



PUBLIC WORKS DEPARTMENT

CITY HALL
10300 TORRE AVENUE • CUPERTINO, CA 95014-3255
TELEPHONE: (408) 777-3354 • FAX: (408) 777-3333
CUPERTINO.ORG

Project: 0 Canyon View Dr – 35-unit residential hillside subdivision (DP-2024-005 & TM-2024-003, 1st Review)

To: Emi Sugiyama, Community Development Dept.

From: Jennifer Chu, Public Works Dept.

Date: 9-13-24

Public Works received the 1st submittal of plans for the subject project and submits the following comments and requirements. The action/revision items below are to be addressed prior to planning approval.

The conceptual civil plans submitted on August 16, 2024 provide a very basic layout of the proposed project. While the City understands not all aspects of the project have been fully designed, the Public Works Department requires additional engineering information for various improvements, which have substantial impact on site design. They are captured in the comments below, many of which are based on industry standard engineering practices. The developer shall work with their consultants to address these comments to enable the City to review the project for feasibility, constructability and ongoing public safety for the future residents of the site.

ENGINEERING COMMENTS

1. The project is subject to payment of park fees in-lieu of park land dedication under the City's Park Land Dedication Fee (Chapter 13.08 and Chapter 18.24 of the Cupertino Municipal Code) for the new dwelling units. BMR units are waived. The current fee is \$105,000 per unit and may be subject to modifications per the City's annual property assessment and latest fee schedule adjustment.
2. There is a large natural drainage channel that runs through the site. How does the developer intent to address this drainage? The future community center and other site improvements are situated directly on top of this existing drainage channel so as to obstruct the natural drainage. Further information is required. Please provide a conceptual design and supporting calculations that address the altered onsite drainage, including the catchment from offsite areas as shown on Sheet

C6.0. A piped system shall be designed for a 100-year storm, unless acceptable alternative surface features are provided.

3. It appears there are existing drainage facilities within the existing public storm drain easement near the Linda Vista Park entrance. Please show and label these existing facilities on the plans. Private improvements shall not encroach within the existing easement area.
4. It appears the project is proposing to connect the southern terminus of North Ridge Road to an existing private road at 11300 Canyon View Circle and 22141 Lindy Ln. Are there existing easements that would allow the project to connect to this existing road? If so, please provide this documentation and consent letters from these property owners.
5. If a proposed trail extension is being proposed as part of this project, please show its location and pertinent proposed grading and easement information.
6. It appears a boundary and topographic survey was performed for the project site. Please provide this survey as a separate sheet, or provide the pertinent information of when the survey was conducted. Show the benchmark, basis of bearing and found monumentation used to prepare the tentative map.
7. See comments below for Sheet C1.0.
 - a. This plan is noted to be the civil Site Plan; however, it does not show or dimension any site plan features. Please clearly show, label and dimension the proposed roadway and lot improvements including, but not limited to, curb & gutter, sidewalks, buildings, driveways, driveway aprons, retaining walls, pathways.
 - b. Provide a preliminary detail showing the proposed offsite improvements at the Linda Vista Park entrance. No retaining wall structures shall be permitted within the public right-of-way.
8. See comments below for Sheet C3.0.
 - a. Several existing easements are listed on Sheet C0.0 and in the provided preliminary title report. Clearly show all existing easements and label whether they will remain or will be quitclaimed. If quitclaiming a public utility easement, provide letters from the various public utility companies stating their review and approval of the proposed easement quitclaims.
 - b. Clearly show and label all proposed public and private easement on the map (e.g. emergency vehicle access, ingress/egress, public service, private utility, etc).
 - c. Please clearly indicate whether the roads will be public or private and if it will be its own separate common lot.

