



OFFICE OF COMMUNITY DEVELOPMENT

CITY HALL

10300 TORRE AVENUE • CUPERTINO, CA 95014-3255

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To: Mayor and City Council Members
Planning Commissioners

From: Benjamin Fu, Director of Community Development

Date: February 18, 2021

Subj: REPORT OF ADMINISTRATIVE HEARING DECISION MADE
February 11, 2021

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| <p>Chapter 19.12.170 of the Cupertino Municipal code provides for Appeal of decisions made at an Administrative Hearing</p> |
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1. Application

TM-2018-01, EA-2018-02, Ray Chen (Lands of Qi), 11226 Bubba Rd

Description

Tentative Parcel Map application to allow the subdivision of an existing 32,316 square feet (0.74 acre) residential lot into three residential lots ranging between 9,699 square feet and 11,928 square feet

Action

The application was approved at the Administrative Hearing. The approval is effective February 11, 2021. The fourteen-calendar day appeal will expire on February 25, 2021.

Enclosures:

Administrative Hearing Report of February 11, 2021
Resolution No(s) 120 and 121
Plan set (s)



**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

CITY HALL
10300 TORRE AVENUE • CUPERTINO, CA 95014-3255
TELEPHONE: (408) 777-3308 • FAX: (408) 777-3333
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ADMINISTRATIVE HEARING STAFF REPORT

Agenda Date: February 11, 2021

Subject

Tentative Parcel Map application to allow the subdivision of an existing 32,316 square feet (0.74 acre) residential lot into three residential lots ranging between 9,699 square feet and 11,928 square feet. (Application No(s): TM-2018-01, EA-2018-02; Applicant(s): Ray Chen (Lands of Qi); Location: 11226 Bubb Road APN: 362-06-036)

Recommended Action

That the Hearing Officer conduct the public hearing and in accordance with the draft resolutions:

1. Adopt the Mitigated Negative Declaration and incorporate the mitigation measures as conditions of approval of the project (Attachment 1) and
2. Approve the Tentative Parcel Map to subdivide the existing residential parcel into three new residential parcels (Attachment 2).

Discussion

Project Data:

| | | | |
|---|-------------------------------------|-----------------|-----------------|
| General Plan Designation | Residential Low Density (1-5 DU/ac) | | |
| General Plan Planning Area | South Monta Vista Neighborhood | | |
| Zoning Designation | R1-7.5 | | |
| | Allowed | Existing | Proposed |
| Density | 5 du/ac | 1.35 du/ac | 4.04 du/ac |
| Lot Size | 32,316 sq. ft. (0.74 acres) | | |
| Net lot Area | 31,373 sq. ft. (0.72 acres) | | |
| | Lot A | Lot B | Lot C |
| Gross Lot Area (includes street dedications) | 10,335 sq. ft. | 10,053 sq. ft. | 11,928 sq. ft. |
| Net Square Feet (min. 7,500 sq. ft.) | 9,746 sq. ft. | 9,699 sq. ft. | 11,928 sq. ft. |
| Lot Width (min. 60 feet) | 83 ft. | 63 ft. | 74 ft. |
| Project Consistency with: | | | |
| General Plan: | Yes | | |
| Zoning: | Yes | | |
| Environmental Assessment | Mitigated Negative Declaration | | |

to accommodate required off-site improvements. These consist of a monolithic sidewalk along Krzich Place, a detached sidewalk along Bubba Road, curb, gutter, street trees, and pavement work. The resulting dedication reduces the existing lot size from 32,316 square feet to 31,373 square feet, with an approximately 943 square feet dedication.

The proposed lot widths are approximately 83 feet, 63 feet, and 74 feet, respectively, and meets the minimum lot widths of 60 feet as required in the Single Family (R1) ordinance Section 19.28.060(B). Lot A is proposed to be 9,746 square feet; Lot B is proposed to be approximately 9,699 square feet; and Lot C is proposed to be 11,928 square feet. All three proposed lots meet the minimum lot size of 7,500 square feet in the R1-7.5 single-family residential zoning district.

The proposed subdivision respects the existing neighborhood lot pattern as it proposes to create three new lots consistent in size and configuration to existing surrounding residential parcels.

Two (2) Two Story Permits were originally submitted concurrently with the Tentative Map application. However, these were withdrawn by the applicant in late 2019 since the property owners wished to focus on the tentative map application. Permits for residential development, including associated protected tree removal permits, will be submitted later, and minor adjustments to right-of-way improvements and required easements may be made at that time.

Environmental Review

Phase I and Phase II environment assessments and additional technical reports indicated elevated levels of lead, arsenic, and pesticides in samples taken from the site. The reports conclude these are most likely attributable to prior agricultural and gardening uses. Since this contamination can lead to adverse impacts if not corrected, an Initial Study and Mitigated Negative Declaration was prepared for the project (Attachment 4). The Mitigated Negative Declaration identifies mitigation measures, which have been added as conditions of approval to the draft resolutions, to reduce the potential environmental impacts of the project to less than significant levels, as follows:

- *Biological Resources:*
 - Nesting surveys consistent with the federal Migratory Bird Treaty Act and the California Department of Fish and Game Code are required.
 - Protection measures for active nests under the direction of a qualified biologist during nesting season.
- *Hazards and Hazardous Materials:*
 - Grading plans to reflect the removal of soil within three feet of the structure's foundation to a depth of one foot, hauled off by a licensed hazardous waste

contractor and disposed in accordance to applicable federal, state, and local regulations.

- Grading plans to reflect the removal of soil underneath the foundation to a depth of one foot, hauled off by a licensed hazardous waste contractor and disposed in accordance to applicable federal, state, and local regulations.

On January 21, 2021, the Environmental Review Committee (ERC) recommended that a Mitigated Negative Declaration (EA-2018-02) was the appropriate environmental document for the project per the California Environmental Quality Act (CEQA) (Attachment 5).

Other Department/Agency Review

The City's Public Works Department, Building Division, Environmental Programs Division, County Fire Department, and Cupertino Sanitary have reviewed the project and have no objections. Their conditions have been incorporated as conditions of approval in the draft resolutions.

