



PUBLIC WORKS DEPARTMENT

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CITY COUNCIL STAFF REPORT

Date: July 21, 2026

Subject

Approval of a Final Map and the Subdivision Improvement Agreement for Phase 1 of The Rise Development Project; Acceptance of Public Street Dedications and Public Easements; and Abandonment of Unnecessary Public Easements (Tract No. 10706; Applicant: Vallco Property Owner LLC; Location: Formerly 10123 North Wolfe Road (APN: 316-20-121 & 316-20-122))

Recommended Action

Adopt Resolution No. 26-XXX (Attachment A):

- 1) Approving Final Map Tract No. 10706 and authorizing its recordation;
- 2) Accepting the public roadway dedication and public easements, and abandoning the unnecessary public easements, as shown on the Final Map; and
- 3) Authorizing the City Engineer to execute and record the Subdivision Improvement Agreement in substantially the form attached.

Background

The Rise Development Project (formerly Vallco Town Center) comprises two existing parcels separated by North Wolfe Road. The approved project will subdivide the site into multiple parcels to facilitate the construction of up to 2,669 residential units and 31 office/retail condominium units. The development includes mixed-use and residential buildings, together with associated public improvements, including a new frontage road along the west side of North Wolfe Road and new curb, gutter, sidewalk, and related frontage improvements.

On September 21, 2018, The Rise Development project and Tentative Map were approved pursuant to Government Code §65913.4 (DP-2018-02). The City approved the project's first modification application in 2022, the second modification application in 2024, and the third and most recent modification application on February 27, 2026 (M-2025-001, TM-2026-006).

In April 2026, after planning approval, the applicant submitted a final map for review. The final map consists of a partial subdivision of the parcel situated on the west side of North Wolfe Road to facilitate Phase 1 of a phased construction project. Additional phased final maps will be submitted to further subdivide the westside and eastside parcels as needed for the project's future

construction phases. No building permits for vertical construction on the westside parcel will be issued prior to recordation of the final map.

Reasons for Recommendation

Final Map

The proposed final map (Attachment B) shows a public street dedication in fee title and various public easements necessary to accommodate the approved use. The map also abandons unnecessary public easements.

Staff has determined that the final map is in substantial compliance with the approved tentative map and complies with the requirements of the Subdivision Map Act and the Cupertino Municipal Code (CMC). Under the Subdivision Map Act and the Cupertino Municipal Code, approval of the final map is a ministerial action when the map conforms to the approved tentative map (CMC §18.16.200(B); Gov. Code §66458, 66474.1). Accordingly, staff recommends approval of the final map.

Subdivision Improvement Agreement

The applicant has executed a Subdivision Improvement Agreement (SIA) (Attachment C) with the City. The SIA and the associated improvement plans include, as required by the conditions of approval to the Tentative Map, a new frontage road along the westside of North Wolfe Rd and new curb, gutter, detached sidewalk, driveway aprons, and related frontage improvements in accordance with City standards.

Pursuant to CMC §18.32, the applicant is required to construct these improvements and provide security guaranteeing their completion. The SIA also establishes a schedule for payment of applicable City bonds consistent with the requirements of the Cupertino Municipal Code. Staff therefore recommends that the City Council authorize the City Engineer to execute and record the SIA in substantially the form attached.

Sustainability Impact

No sustainability impact.

Fiscal Impact

The project will generate revenue per the executed Settlement Agreement (Resolution No. 24-077). A revenue budget adjustment is not required.

City Work Program (CWP) Item/Description

None

Council Goal:

Quality of Life, Housing

California Environmental Quality Act

No California Environmental Quality Act impact. The action is not a project under CEQA because approval of a final map that is consistent with an approved tentative map is a ministerial action and therefore exempt from CEQA review pursuant to CEQA Guidelines Section 15268.

Prepared by: Jennifer Chu, Senior Civil Engineer

Reviewed by: Chad Mosley, Director of Public Works

Floy Andrews, Interim City Attorney

Approved for Submission by: Tina Kapoor, City Manager

Attachments:

A – Draft Resolution

B – Final Map

C – Draft Subdivision Improvement Agreement