- d. Lots 1, 28, portions of 31, and 33 are shown as undeveloped. Please designate these lots as common area, intended for the exclusive use of the owners of the development.
9. See comments below for Sheets C3.1-C3.5.
 - a. Please remove the "For Reference Only" notation.
 - b. Provide the accompanying plan view with the provided roadway profiles.
 - c. In the sections, proposed retaining walls are shown on the uphill grade side but no retaining walls are shown on the downhill side. Please show these retaining walls.
 - d. Show any associated wall drainage facilities on the uphill side (e.g. concrete swale, valley gutter, etc.) as these facilities will affect the retaining wall heights and how much further the site improvements would cut into the hillside.
 10. See comments below for Sheet C4.0.
 - a. Show the overland release path.
 - b. Show the proposed lot improvements as indicated on Sheet A1.1. Provide additional proposed grading information for these improvements (e.g. building pad and finished floor elevations, driveway grades, contours etc.). If any retaining walls are required for these lot improvements, show their locations and grading information.
 - c. Sheet C7.0 appears to indicate there will be one bioretention area treating majority of the project site. Provide additional grading and utility information to show how runoff from the development will be collected and conveyed to the bioretention area.
 - d. Show the actual footprint of the proposed bioretention area that is required to treat the project. Indicate the proposed elevation for the top and bottom of the bioretention area.
 - e. Show proposed contours for areas this will be re-graded, including the lots.
 - f. The proposed contours shown within the new roadway does not appear to be shown/plotted correctly. Please fix.
 - g. Please show where the various hatches indicated in the Grading & Paving Legend would be on the plan.
 - h. Provide a preliminary earthwork quantities table.
 - i. Show how drainage will be addressed on the uphill side of the retaining walls per recommendations in the geotechnical report.
 11. See comments below for Sheet C5.0.
 - a. Show the layout of the proposed utilities accurately as pipes do not curve as shown. Provide manholes and bends where appropriate.
 - b. Show proposed curb inlets.
 - c. Show rim and invert elevations for all existing and proposed structures.
 - d. Show and label all existing utilities, and how and where the proposed utilities will connect to the existing utilities.

- e. Show the location(s) of any proposed transformers and backflow preventers. Above-grade facilities shall be subject to screening requirements as determined by Planning.
- f. Provide a typical detail of the proposed detention basin.
- g. Show the associated drainage facilities for the proposed detention basin and bioretention area and how they tie into the storm drain system. Note that any runoff captured within the detention basin will need to be treated before discharging to the City storm drain system.
- h. Show the associated utility connections for each lot.

12. See comments below for Sheet C7.0.

- a. The plan shall clearly show and label the different drainage management areas (DMA) and their associated treatment areas (TA). You may want to screen back the lot lines as it is difficult to see the overlapping linework for the DMAs and TAs.
- b. Provide a Summary Table. See sample below. Ensure the square footages are consistent with the square footages provided in the C.3 Data Form.

TREATMENT CONTROL MEASURE SUMMARY									
AREAS DRAINAGE	DRAINAGE AREA SIZE (SF)	PERVIOUS SURFACE (SF)	TYPE OF PERVIOUS SURFACE	IMPERVIOUS SURFACE (SF)	TYPE OF IMPERVIOUS	EFFECTIVE IMPERVIOUS SURFACE (SF)	WATER QUANTITY		PROPOSED TREATMENT NO.
							REQUIRED (SF)	PROVIDED (SF)	
A-1	8,672	2,094	Landscape	6,578	Roof/Pavement	6,787	271	288	BR-1
A-2	2,638	173	Landscape	2,465	Roof/Pavement	2,482	99	135	BR-2
A-3	2,775	839	Landscape	1,936	Roof/Pavement	2,020	81	118	BR-3
TOTAL	14,085	3,106	-	10,979	-	11,290	452	541	-

- c. Provide a typical detail for the proposed bioretention areas. Any proposed infiltration into the hillside shall be reviewed by the project geotechnical consultant per their recommendations in the geotechnical report.

13. Provide a preliminary review letter from a third party reviewer approved by SCVURPPP. The letter shall state that the proposed treatment measures have been sized adequately and that any modifications required during the design phase will not impact the Project’s overall site concept.

14. C.3 Impervious Surface Form, Table 2: Please correct the square footages.

- a. Total land area disturbed during construction should be equal to or greater than the total project area.
- b. The total post-project impervious area should equal to total pre-project impervious area plus the new impervious area (refer to Footnote 2).

15. Provide a geotechnical report that has recommendations for grading, drainage, storm water treatment (include recommendations for or exclusion of storm water infiltration into sloped areas), and retaining wall structural improvements.

16. Provide a preliminary Trash Enclosure/Trash Pick-up plan. Plan shall show size and location of trash enclosure, and shall show any proposed drainage facilities adjacent to the trash enclosure. If a trash enclosure is not proposed, show how and where trash is intended to be collected by the trash collector.

17. Address any additional comments from Cotton Shires & Associates, the City's 3rd party geotechnical consultant. These comments are forthcoming and will be provided as soon as they are available.
18. Draft Public Works Project Conditions of Approval are provided below and are included as additional comments.