In compliance with the Subdivision Map Act requirements, notices have been sent to the two school districts that will serve the new parcels. However, no comments have been received on the project as of the date of production of this staff report. The applicant will be required to pay the appropriate school impact fees upon development of the lots with homes.

Public Noticing And Community Outreach

The following table is a brief summary of the noticing for this project:

| Notice of Public Hearing | Agenda |
|---|--|
| <ul style="list-style-type: none"> ▪ Site Signage (<i>at least 10 days prior to hearing</i>) ▪ 56 notices mailed to property owners adjacent to the project site (<i>at least 10 days prior to the hearing</i>) | <ul style="list-style-type: none"> ▪ Posted on the City's official notice bulletin board (<i>five days prior to hearing</i>) ▪ Posted on the City of Cupertino's Web site (<i>three days prior to hearing</i>) |

As of the production of this staff report, staff has received one comment from a resident (Attachment 6). Their concerns and staff responses are summarized below:

The applicant should consider duplexes or low-density, multi-family housing instead of single-family homes: This application only considers approval for a tentative map to split the lot into three new zoning compliant parcels and the applicant does not propose development at this time. The issue was discussed with the applicant. However, since development of duplexes and other multi-family housing would require a General Plan Amendment, the

property owner was not interested in such development. It should be noted that single-family residential lots are allowed under state (and local) law to build up to three units: the primary residence, a junior accessory dwelling unit (JADU – a unit less than 500 sq. ft.), and an accessory dwelling unit (ADU).

Permit Streamlining Act

This matter is adjudicatory and is subject to the Permit Streamlining Act (Government Code Section 65920 – 65964). The City has complied with the deadlines found in the Permit Streamlining Act.

Project Received: January 10, 2018; ***Deemed Incomplete:*** February 9, 2018;

Project Resubmitted: September 30, 2019; ***Deemed Incomplete:*** October 30, 2019;

Project Resubmitted: January 31, 2020; ***Deemed Incomplete:*** February 28, 2020;

Project Resubmitted: May 31, 2020; ***Deemed Complete:*** June 30, 2020

Since the project involves a Mitigated Negative Declaration, the City has 180 days from the date of adoption of the Mitigated Negative Declaration to make a decision on the project.

Conclusion

Staff recommends approval of the Tentative Map because the project is consistent with the General Plan, subdivisions, and zoning ordinances, in accordance with Chapters 18.20 and 19.28 of the Cupertino Municipal Code. Additionally, all of the findings for approval of the proposed project, consistent with Chapter 18.20 of the Cupertino Municipal Code, may be made as follows:

- a. That the proposed subdivision map is consistent with the City of Cupertino General Plan.

The subject property is consistent with the General Plan since the property is permitted to have up to three dwelling units based on its land use designation of Low Density (1-5 DU/Ac.). The lot acreage will be consistent with the underlying single family residential standards proposed with a minimum lot square footage of 7,500 square feet. Adjacent land uses include similar developments. The proposed subdivision is compatible with the adjoining land uses and no physical constraints are present that would conflict with anticipated land use development.

- b. That the design and improvements of the proposed subdivision are consistent with the General Plan.

The off-site improvements proposed with the project are identical to the existing improvements adjacent to the subject site. These are consistent with the City's General Plan

policies related to pedestrian safety etc. by separating sidewalks from the street, minimizing curb-cuts and requiring an urban canopy within the public right-of-way.

- c. That the site is physically suitable for the type development contemplated under the approved subdivision.

The proposed subdivision is compatible with the adjoining land uses and no physical constraints are present that would conflict with anticipated land use development. There are no topographical anomalies that differentiate this property from adjacent properties. The site is located on the valley floor and the proposed three lot subdivision is typical of properties in the neighborhood.

- d. That the site is physically suitable for the intensity of development contemplated under the approved subdivision.

The subject property is physically suitable in size and shape in conformance with development standards and is appropriately configured to accommodate single-family dwelling units that can comply with the zoning development standards in Chapter 19.28.

- e. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage nor substantially and avoidable injure fish and wildlife or their habitat.

The proposed subdivision design and improvements are not likely to cause serious public health problems nor substantially injure fish and wildlife or their habitat because the property is a developed site, not in an ecologically sensitive area or the hillsides, but in an urbanized suburban area where residential land use is allowed.

- f. That the design of the subdivision or the type of improvements associated therewith are not likely to cause serious public health problems.

The proposed development is consistent with the existing adjacent residential development, and the on-site and off-site improvements improve neighborhood walkability through new detached sidewalk construction with size-appropriate driveway cuts and street and private trees planting.

- g. That the design of the subdivision and its associated improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

No easement or right-of-way exists currently that would be impeded or conflict with the proposed subdivision.

Next Steps

If approved, the permit will be effective 14 calendar days from the date of the hearing. The decision of the Administrative Hearing Officer is final, unless appealed within 14

calendar days from the date of the hearing. The applicant team may apply for permits and approval of a Final Map with the City at the end of the appeal period.

This approval is valid until February 11, 2023. The applicant team may apply for a one-time one-year extension before the approval expires.

