⁴⁷ and PG&E. SVCE also offers a 100 percent renewable option that electricity customers can opt into. 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 DEMOLITION, SITE PREPARATION, AND CONSTRUCTION

Demolition and construction would take place over a 10-month period, which is anticipated to begin in January 2022 and end in November 2022, subject to regulatory approval.⁴⁸ Table 3-1 shows the approximate demolition and construction phasing.

Demolition would take place over a two-week period, while grading and site preparation, including excavation, would be completed over a two-month period. Demolition and construction work would be conducted between 7:00 a.m. and 8:00 p.m. on weekdays, as provided for in CMC Section 10.48.053, Grading, Construction and Demolition. Demolition and construction are not permitted on weekends or holidays for sites within 750 feet of other residential properties.⁴⁹ Demolition debris, including soil, would

⁴⁵ City of Cupertino, Garbage and Recycling, <https://www.cupertino.org/our-city/departments/environment-sustainability/waste>, accessed on January 16, 2019.

⁴⁶ City of Cupertino. 2019. Other Service Providers. <https://www.cupertino.org/our-city/departments/other-service-providers>. Accessed May 2, 2019.

⁴⁷ Silicon Valley Clean Energy. 2019. Your Choices. <https://www.svcleanenergy.org/choices/>, accessed on May 2, 2019 at

⁴⁸ New buildings would be constructed to the California 2019 Building Energy Efficiency Standards (effective January 1, 2020).

⁴⁹ Cupertino Municipal Code, Title 10, Public Peace, Safety and Morals, Chapter 10.48, Community Noise Control, Section 10.48.053, Grading, Construction and Demolition.

PROJECT DESCRIPTION

be off-hauled for disposal in accordance with the City of Cupertino’s Recycling and Diversion of Construction and Demolition Waste Ordinance.⁵⁰ Debris to be hauled would include approximately 2,400 square feet of building demolition debris and 4,959 square feet of asphalt/concrete material. The soil would be balanced on site. Typical equipment to be used for demolition and site preparation would include excavators, a skid steer loader, a grader, a rubber-tired dozer, scrapers, and an off-highway truck.

The project construction would consist of approximately 20,129 square feet of built space including hardscape (e.g., curb, gutters, planters, etc.) and 10,608 square feet of landscaped areas. No pile driving, rock blasting, or crushing would occur during the construction phase. Typical equipment to be used during construction of the project would include a backhoe, a crane, aerial lifts, a generator, a diesel pump, dumpers, rollers, and a paver.

TABLE 3-1 DEMOLITION AND CONSTRUCTION

| Activity | Phase 1 (Work Days) |
|-----------------------|---------------------|
| Demolition | 18 |
| Site Preparation | 2 |
| Grading | 4 |
| Building Construction | 176 |
| Paving | 9 |
| Architectural Coating | 9 |

Source: California Emissions Estimator Model Version 2016.3.25, and PlaceWorks, 2020.

During demolition and construction, vehicles, equipment, and materials would be staged and stored on a centrally located portion of the project site when practical. No long-term staging of equipment would occur around the perimeter of the site where adjacent to existing residential uses. No staging would occur in the public right-of-way. The construction site and staging areas would be clearly marked, and construction fencing would be installed to prevent disturbance and safety hazards. A combination of on- and off-site parking facilities for construction workers would be identified during demolition, grading, and construction.

3.3 REQUIRED PERMITS AND APPROVALS

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

- Zoning Map Amendment
- Development Permit
- Architectural and Site Approval Permit
- Use Permit
- Vesting Tentative Map

In addition, permits for demolition, grading and building, and the certificate of occupancy would be required from the City. Encroachment permits from the City would also be required for any work performed within the public right-of-way.

⁵⁰ Cupertino Municipal Code, Title 16, Building and Construction, Chapter 16.72, Recycling and Diversion of Construction and Demolition Waste.

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