TRANSPORTATION COMMENTS

1. The Project shall comply with all relevant requirements and provisions in the City's Transportation Study Guidelines, May 2021 (Guidelines). These guidelines can be found at www.cupertino.gov/vmt.
2. The project would be categorized as a Tier 2 project per the Guidelines (refer to Page 5). Provide the required studies to be reviewed and approved by the City's Transportation Manager.
3. The project is subject to payment of Transportation Impact Fees under the City's Transportation Impact Fee Program (Chapter 14.02 of the Cupertino Municipal Code). The current fee is \$6,797 per single-family dwelling unit and \$4,215 per townhouse unit. The fee for the proposed community sports center shall be calculated based on \$6,862 per PM trip. Please provide a trip generation memo for the facility.
Note: These fees are subject to increase per the City's annual fee schedule adjustment.

DRAFT PUBLIC WORKS PROJECT CONDITIONS OF APPROVAL

Except for otherwise noted, the following conditions must be completed and/or submitted prior to Final Map recordation.

STREET IMPROVEMENTS & DEDICATION

Roadway dedication in fee title and street improvements along the project frontage will be required to the satisfaction of the Director of Public Works. Street improvements, grading and drainage plans must be completed and approved prior to Final map approval.

Street improvements may include, but not be limited to, new detached sidewalk, new ADA ramp, driveways, storm drain lateral, street tree installations, and street light and/or pedestrian push button relocation. All improvements must be completed and accepted by the City prior to Building Final Occupancy or Street Improvement Encroachment Permit acceptance whichever comes first.

Additional comments will be provided and shall be incorporated prior to Final Map approval.

ACCEPTANCE OF PROPERTY RIGHTS

The Public Works Director, or his/her designee, shall have the authority to accept all offers of dedications, easements, quitclaims and other property rights and interests on behalf of the City.

CURB AND GUTTER IMPROVEMENTS

Curbs and gutters, sidewalks and related structures shall be installed in accordance with grades and standards as specified by the Director of Public Works. All improvements must be completed and accepted by the City prior to Building Final Occupancy or Street Improvement Encroachment Permit acceptance whichever comes first.

PEDESTRIAN AND BICYCLE IMPROVEMENTS

Developer shall provide pedestrian and bicycle related improvements (e.g. walkway and bicycle racks, etc.) consistent with the Cupertino Bicycle Transportation Plan and the Pedestrian Transportation Plan, and as approved by the Director of Public Works. All improvements must be completed and accepted by the City prior to Building Final Occupancy or Street Improvement Encroachment Permit acceptance whichever comes first.

STREET LIGHTING INSTALLATION

Street lighting shall be installed and shall be as approved by the Director of Public Works. Lighting fixtures shall be positioned so as to preclude glare and other forms of visual interference to adjoining properties, and shall be no higher than the maximum height permitted by the zone in which the site is located.

GRADING

Grading shall be as approved and required by the Director of Public Works in accordance with Chapter 16.08 of the Cupertino Municipal Code. 401 Certifications and 404 permits maybe required. Please contact Army Corp of Engineers and/or Regional Water Quality Control Board as appropriate.

DRAINAGE

Drainage shall be provided to the satisfaction of the Director of Public Works and satisfy any requirements from the environmental analysis. Hydrology and pre- and post-development hydraulic calculations must be provided to indicate whether additional storm water control measures are to be constructed or renovated. The storm drain system may include, but is not limited to, subsurface storage of peak stormwater flows (as needed), bioretention basins, vegetated swales, and hydrodynamic separators to reduce the amount of runoff from the site and improve water quality. The storm drain system shall be designed to detain water on-site (e.g., via buried pipes, retention systems or other approved systems and improvements) as necessary to avoid an increase of the ten percent

flood water surface elevation to the satisfaction of the Director of Public Works. Any storm water overflows or surface sheeting should be directed away from neighboring private properties and to the public right of way as much as reasonably possible.

All storm drain inlets shall be clearly marked with the words “No Dumping – Flows to Creek” using permanently affixed metal medallions or equivalent, as approved by the Environmental Programs Division.

Additional comments will be provided and shall be incorporated prior to Final Map approval.

C.3 REQUIREMENTS

C.3 regulated improvements are required for all projects creating and/or replacing 5,000 S.F. or more of impervious surface, collectively over the entire project site. The developer shall reserve a minimum of 4% of developable surface area for the placement of low impact development measures, for storm water treatment, unless an alternative storm water treatment plan, that satisfies C.3 requirements, is approved by the Director of Public Works.