Prepared by: Jeffrey Tsumura, Associate Planner
Reviewed and Approved for submission by: Piu Ghosh, Planning Manager

ATTACHMENTS

1. Draft Resolution for EA-2018-02
2. Draft Resolution for TM-2018-01
3. Plan Set
4. Initial Study/Mitigated Negative Declaration
5. ERC Recommendation
6. Public Comment

CITY OF CUPERTINO
10300 Torre Avenue
Cupertino, California 95014

RESOLUTION NO. 120

OF THE ADMINISTRATIVE HEARING OFFICER OF THE CITY OF CUPERTINO
ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION
MONITORING AND REPORTING PROGRAM TO SUBDIVIDE AN
APPROXIMATELY 0.74-ACRE LOT INTO THREE PARCELS OF AT
11226 BUBB ROAD (APN 342-29-036)

SECTION I: PROJECT DESCRIPTION

Application No: EA-2018-02
Applicant: Ray Chen
Location: 11226 Bubb Road (APN: 362-06-036)

SECTION II: ENVIRONMENTAL REVIEW PROCESS

WHEREAS, the City of Cupertino received an application to subdivide an approximately 0.74-acre lot into three parcels of approximately 9,746 square feet, 9,699 square feet, and 11,928 square feet; and

WHEREAS, pursuant to the provisions of the California Environmental Quality Act of 1970 (Public Resources Code Section 21000 et seq.) ("CEQA") together with the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.) (hereinafter, "CEQA Guidelines"), the City prepared an Initial Study and proposed Mitigated Negative Declaration for the Project ("IS/MND"); and

WHEREAS, the Project is additionally described in the November 2020 "Bubb Road Project" Draft Initial Study/Mitigated Negative Declaration ("Draft IS/MND"); and

WHEREAS, on December 3, 2020 the City issued a Notice of Intent to Adopt a Mitigated Negative Declaration; and

WHEREAS, on December 3, 2020 the Draft IS/MND for the project was distributed to responsible agencies and the public for review and comment for a 20-day period that ended December 24, 2020; and

WHEREAS, the IS/MND concluded that significant environmental effects on Biological Resources, and Hazards and Hazardous Materials would be avoided or reduced to less-than-significant levels by mitigation measures ("MM") identified in the IS/MND; and

WHEREAS, on January 21, 2021, prior to any action adopting the Draft IS/MND, the City of Cupertino's Environmental Review Committee held a duly noticed public hearing to receive public testimony where it considered the information contained in the Draft IS/MND, and voted 4-0-1 (Fung absent) to determine that a Mitigated Negative Declaration is appropriate for the project; and

WHEREAS, the Administrative Hearing Officer is the approval authority on this permit pursuant to the City of Cupertino Municipal Code; and

WHEREAS, on February 11, 2021, the Administrative Hearing Officer held a duly noticed public hearing to receive staff's presentation and public testimony, and consider the information contained in the Final IS/MND, along with all staff reports, other pertinent documents, and all written and oral statements received prior to and at the public hearing; and

WHEREAS, prior to taking action on the Project, the Administrative Hearing Officer has independently reviewed and considered the Final IS/MND.

NOW, THEREFORE, BE IT RESOLVED:

That after careful consideration of maps, facts, exhibits, testimony, staff reports, public comments, and other evidence submitted in this matter, the Administrative Hearing Officer:

1. Finds that the Final IS/MND for the Project has been completed in compliance with the CEQA and reflects the independent judgment and analysis of the City.
2. Finds that, on the basis of the whole record before it, there is no substantial evidence that the Project as proposed and mitigated will have a significant effect on the environment.
3. Adopts the Final Mitigated Negative Declaration (Final MND) for the Project.
4. Adopts the Mitigation Monitoring and Reporting Program for the Project, attached hereto as Exhibit 1, and incorporated herein by reference, which incorporates all the mitigation measures required under the Final MND. The Administrative Hearing Officer further makes the mitigation measures required conditions of approval of the Project to the extent they are within the responsibility and jurisdiction of the City as summarized below:

a. BIOLOGICAL RESOURCES MITIGATION MEASURES

MM IV-1:

Nests of raptors and other birds shall be protected when in active use, as required by the federal Migratory Bird Treaty Act and the California Fish and Game Code. The construction contractor shall indicate the following

on all construction plans, if construction activities and any required tree removal occur during the breeding season (February 1 and August 31).

Preconstruction surveys shall:

- Be conducted by a qualified biologist prior to tree removal or grading, demolition, or construction activities. Note that preconstruction surveys are not required for tree removal or construction, grading, or demolition activities outside the nesting period.
- Be conducted no more than 14 days prior to the start of tree removal or construction.
- Be repeated at 14-day intervals until construction has been initiated in the area after which surveys can be stopped.
- Document locations of active nests containing viable eggs or young birds.

Protective measures for active nests containing viable eggs or young birds shall be implemented under the direction of the qualified biologist until the nests no longer contain eggs or young birds. Protective measures shall include:

- Establishment of clearly delineated exclusion zones (i.e., demarcated by identifiable fencing, such as orange construction fencing or equivalent) around each nest location as determined by the qualified biologist, taking into account the species of birds nesting, their tolerance for disturbance and proximity to existing development. In general, exclusion zones shall be a minimum of 300 feet for raptors and 75 feet for passerines and other birds.
- Monitoring active nests within an exclusion zone on a weekly basis throughout the nesting season to identify signs of disturbance and confirm nesting status.
- An increase in the radius of an exclusion zone by the qualified biologist if project activities are determined to be adversely affecting the nesting birds. Exclusion zones may be reduced by the qualified biologist only in consultation with California Department of Fish and Wildlife.
- The protection measures shall remain in effect until the young have left the nest and are foraging independently or the nest is no longer active.

b. HAZARDS AND HAZARDOUS MATERIALS MITIGATION MEASURES**MM VIII-1:**

Prior to issuance of any grading permits, the following measures shall be reflected on the project grading and foundation plans, subject to review and approval by the Santa Clara County Environmental Health Department:

- Soil adjacent (within three feet) to the foundation along the front of the house shall be removed to a depth of one foot and off-hauled by a licensed hazardous waste contractor (Class A) and contractor personnel that have completed 40-hour OSHA hazardous training. The soil shall be disposed of appropriately in accordance with applicable federal, State, and local regulations associated with hazardous waste.
- After demolition of the existing residence, the soil within the foundation shall be removed to a depth of one foot and off-hauled by a licensed hazardous waste contractor (Class A) and contractor personnel that have completed 40-hour OSHA hazardous training. The soil shall be disposed of appropriately in accordance with applicable federal, State, and local regulations associated with hazardous waste.

The project applicant shall provide proof of implementation of the above measures to the Planning Department and the Santa Clara County Environmental Health Department.

