COTTON, SHIRES AND ASSOCIATES, INC.
CONSULTING ENGINEERS AND GEOLOGISTS

December 12, 2025
C6074A

TO : Jennifer Chu
Senior Civil Engineer
Community Development Department
CITY OF CUPERTINO
10300 Torre Avenue
Cupertino, California 95014

SUBJECT : **Supplemental Geotechnical Peer Review**
RE : Evulich Court, Residential Development
10857-10887 Linda Vista Drive

At your request, we have completed a supplemental geotechnical peer review of the planning permit application for the proposed residential development using the following document:

- Design-Level Geotechnical Investigation (Draft Report), prepared by Engeo Inc., dated May 2, 2025.

In addition to our evaluation of the above referenced documents, we reviewed pertinent technical documents from our office files and performed a recent site reconnaissance.

DISCUSSION

Based on our review of the referenced documents, we understand that the applicant proposes to develop the 2.55-acre site with 51 three-story townhome-style condominiums in ten residential buildings. Associated site improvements include common area spaces, new driveways, porches, hardscape, and retaining walls up to 4 feet high. Proposed drainage improvements include trench drains and bio-retention areas. Preliminary grading quantities include 3,800 cubic yards of cut and 2,300 cubic yards of fill.

In our previous review report, dated February 19, 2025, we recommended that a geotechnical investigation be performed to identify potential geotechnical engineering

constraints (including slope instability) related to the proposed subdivision development.

CONCLUSIONS AND RECOMMENDED ACTION

The project site is potentially constrained by expansive surficial soil materials, settlement of alluvial terrace deposits, slope instability and soil creep along the western edge of the property, and strong to very strong seismic ground shaking. The Geologic Consultant performed a Fault Exploration Investigation and a Design-Level Geotechnical Investigation of the site, and found that the site is feasible from a geologic and geotechnical standpoint. Geotechnical recommendations include a 25-foot structural setback from the top of the western slope. We recommend approval of the planning permit from a geologic and geotechnical standpoint. The following (Items 1 and 2) should be performed prior to approval of building permits:

1. **Structural Plans** – Structural plans should be developed that incorporate the recommendations of the geotechnical consultant.

2. **Geotechnical Plan Review** - The Project Geotechnical Consultant should review and approve all geotechnical aspects of the development plans (i.e., site preparation and grading, drainage improvements, design parameters for foundations, and retaining walls) to ensure that their recommendations have been incorporated.

   The Structural Plans and Geotechnical Plan Review should be submitted to the City for review by the City staff and City Geotechnical Consultant prior to issuance of building permits. The following should be performed prior to final (as-built) project approval:

3. **Geotechnical Construction Inspections** - The geotechnical consultant should inspect, test (as needed), and approve all geotechnical aspects of the project construction. The inspections should include, but not necessarily be limited to: site preparation and grading, site surface and subsurface drainage improvements, and excavations for foundations and retaining walls prior to placement of steel and concrete.

   The results of these inspections and the as-built conditions of the project should be described by the geotechnical consultant in a letter and submitted to the City Engineer for review and approval prior to final (as-built) project approval.

LIMITATIONS

This geotechnical peer review has been performed to provide technical advice to assist the City with its discretionary permit decisions. Our services have been limited to review of the documents previously identified, and a visual review of the property. Our opinions and conclusions are made in accordance with generally accepted principles and practices of the geotechnical profession. This warranty is in lieu of all other warranties, either expressed or implied.

Respectfully submitted,

COTTON, SHIRES AND ASSOCIATES, INC.
CITY GEOTECHNICAL CONSULTANT

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