The project is located in a Hydromodification Management (HM) area and will create and/or replace one acre or more of impervious surface. The project must comply with the Post-Construction Hydromodification Management requirements which entail HM projects to demonstrate that post-project runoff does not exceed estimated pre-project runoff rates and durations.

The developer must include the use and maintenance of site design, source control and storm water treatment Best Management Practices (BMPs), which must be designed per approved numeric sizing criteria. A Storm Water Management Plan and a Storm Water Facilities Operation, Maintenance and Easement Agreement, and certification of ongoing operation and maintenance of treatment BMPs are each required.

All storm water management plans are required to obtain certification from a City approved third party reviewer.

If the Project is subject to (Covenants, Conditions, and Restrictions (CC&R) and Homeowners Association (HOA), CC&R must also include languages pertaining to the stormwater treatment measures.

SUBDIVISION IMPROVEMENT AGREEMENT

The project developer shall enter into a Subdivision Improvement Agreement with the City of Cupertino providing for payment of fees, including but not limited to checking and inspection fees, storm drain fees, transportation impact fees, park dedication fees and fees for under grounding of utilities. Said agreement and fees shall be executed and paid prior to Final map approval.

Fees:

- a. Checking & Inspection Fees: Per current fee schedule (\$5,655 or 5% of improvement cost)
- b. Grading Permit: Per current fee schedule (\$4,891 or 6% of improvement costs)
- c. Tract Map Fee: Per current fee schedule (\$13,687)
- d. Storm Drainage Fee: Per current fee schedule (\$6,389 per AC)
- e. Transportation Impact Fee: Per current fee schedule: (\$6,797 per unit for single-family, \$4,215 per unit for townhome, \$6,862 per PM trip for sports center)
- f. Encroachment Permit Fee: Per current fee schedule (\$3,551 or 5% of improvement costs)
- g. Park Fees: Per current fee schedule: \$105,000 per unit (\$3,675,000 based on 35 new units)
- h. Storm Management Plan Fee: Per current fee schedule (\$2,217)
- i. Street Tree Fee: By Developer or Per current fee schedule: \$513 per tree

Bonds:

- a. Faithful Performance Bond: 100% of Off-site and On-site Improvements
- b. Labor & Material Bond: 100% of Off-site and On-site Improvement
- c. On-site Grading Bond: 100% of site improvements.

The fees described above are imposed based upon the current fee schedule adopted by the City Council. However, the fees imposed herein may be modified at the time of recordation of a final map or issuance of a building permit in the event of said change or changes, the fees changed at that time will reflect the then current fee schedule.

FINAL MAP

A final map will be subject to City Council approval and shall be recorded prior to issuance of building permits. Existing buildings must be demolished prior to recordation of the final map as building(s) cannot straddle between lot lines.

TRANSPORTATION

The Project is subject to the payment of Transportation Impact Fees under City's Transportation Impact Fee Program (Chapter 14.02 of the Cupertino Municipal Code).

Project is also subject to Vehicle Miles Traveled (VMT) analysis as part of environmental reviews per Chapter 17 of the Cupertino Municipal Code. Project shall provide mitigation measure as results of the transportation analysis.

PARKS

The residential units are subject to the payment of parkland fees in-lieu of parkland dedication per Chapter 13.08 and Chapter 18.24 of the Cupertino Municipal Code.

If BMR units are proposed, the Below Market Rate (BMR) program manual, which was last amended by City Council on May 19, 2020 per Resolution 20-055, authorizes the waiver of park fees for BMR units.

SURVEYS

A Boundary Survey and a horizontal control plan will be required for all new construction to ensure the proposed building will be set based on the boundary survey and setback requirements.

TRASH, RECYCLING AND COMPOST ENCLOSURES

Trash enclosure plans must be designed in accordance with the City's "Public Works Guidelines" posted at www.cupertino.org/nowaste, and to the satisfaction of the Environmental Programs Manager. Clearance by the Public Works Department is required prior to obtaining a building permit. (CMC 9.18.210 H & K)

Applicant shall enter into an agreement with the City that indemnifies and holds harmless both the City and the refuse and recycling collection company (Recology) from and against any harm, damage or maintenance that may occur or become necessary to onsite paving stone driveway surfaces.

OPERATIONS & MAINTENANCE AGREEMENT

Developer shall enter into an Operations & Maintenance Agreement with the City prior to Final Map approval. The Agreement shall include the operation and maintenance for non-standard appurtenances in the public road right-of-way that may include, but is not limited to, landscaping, street trees, sidewalk, pavers, and street lights.