PASSED AND ADOPTED this 11th day of February, 2021 at a noticed Public Hearing of the Administrative Hearing Officer of the City of Cupertino, State of California, held by the Director of Community Development, or his or her designee, pursuant to Cupertino Municipal Code Section 19.12.120.

ATTEST:

APPROVED:

/s/Jeffrey Tsumura
Jeffrey Tsumura
Associate Planner

/s/Albert Salvador
Albert Salvador
Asst. Director of Community Development

Mitigation Monitoring and Reporting Program

Bubb Road Tentative Map

11226 Bubb Road
(APN 362-06-036)

| Impact | Mitigation Measure | Timeframe and Responsibility for Implementation | Method of Compliance | Oversight of Implementation |
|--|---|--|---|-----------------------------------|
| BIOLOGICAL RESOURCES | | | | |
| IMPACT A - BIO Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | MM IV-1: Nests of raptors and other birds shall be protected when in active use, as required by the federal Migratory Bird Treaty Act and the California Fish and Game Code. The construction contractor shall indicate the following on all construction plans, if construction activities and any required by the federal Migratory Bird Treaty Act and the California Fish and Game Code. The construction contractor shall indicate the following on all construction plans, if construction activities and any required tree removal occur during the breeding season (February 1 and August 31). Preconstruction surveys shall: <ul style="list-style-type: none"> • Be conducted by a qualified biologist prior to tree removal or grading, demolition, or construction activities. Note that preconstruction surveys are not required for tree removal or construction, grading, or demolition activities outside the nesting period. • Be conducted no more than 14 days prior to the start of tree removal or construction. • Be repeated at 14-day intervals until construction has been initiated in the area after which surveys can be stopped. | If construction activities and any required tree removal occur during the breeding season (February 1 and August 31), a qualified biologist (hired by the Project proponent) shall conduct surveys prior to tree removal or construction activities. Preconstruction surveys are not required for tree removal or construction activities outside the nesting period. | If grading and/or tree removal begins during the stated dates in the mitigation measure, a final report of nesting birds, including any protection measures, shall be submitted to the Director of Community Development prior to the start of demolition and/or any construction activity, including grading. | Director of Community Development |

| Impact | Mitigation Measure | Timeframe and Responsibility for Implementation | Method of Compliance | Oversight of Implementation |
|--------|--|---|----------------------|-----------------------------|
| | <ul style="list-style-type: none">• Document locations of active nests containing viable eggs or young birds. <p>Protective measures for active nests containing viable eggs or young birds shall be implemented under the direction of the qualified biologist until the nests no longer contain eggs or young birds. Protective measures shall include:</p> <ul style="list-style-type: none">• Establishment of clearly delineated exclusion zones (i.e., demarcated by identifiable fencing, such as orange construction fencing or equivalent) around each nest location as determined by the qualified biologist, taking into account the species of birds nesting, their tolerance for disturbance and proximity to existing development. In general, exclusion zones shall be a minimum of 300 feet for raptors and 75 feet for passerines and other birds.• Monitoring active nests within an exclusion zone on a weekly basis throughout the nesting season to identify signs of disturbance and confirm nesting status.• An increase in the radius of an exclusion zone by the qualified biologist if project activities are determined to be adversely | | | |

| Impact | Mitigation Measure | Timeframe and Responsibility for Implementation | Method of Compliance | Oversight of Implementation |
|---|--|---|---|--|
| | <p>affecting the nesting birds. Exclusion zones may be reduced by the qualified biologist only in consultation with California Department of Fish and Wildlife.</p> <ul style="list-style-type: none"> The protection measures shall remain in effect until the young have left the nest and are foraging independently or the nest is no longer active. | | | |
| HAZARDS AND HAZARDOUS MATERIALS | | | | |
| <p>IMPACT B – HAZ</p> <p>Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?</p> | <p>MM VIII-1:</p> <p>Prior to issuance of any grading permits, the following measures shall be reflected on the project grading and foundation plans, subject to review and approval by the Santa Clara County Environmental Health Department:</p> <ul style="list-style-type: none"> Soil adjacent (within three feet) to the foundation along the front of the house shall be removed to a depth of one foot and off-hauled by a licensed hazardous waste contractor (Class A) and contractor personnel that have completed 40-hour OSHA hazardous training. The soil shall be disposed of appropriately in accordance with applicable federal, State, and local regulations associated with hazardous waste. After demolition of the existing residence, the soil within the | <p>Prior to issuance of any grading permits, the applicant shall note the required measures on all grading and foundation plans.</p> <p>The required measures shall be conducted by a licensed hazardous waste contractor (Class A) and contractor personnel that have completed 40-hour OSHA hazardous training.</p> | <p>The City Engineer shall review all project grading and foundation plans for the noted measures prior to issuance of any grading permits.</p> <p>Proof of implementation of the measures shall be provided to the Community Development Department upon completion.</p> | <p>Director of Community Development and City Engineer</p> |

| Impact | Mitigation Measure | Timeframe and Responsibility for Implementation | Method of Compliance | Oversight of Implementation |
|--------|--|---|----------------------|-----------------------------|
| | foundation shall be removed to a depth of one foot and off-hauled by a licensed hazardous waste contractor (Class A) and contractor personnel that have completed 40-hour OSHA hazardous training. The soil shall be disposed of appropriately in accordance with applicable federal, State, and local regulations associated with hazardous waste. The project applicant shall provide proof of implementation of the above measures to the Planning Department and the Santa Clara County Environmental Health Department. | | | |

CITY OF CUPERTINO
10300 Torre Avenue
Cupertino, California 95014

RESOLUTION NO. 121

OF THE ADMINISTRATIVE HEARING OFFICER OF THE CITY OF CUPERTINO
TO ALLOW THE SUBDIVISION OF AN EXISTING 32,316 SQ. FT. (0.74 ACRE)
RESIDENTIAL LOT INTO THREE RESIDENTIAL LOTS RANGING BETWEEN 9,699
SQ. FT. AND 11,928 SQ. FT. LOCATED AT 11226 BUBB ROAD (APN 342-29-036)