UNDERGROUND UTILITIES

Developer shall comply with the requirements of the Underground Utilities Ordinance No. 331 and other related Ordinances and regulations of the City of Cupertino, and shall coordinate with affected utility providers for installation of underground utility devices. Developer shall submit detailed plans showing utility underground provisions. Said plans shall be subject to prior approval of the affected Utility provider and the Director of Public Works.

TRANSFORMERS & CABINETS

Electrical transformers, telephone cabinets and similar equipment shall be placed in underground vaults. The developer must receive written approval from both the Public Works Department and the Community Development Department prior to installation of any above ground equipment. Should above ground equipment be permitted by the City, equipment and enclosures shall be screened with fencing and landscaping such that said

equipment is not visible from public street areas, as determined by the Community Development Department. Transformers shall not be located in the front or side building setback area.

WATER BACKFLOW PREVENTERS

Domestic and Fire Water Backflow preventers and similar above ground equipment shall be placed away from the public right of way and site driveways to a location approved by the Cupertino Planning Department, Santa Clara County Fire Department and the water company.

BEST MANAGEMENT PRACTICES

Utilize Best Management Practices (BMPs), as required by the State Water Resources Control Board, for construction activity, which disturbs soil. BMP plans shall be included in grading and street improvement plans.

NPDES CONSTRUCTION GENERAL PERMIT

When and where it is required by the State Water Resources Control Board (SWRCB), the developer must obtain a Notice of Intent (NOI) from the SWRCB, which encompasses preparation of a Storm Water Pollution Prevention Plan (SWPPP), use of construction Best Management Practices (BMPs) to control storm water runoff quality, and BMP inspection and maintenance.

EROSION CONTROL PLAN

Developer must provide an approved erosion control plan by a Registered Civil Engineer. This plan should include all erosion control measures used to retain materials on site. Erosion control notes shall be stated on the plans.

WORK SCHEDULE

Every 6 months, the developer shall submit a work schedule to the City to show the timetable for all grading/erosion control work in conjunction with this project.

TRAFFIC CONTROL PLAN

The developer must submit a traffic control plan by a Registered Traffic Engineer to be approved by the City. The plan shall include a temporary traffic control plan for work in the right of way as well as a routing plan for all vehicles used during construction. All traffic control signs must be reviewed and approved by the City prior to commencement of work. The City has adopted Manual on Uniform Traffic Control Devices (MUTCD) standards for all signage and striping work throughout the City.

STREET TREES

Street trees shall be planted within the Public Right of Way to the satisfaction of the Director of Public Works and shall be of a type approved by the City in accordance with Ordinance No. 125.

FIRE PROTECTION

Fire sprinklers shall be installed in any new construction to the approval of the City.

SANTA CLARA COUNTY FIRE DEPARTMENT

A letter of clearance for the project shall be obtained from the Santa Clara County Fire Department prior to issuance of building permits. Clearance should include written approval of the location of any proposed Fire Backflow Preventers, Fire Department Connections and Fire Hydrants (typically Backflow Preventers should be located on private property adjacent to the public right of way, and fire department connections must be located within 100' of a Fire Hydrant).

FIRE HYDRANT

Fire hydrants shall be located as required by the City and Santa Clara County Fire Department as needed.

SAN JOSE WATER SERVICE COMPANY CLEARANCE

Provide San Jose Water Service Company approval for water connection, service capability and location and layout of water lines and backflow preventers prior to Final Map approval.

DEDICATION OF UNDERGROUND WATER RIGHTS

Developer shall "quit claim" to the City all rights to pump, take or otherwise extract water from the underground basin or any underground strata in the Santa Clara Valley.

SANITARY DISTRICT

A letter of clearance or sign off of street improvement plans for the project shall be obtained from the Cupertino Sanitary District prior to Final Map approval.

UTILITY EASEMENTS

Clearance approvals from the agencies with easements on the property (including PG&E, AT&T, and San Jose Water Company, and/or equivalent agencies) will be required prior to Final Map approval.