SECTION I: PROJECT DESCRIPTION

Application No.: TM-2018-01
Applicant: Ray Chen (Lands of Qi)
Location: 11226 Bubba Road (APN 362-06-036)

SECTION II: FINDINGS

WHEREAS, the City of Cupertino received an application to subdivide an approximately 0.74-acre lot into three parcels of approximately 9,746 square feet, 9,699 square feet, and 11,928 square feet; and

WHEREAS, prior to the Administrative Hearing the Environmental Review Committee heard the item on January 21, 2021 during which it reviewed the Draft Mitigated Negative Declaration, received public comments, and recommended adoption of a Mitigated Negative Declaration on a 4-0-1 (Fung absent) vote; and

WHEREAS, on February 11, 2021 the Administrative Hearing Officer adopted the Initial Study/Draft MND as the Final Initial Study/Mitigated Negative Declaration for the project and adopted all the identified mitigation measures as conditions of approval for the project; and

WHEREAS, the necessary notices have been given in accordance with the Procedural Ordinance of the City of Cupertino, and the Administrative Hearing Officer has held one or more Public Hearings on this matter; and

WHEREAS, the applicant has met the burden of proof required to support said application; and

WHEREAS, the Administrative Hearing Officer finds:

- a. That the proposed subdivision map is consistent with the City of Cupertino General Plan.

The subject property is consistent with the General Plan since the property is permitted to have up to three dwelling units based on its land use designation of Low Density (1-5 DU/Ac.). The lot acreage will be consistent with the underlying single family residential standards proposed with a minimum lot square footage of 7,500 square feet. Adjacent land uses include similar developments. The proposed subdivision is compatible with the adjoining land uses and no physical constraints are present that would conflict with anticipated land use development.

- b. That the design and improvements of the proposed subdivision are consistent with the General Plan.

The off-site improvements proposed with the project are identical to the existing improvements adjacent to the subject site. These are consistent with the City's General Plan policies related to pedestrian safety etc. by separating sidewalks from the street, minimizing curb-cuts and requiring an urban canopy within the public right-of-way.

- c. That the site is physically suitable for the type development contemplated under the approved subdivision.

The proposed subdivision is compatible with the adjoining land uses and no physical constraints are present that would conflict with anticipated land use development. There are no topographical anomalies that differentiate this property from adjacent properties. The site is located on the valley floor and the proposed three lot subdivision is typical of properties in the neighborhood.

- d. That the site is physically suitable for the intensity of development contemplated under the approved subdivision.

The subject property is physically suitable in size and shape in conformance to development standards and is appropriately configured to accommodate single-family dwelling units that comply with development standards in Chapter 19.28.

- e. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage nor substantially and avoidable injure fish and wildlife or their habitat.

The proposed subdivision design and improvements are not likely to cause serious public health problems nor substantially injure fish and wildlife or their habitat because the property is a developed site, not in an ecologically sensitive area or the hillsides, but in an urbanized suburban area where residential land use is allowed.

- f. That the design of the subdivision or the type of improvements associated therewith are not likely to cause serious public health problems.

The proposed development is consistent with the existing adjacent residential development, and the on-site and off-site improvements improve neighborhood walkability through new detached sidewalk construction with size-appropriate driveway cuts and street and private trees planting.

- g. That the design of the subdivision and its associated improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

No easement or right-of-way exists currently that would be impeded or conflict with the proposed subdivision.

NOW, THEREFORE, BE IT RESOLVED:

That after careful consideration of maps, facts, exhibits, testimony and other evidence submitted in this matter, subject to the conditions which are enumerated in this Resolution beginning on Page 2 thereof, the application for a Tentative Map, Application no. TM-2018-01, is hereby approved; and

That the subconclusions upon which the findings and conditions specified in this Resolution are based and contained in the Public Hearing record concerning Application no. TM-2018-01 as set forth in the Minutes of Administrative Hearing Meeting of February 11, 2021, and are incorporated by reference as though fully set forth herein.

SECTION III: CONDITIONS ADMINISTERED BY THE COMMUNITY DEVELOPMENT DEPT.

1. APPROVED EXHIBITS

Approval is based on the plan set entitled, "Tentative Map Three New Single Family Lot Subdivision and Street Dedication In Fee, 11226 Bubb Rd., Cupertino, CA 95014," drawn by SMP Engineers, dated May 21, 2020, including six sheets labeled T-1, and C-1 through C-5; except as may be amended by conditions in this resolution.

2. ACCURACY OF PROJECT PLANS

The applicant/property owner is responsible to verify all pertinent property data including but not limited to property boundary locations, building setbacks, property size, building square footage, any relevant easements and/or construction records. Any misrepresentation of any property data may invalidate this approval and may require additional review.

3. CONCURRENT APPROVAL CONDITIONS

The conditions of approval contained in EA-2018-02 shall be applicable to this approval.

4. PROTECTED TREES

No removal of protected trees are approved as part of this Tentative Map approval. Any specimen trees proposed for removal will require a separate Tree Removal Permit application and replacement under Chapter 14.18 of the Cupertino Municipal Code.

5. DEVELOPMENT ALLOCATION

The project is granted a development allocation of two units from the Citywide allocation.

6. BELOW MARKET RATE HOUSING PROGRAM

The applicant shall participate in the City's Below Market Rate (BMR) Housing Program by paying the housing mitigation fees as per the Housing Mitigation Manual. These fees will be assessed at the time of Building permit issuance for the net new residential unit and any proposed accessory dwelling units.

7. GRADING AND CONSTRUCTION HOURS AND NOISE LIMITS

- a. All grading activities shall be limited to the dry season (April 15 to October 1), unless permitted otherwise by the Director of Public works.
- b. Construction hours and noise limits shall be compliant with all requirements of Chapter 10.48 of the Cupertino Municipal Code.
- c. Grading, street construction, underground utility and demolition hours for work done more than 750 feet away from residential areas shall be limited to Monday through Friday, 7 a.m. to 8 p.m. and Saturday and Sunday, 9 a.m. to 6 p.m. Grading, street construction, demolition or underground utility work within 750 feet of residential areas shall not occur on Saturdays, Sundays, holidays, and during the nighttime period as defined in the Municipal Code.
- d. Construction activities shall be limited to Monday through Friday, 7 a.m. to 8 p.m. and Saturday and Sunday, 9 a.m. to 6 p.m. Construction activities are not allowed on holidays as defined in Chapter 10.48 of the Municipal Code. Night time construction is allowed if compliant with nighttime standards of Section 10.48 of the Cupertino Municipal Code.
- e. Rules and regulations pertaining to all construction activities and limitations identified in this permit, along with the name and telephone number of an applicant appointed disturbance coordinator, shall be posted in a prominent location at the entrance to the job site.
- f. The applicant shall be responsible for educating all contractors and subcontractors of said construction restrictions.

The applicant shall **annotate all permit plans** with the above requirements and shall comply with the above grading and construction hours and noise limit requirements unless otherwise indicated.

8. DUST CONTROL

The following construction practices shall be implemented during all phases of construction for the proposed project to prevent visible dust emissions from leaving the site:

- a. Water all exposed surfaces areas (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) at least twice daily and more often during windy periods to prevent visible dust from leaving the site; active areas adjacent to windy periods; active areas adjacent to existing land uses shall be kept damp at all times, or shall be treated with non-toxic stabilizers or dust palliatives.
- b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- d. All vehicle speeds on unpaved roads shall be limited to 15 mph.
- e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- h. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

The applicant shall incorporate the City's construction best management practices into the building permit plan set prior to any grading, excavation, foundation or building permit issuance.

9. CONSTRUCTION MANAGEMENT PLAN

Final map improvement plans shall include a construction management plan detailing how construction activities will be conducted. The plan shall address, but not be limited to the following activities:

- a. Construction staging area (shall not occur within 15 feet of neighboring residential property lines)
- b. Construction schedule and hours
- c. Construction phasing plan, if any
- d. Contractor parking area
- e. Tree preservation/protection plan
- f. Site dust, noise and storm run-off management plan
- g. Emergency/complaint and construction site manager contacts

10. DEMOLITION OF STRUCTURES

Prior to recordation of the final map, the applicant shall demolish and remove all structures on the property. All demolished buildings and site materials shall be recycled to the maximum extent feasible subject to the Building Official. The applicant shall provide evidence that materials will be recycled prior to issuance of demolition permit.

11. CONSULTATION WITH OTHER DEPARTMENTS

The applicant is responsible for consulting with other departments and/or agencies with regard to the proposed project for additional conditions and requirements. Any misrepresentation of any submitted data may invalidate an approval by the Community Development Department.

12. EXPIRATION

The approval or conditional approval of the Tentative Map Subdivision shall expire twenty four (24) months from the date of Administrative Hearing approval. An extension or extensions may be approved as provided in Section 18.20.080.

13. INDEMNIFICATION AND LIMITATION OF LIABILITY

As part of the application, to the fullest extent permitted by law, the applicant shall agree to indemnify, defend with the attorneys of the City's choice, and hold harmless the City, its City Council, and its officers, employees, and agents (collectively, the "indemnified parties") from and against any liability, claim, action, cause of action, suit, damages, judgment, lien, levy, or proceeding (collectively referred to as "proceeding") brought by a third party against one or more of the indemnified parties or one or more of the indemnified parties and the applicant related to any Ordinance, Resolution, or action approving the project, the related entitlements, environmental review documents, finding or determinations, or any other permit or approval

authorized for the project. The indemnification shall include but not be limited to damages, fees, and costs awarded against the City, if any, and cost of suit, attorneys' fees, and other costs, liabilities, and expenses incurred in connection with such proceeding whether incurred by the Applicant, the City, or the parties initiating or bringing such proceeding.

The applicant shall agree to (without limitation) reimburse the City its actual attorneys' fees and costs incurred in defense of the litigation. Such attorneys' fees and costs shall include amounts paid to the City's outside counsel and shall include City Attorney time and overhead costs and other City staff overhead costs and any costs directly related to the litigation reasonably incurred by City. The applicant shall likewise agree to indemnify, defend, and hold harmless the indemnified parties from and against any damages, attorneys' fees, or costs awards, including attorneys' fees awarded under Code of Civil Procedure section 1021.5, assessed or awarded against the indemnified parties. The Applicant shall cooperate with the City to enter a Reimbursement Agreement to govern any such reimbursement.

The Applicant shall agree to (without limitation) reimburse the City for all costs incurred in additional investigation or study of, or for supplementing, redrafting, revising, or amending, any document (such as an Environmental Impact Report, negative declaration, specific plan, or general plan amendment) if made necessary by proceedings challenging the project approvals and related environmental review, if the applicant desires to continue to pursue the project.

The Applicant shall agree that the City shall have no liability to the Applicant for business interruption, punitive, speculative, or consequential damages.

14. NOTICE OF FEES, DEDICATIONS, RESERVATIONS, OR OTHER EXACTIONS

The Conditions of Project Approval set forth herein may include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d) (1), these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. You are hereby further notified that the 90-day approval period in which you may protest these fees, dedications, reservations, and other exactions, pursuant to Government Code Section 66020(a), has begun. If you fail to file a protest within this 90-day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such exactions.

SECTION IV: CONDITIONS ADMINISTERED BY THE PUBLIC WORKS DEPT.

1. TRAFFIC IMPACT FEES

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).

2. PARKS

The residential project is subject to the payment of park fees in-lieu of park land dedication under City's Park Land Dedication Fee (Chapter 13.08 of the Cupertino Municipal Code).

3. PARCEL MAP

Prior to approval of the Building permit, a parcel map will be required. Existing building shall be demolished prior to parcel map recordation as it cannot straddle between parcel lines.

4. STREET IMPROVEMENTS & DEDICATION

Provide a street dedication in fee title and frontage improvements along the project to the satisfaction of the Director of Public Works. Street improvement, grading and drainage plans must be completed and approved prior to Parcel map approval.