PUBLIC WORKS DEPARTMENT

CITY HALL
10300 TORRE AVENUE • CUPERTINO, CA 95014-3255
TELEPHONE: (408) 777-3223 • FAX: (408) 777-3366
CUPERTINO.ORG

Development and Building Permit Plan Review and Comment

September 11, 2024

Project: 0 Canyon View Drive- Development Permit, Tentative Map, and Tree Removal Permit for the development of a 35 unit residential development and subdivision with a proposed community sports center under the “Builder’s Remedy”

Permit Number: DP-2024-005, TM-2024-003, TR-2024-029

Applicant: Lixin Chen

City Plan Review Staff: Alex Wykoff, Environmental Programs Division

Dear Applicant:

The first plan review has been completed and additional information/clarification is required addressing the specific comments and/or conditions of approval listed below. Please provide a written response clearly addressing each item and indicate where each item is located on the resubmitted plan set. Resubmittal without a response letter sufficiently addressing each item will be considered incomplete. Any changes to the drawings require a delta-revision cloud bubble around the changes and a date stamp indicating when the changes were made. No building or planning permit shall be issued until the comments below are satisfactorily addressed and no final building permit occupancy shall be issued until all conditions below have been completed.

SOLID WASTE AND RECYCLING MANAGEMENT PLAN (WMP)

1. Please provide a Narrative Waste Management Plan (WMP) explaining and describing the following and please update related plan sheets as needed to augment the WMP:
 - a) Please identify in the WMP a summary of trash collection at all residential units and the sports community building. Identify if waste carts will be utilized for both residential single-family detached homes and the townhouses and if larger waste bins will be utilized at the sports community building.
 - b) Please provide a plan sheet titled “Waste Collection Haul Route” and identify the proposed path of travel for the waste collection vehicles from Linda Vista Drive and throughout the proposed development. Please

- include the width of the roadways and all turning radii including cul-de-sac where waste hauling vehicle will be expected to turn around.
- c) Please identify in the WMP and on the Waste Collection Haul Route plan sheet, the roadway surface type/composition along the Waste Collection Haul route (e.g. A/C, pavers, permeable concrete, etc.).
 - d) Please explain in the WMP and identify on Sheet A30.0.1 and the Waste Collection Haul Route Plan sheet how the townhouses will have the waste carts serviced by the waste hauler.
 - e) Please explain in the WMP and identify on an appropriate plan sheet(s) the dedicated space for three waste carts situated in the garages and explain in the WMP where the residents will stage their carts for collection by the waste hauler, note the considerable slope in front of each unit.
 - f) Please explain in the WMP and provide a separate plan sheet of the waste storage and collection service area for the sport community building.

RESPONSE:

CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING AND RECOVERY

2. At the time of building permit application, a completed construction and demolition (C&D) Debris Recovery Plan (DRP) must be submitted. All debris disposal and recycling from the construction project must be tracked throughout the duration of the project. Project applicants and contractors must use Green Halo cupertino.wastetracking.com to create their Plan and to submit all construction waste generation tonnage information. A hold on issuance of the building permit will be placed until the Plan is submitted and approved. A hold will also be placed on the final inspection until all waste tonnage information for the project has been entered into Green Halo and approved by the Environmental Programs Division. Your response below must identify the Green Halo Tracking Number (e.g. GH123-456-7890) and date the DRP was submitted to Green Halo. For additional information, please visit www.cupertino.org/greendev

RESPONSE:

Complete responses and required revised plan sheets must be included in the resubmittal and prior to issuance of a building permit. For specific questions regarding Public Works Environmental Programs Division comments, please call 408.777.3236 or email at environmental@cupertino.org . For questions and planning of solid waste and recycling services, please contact the City's franchised waste hauler, Recology at 408.725.4020



ENVIRONMENTAL PROGRAMS DIVISION

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**Development and Building Permit Plan Review
and Comment - Sustainability**

September 11, 2024

Project: 0 Canyon View Drive- Development Permit, Tentative Map, and Tree Removal Permit for the development of a 35 unit residential development and subdivision with a proposed community sports center under the “Builder’s Remedy”

Permit Number: DP-2024-005, TM-2024-003, TR-2024-029

Applicant: Lixin Chen

City Plan Review Staff: Ursula Syrova, Environmental Programs & Sustainability

Dear Applicant:

The first plan review has been completed and additional information/clarification is required.

No planning or building permit shall be issued until the comments below are satisfactorily addressed and approved by Environmental Programs & Sustainability Division staff.

Climate Action Plan Consistency Checklist

Please complete the attached “City of Cupertino CEQA GHG Emissions Analysis Compliance Checklist” to ensure compliance with the City of Cupertino’s Climate Action Plan 2.0.

RESPONSE: _____

For specific questions regarding Public Works Environmental Programs & Sustainability Division comments, please call 408.777.3236 or email at sustainability@cupertino.org.



OFFICE OF COMMUNITY DEVELOPMENT – BUILDING DIVISION

CITY HALL
10300 TORRE AVENUE • CUPERTINO, CA 95014-3255
(408) 777-3228 • FAX (408) 777-3333 • building@cupertino.org

DEVELOPMENT REVIEW COMMENTS



Date: 09/13/2024
Plans Received: 08/13/2024
Address: 0 Canyon View Drive
APN Number: 356-05-007
Application Number: DP-2024-005
Application Type: Planning Application
Applicant: Lixen Chen
Plan Reviewer: Sean Hatch

Status: Approved Approved with Conditions Comments / Corrections

Comments:

The proposed alterations on each site will require the submittal of a permit application to the Cupertino Building Division. At this time, a complete review for compliance to the California Code of Regulations will take place.
Note: The townhouse design shown on A30.1.1 is required to be designed using the California Building Code and show compliance to the accessibility requirements of Chapter 11A.
Any questions about the permit process, please email permitcenter@cupertino.gov or call 408-777-3231.
Sean Hatch Building Official 408-777-3231 SeanH@Cupertino.gov

This developmental review is limited to the information provided and shall not be construed as a substitute for formal plan review of the construction plans to determine compliance with adopted model codes. Prior to performing any work on the subject property, the applicant shall submit construction drawings to the City of Cupertino for review, approval and issuance of a construction permit.

Signature

DISTRICT MANAGER-ENGINEER
MARK THOMAS & COMPANY, INC.
BENJAMIN T. PORTER, P.E.
DISTRICT COUNSEL
ARMENTO AND HYNES, LLP
MARC HYNES



BOARD OF DIRECTORS
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September 10, 2024

Emi Sugiyama
City of Cupertino, Planning Department
10300 Torre Avenue
Cupertino, CA 95014

Subject: Development Permit, Tentative Map, and Tree Removal Permit for the development of a 35 unit residential development and subdivision with a proposed co DP-2024-005 Submittal #1
Address: 0 Canyon View, Cupertino, CA 95014 | APN 356-05-007

Dear Emi Sugiyama,

The Cupertino Sanitary District (District) has reviewed the subject for the redevelopment and have the following comments:

- Applicant must enter into an Installer's Agreement with the District. Agreement will cover requirements for new sewer construction, as well as the below mentioned fees.
- State if any new sewer lift stations will be required as part of this project.
- Applicant must connect sewer to existing sewer facilities. Further details will be required at the Building Department phase.
- New Lateral, Plan check, and permit fees shall be required at Building Department phase.
- Sewer Development Fees & Treatment Plant Capacity Fees will be required for the new development during the Building Permit Phase.
- Provide Utility Plan & Profile sheets during the Building Permit Phase.
 - Current plan does not show location of proposed manholes.
 - Current CuSD Standards do not allow any horizontal curves or bends in proposed sewer main construction.
 - Current plan shows an offset with 2 45 degree bends. No bends are allowed in sewer pipes unless they are within the channel of a manhole.

If you have any questions, please do not hesitate to contact me or Ben Porter at 408-253-7863.

Regards,

For Benjamin T. Porter
District Manager-Engineer



SANTA CLARA COUNTY FIRE DEPARTMENT

1315 Dell Avenue, Campbell, CA 95008 | (408) 378-4010 | SCCFD.org

PLAN REVIEW No. **24 3508**

BLDG PERMIT No.

DEVELOPMENTAL REVIEW COMMENTS

Plans and Scope of Review:

This installation project shall comply with the following:

- The 2022 edition of the California Fire, Building, Mechanical, and Electrical Codes (CFC/CBC/CMC/CEC), as adopted by the City of Cupertino
- Chapter 9.12 of the Cupertino Municipal Code (CMC)

The scope of this plan review includes the following:

Hazardous materials associated with a 35-unit residential development including a community sports center with a pool.

Plan Status:

Plans are **APPROVED** with the following conditions/requirements.

Plan Review Conditions/Requirements:

1. With application of a building permit, detail quantity, type and location of hazardous materials that will be used and/or stored at this development including pool sanitation chemicals.

This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the fire code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance. [CFC, Ch.1, §105.3.6]

City	PLANS	SPECS	NEW	RMDL	AS	OCCUPANCY	CONST. TYPE	ApplicantName	DATE	PAGE
CUP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Sc Design Group	9/4/2024	1 OF 1
SEC/FLOOR	AREA	LOAD	PROJECT DESCRIPTION				PROJECT TYPE OR SYSTEM			
			Residential Development				Design Review			
NAME OF PROJECT						LOCATION				
RESIDENTIAL DEVELOPMENT AND						0 Canyon View Drive Cupertino				
TABULAR FIRE FLOW						REDUCTION FOR FIRE SPRINKLERS	REQUIRED FIRE FLOW @ 20 PSI		BY	
						<input type="text"/>			Gipe, Lindsay	





SANTA CLARA COUNTY FIRE DEPARTMENT

1315 Dell Avenue, Campbell, CA 95008 | (408) 378-4010 | SCCFD.org

PLAN REVIEW No. **24 3507**

BLDG PERMIT No.