Street improvements may include, but not be limited to, new sidewalk, ADA ramp, curb & gutter, driveways, sewer laterals, street tree installations, pavement, and underground utilities.

5. PEDESTRIAN AND BICYCLE IMPROVEMENTS

Developer shall provide pedestrian and bicycle related improvements (eg. walkway and bicycle racks, etc.) consistent with the Cupertino Bicycle Transportation Plan and the Pedestrian Transportation Guidelines, and as approved by the Director of Public Works.

6. GRADING & DRAINAGE

Grading and drainage 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.

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

7. C.3 REQUIREMENTS

C.3 regulated improvements are required for all projects creating and/or replacing 10,000 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 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, Storm Water Facilities Easement Agreement, Storm Water Facilities Operation and Maintenance 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.

8. SUBDIVISION AGREEMENT

The project developer shall enter into a development agreement with the City of Cupertino providing for payment of fees, including but not limited to checking and inspection fees, storm drain fees, park dedication fees and fees for under grounding of utilities. Said agreement shall be executed prior to Parcel Map approval.

Fees:

| | |
|--------------------------------|--|
| a. Checking & Inspection Fees: | Per current fee schedule: \$891 |
| b. Grading Permit: | Per current fee schedule: \$3,059.00 or 6% of improvement costs |
| c. Parcel Map Fee: | Per current fee schedule: \$5,985 |
| d. Storm Drainage Fee: | Per current fee schedule: \$3,565 (\$4,951 per AC) |
| e. Transportation Impact Fee: | Per current fee schedule: \$12,476 (\$6,238 per unit X 2 new units) |
| f. Encroachment Permit Fee: | Per current fee schedule: \$2,638 |
| g. Park Fees: | Per current fee schedule: \$210,000 (\$105,000 per unit X 2 new units) |
| h. Storm Management Plan Fee | Per current fee schedule: \$1,396 |
| i. Street Tree | Per current fee schedule: \$1,206 (\$402 per tree X 3 new trees) |

Bonds:

Faithful Performance Bond: 100% of Off-site and On-site Improvements

Labor & Material Bond: 100% of Off-site and On-site Improvement

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.

9. 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.

10. OPERATIONS & MAINTENANCE AGREEMENT

Developer shall enter into an Operations & Maintenance Agreement with the City prior to Parcel Map recordation.

11. 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.

12. TRANSFORMERS

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.

13. 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.

14. 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.

15. 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.

16. 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.

17. 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.

18. STREET TREES

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

19. FIRE PROTECTION

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

20. 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).

21. SAN JOSE WATER COMPANY CLEARANCE

Provide San Jose Water Company approval for water connection, service capability and location and layout of water lines and backflow preventers before Parcel Map approval.

22. 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.

23. SANITARY DISTRICT

A letter of clearance for the project shall be obtained from the Cupertino Sanitary District prior to Parcel Map approval.

24. UTILITY EASEMENTS

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

CITY ENGINEER'S CERTIFICATE OF
ACCEPTANCE OF ENGINEERING/SURVEYING CONDITIONS
(Section 66474.18 California Government Code)

I hereby certify that the engineering and surveying conditions specified in Section IV. of this Resolution conform to generally accepted engineering practices.

/s/ Chad Mosley

Chad Mosley, Assistant Director of Public Works
City Engineer CA License 66077

SECTION V: CONDITIONS ADMINISTERED BY CUPERTINO SANITARY**1. CONNECTION PERMIT FEES**

Connection permit fees, lateral disconnection fees, frontage fees, and acreage fees will be required for the proposed lots during the Building Permit Phase.

2. LATERAL & SEWER LINE CLEANOUT

Three existing laterals available for the existing property to be disconnected from the District sewer main line and abandoned per District's standards. Each lot shall have their own newly installed lateral and property line cleanout per District's standards.

3. GRADING & DRAINAGE PLANS

Show existing sanitary sewer laterals on Sheet C-3 and provide callouts stating they will be abandoned. Additionally, show two new laterals for Lots A and B but address the WYE connection at the main that are oriented in the incorrect direction. Finally, show sanitary sewer main on Krzich Place.

4. REGISTERED CONTRACTOR

The contractor performing the work disconnecting and connecting to the District's sewer mains shall be registered with the District.