DEVELOPMENTAL REVIEW COMMENTS

Plans and Scope of Review:

This project shall comply with the following:

The California Fire (CFC) & Building (CBC) Code, 2022 edition, as adopted by the City of Cupertino Municipal Code (CMC) and California Code of Regulations (CCR).

The scope of this project includes the following:

Proposed new 35 lot subdivision consisting of single-family residences, townhouses, and a community center.

Plans Status:

Plans are **NOT APPROVED**. Revise and resubmit drawings and provide a response letter addressing comments on this plan review. All comments having **BOLD** Font require correction prior to approval.

Plan Review Comments:

1. **Fire Apparatus Access Roadway Required:** Provide an access roadway with a paved all-weather surface, a minimum unobstructed width of 20 feet, vertical clearance of 13 feet 6 inches, minimum circulating turning radius of 50 feet outside and 30 feet inside, and a maximum slope of 15%. Installations shall conform to Fire Department Standard Details and Specifications sheet A-1. CFC Sec. 503.

-Provide a fire access exhibit that demonstrates proposed road widths, turning radii, and road grades.

2. **Fire Department Turnarounds Required:** Provide an approved fire department engine driveway turnaround with a minimum radius of 40 feet outside. Maximum grade in any direction shall be a maximum of 5%. Installations shall conform with Fire Department Standard Details and Specifications D-1. CFC Sec. 503. Show compliance turnaround on plans.

-Provide a fire access exhibit that demonstrates cul-de-sacs meeting the minimum width of 72 feet / 36 foot outside turning radius.

3. **Buildings and facilities access:** Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or with the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 200 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility [CFC, Section 503.1.1].

4. **Fire hydrant(s) shall be required:** Fire hydrants shall be located within 600 feet of all buildings (CFC, Section 507.5.1).

City	PLANS	SPECS	NEW	RMDL	AS	OCCUPANCY	CONST. TYPE	ApplicantName	DATE	PAGE
CUP	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Sc Design Group	9/5/2024	1 OF 2
SEC/FLOOR	AREA	LOAD	PROJECT DESCRIPTION				PROJECT TYPE OR SYSTEM			
			Residential Development				Design Review			
NAME OF PROJECT						LOCATION				
RESIDENTIAL DEVELOPMENT AND						0 Canyon View Drive Cupertino				
TABULAR FIRE FLOW			REDUCTION FOR FIRE SPRINKLERS		REQUIRED FIRE FLOW @ 20 PSI			BY		
			<input type="text"/>					Flanagan, Caleb		





SANTA CLARA COUNTY FIRE DEPARTMENT

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PLAN REVIEW No. **24 3507**

BLDG PERMIT No.

DEVELOPMENTAL REVIEW COMMENTS

- Hydrant locations shown on sheet C-5. Hydrants shall be within 600 feet of proposed residences.
- Fire flow shall be met from the new and existing hydrant(s).

5. Fire Department Driveway Turnaround Required: Provide an approved fire department engine driveway turnaround with a minimum radius of 40 feet outside. Maximum grade in any direction shall be a maximum of 5%. Installations shall conform with Fire Department Standard Details and Specifications D-1. CFC Sec. 503. Show compliance turnaround on plans.

- Parcels with driveways exceeding 150 feet shall have approved fire department turnarounds.

This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the fire code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance [CFC, Ch.1, 105.3.6].

City	PLANS	SPECS	NEW	RMDL	AS	OCCUPANCY	CONST. TYPE	ApplicantName	DATE	PAGE
CUP	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Sc Design Group	9/5/2024	2 OF 2
SEC/FLOOR	AREA	LOAD	PROJECT DESCRIPTION				PROJECT TYPE OR SYSTEM			
			Residential Development				Design Review			
NAME OF PROJECT						LOCATION				
RESIDENTIAL DEVELOPMENT AND						0 Canyon View Drive Cupertino				
TABULAR FIRE FLOW			REDUCTION FOR FIRE SPRINKLERS		REQUIRED FIRE FLOW @ 20 PSI			BY		
			<input type="text"/>					Flanagan, Caleb		