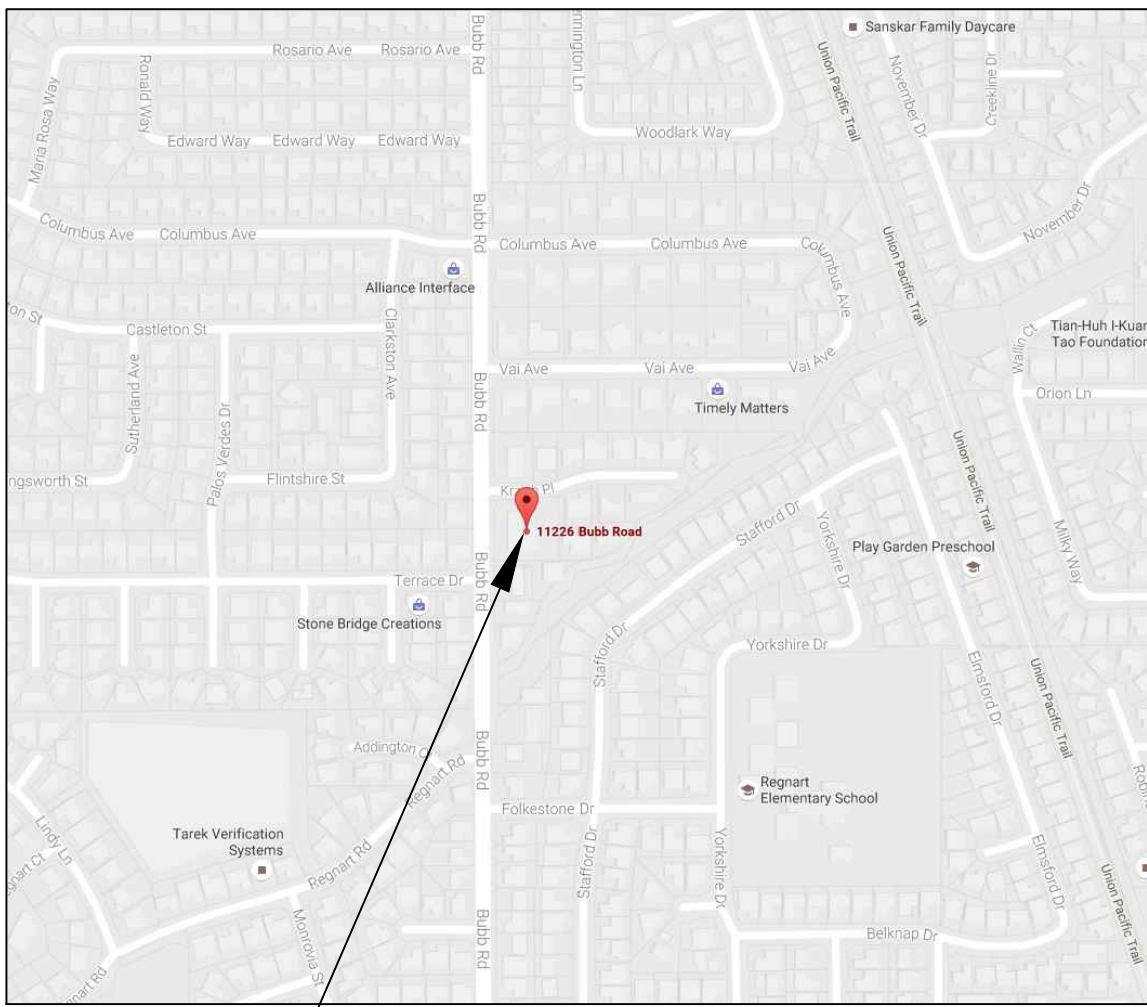
PASSED AND ADOPTED this 11th day of February, 2021 at a noticed Public Hearing of the Administrative Hearing Officer of the City of Cupertino, State of California, held by the Director of Community Development, or his or her designee, pursuant to Cupertino Municipal Code Section 19.12.120.

ATTEST:

APPROVED:

/s/Jeffrey Tsumura
Jeffrey Tsumura
Associate Planner

/s/Albert Salvador
Albert Salvador
Administrative Hearing Officer



TENTATIVE MAP

THREE NEW SINGLE FAMILY LOT SUBDIVISION AND STREET DEDICATION IN FEE 11226 BUBB RD. CUPERTINO, CALIFORNIA 95014

BEGINNING AT THE SOUTHWESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND,
DESCRIBED IN THE DEED RECORDED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF
SANTA CLARA, STATE OF CALIFORNIA ON JULY 5, 1955 IN BOOK 3215 OF OFFICIAL
RECORDS, AT PAGE 88.

CITY OF CUPERTINO
SCALE: 1"=20'

CALIFORNIA
MAY 2020

SMP ENGINEERS

BASIS OF ELEVATIONS:

TOP OF SANITARY SEWER MANHOLE LOCATED AT THE INTERSECTION OF
BUBB RD. AND KRZICH PLACE EL: 100.00'

BASIS OF BEARINGS:

THE BEARING N 00°00'00" E OF CENTERLINE OF BUBB RD., AS SHOWN
ON THAT CERTAIN TRACT NO. 4708, RECORDED IN BOOK 257
OF MAPS AT PAGES 54 & 55, SANTA CLARA COUNTY RECORDS, WAS
USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

REFERENCES:

④ 362-06-01

Tree Assessment

11226 Bubb Road
Cupertino, CA
May 2020



| Tree No. | Species | Trunk Diameter (in.) | Protected Tree? | Condition 1=poor 5=excellent | Suitability for Preservation | Comments |
|----------|-------------------------|----------------------|-----------------|------------------------------|------------------------------|--|
| 71 | Hollywood juniper | 17,15,12,12 | No | 4 | High | Beautiful specimen; multiple attachments at base; full, vigorous crown; displacing surrounding concrete. |
| 72 | Hollywood juniper | 12,11,10,10,8 | No | 4 | High | Beautiful specimen; multiple attachments at base; full, vigorous crown; displacing surrounding concrete; crown bows to east. |
| 73 | Canary Island date palm | 30 | No | 5 | High | Off-site; tag on fence; 20' brown trunk; excellent health. |
| 74 | Blue atlas cedar | 18 | Yes | 3 | Moderate | Narrow, upright form; codominant high in crown; heavy laterals to west; crook at 3'. |
| 75 | Blue atlas cedar | 17,10 | Yes | 4 | Moderate | Upright form; base covered in ivy; codominant at 2'; good vigor. |
| 76 | Mexican fan palm | 14,14 | No | 4 | Moderate | Codominant at base; 6' and 7' brown trunk. |
| 77 | Coast live oak | 13,13 | Yes | 4 | Moderate | Codominant at 4' with included bark; small stem removed on north; full, dense crown. |
| 78 | Douglas fir | 13 | No | 3 | Moderate | Replaced leader; previously topped; good vigor. |
| 79 | Blue atlas cedar | 19 | Yes | 3 | Moderate | Good upright form; slightly thin and drought stressed; sap flowing on trunk; dieback in upper crown. |
| 80 | Coast live oak | 35,15 | Yes | 5 | High | Excellent health and structure; 15' stem attaches at 4' and extends low to east; full, dense crown. |
| 81 | African fern-pine | 7,5,5,4,4,4,4 | No | 3 | Low | Multiple attachments at base; growing at edge of fence in raised planter; slightly chlorotic. |
| 82 | Coast live oak | 2,2 | No | 3 | Low | Base at fence line in raised planter; trunk bows at 4'; full crown; codominant at 7'. |
| 83 | Coast live oak | 6 | No | 3 | Low | Base at fence line in raised planter; trunk bows at 4'; slightly thin; codominant at 6'. |

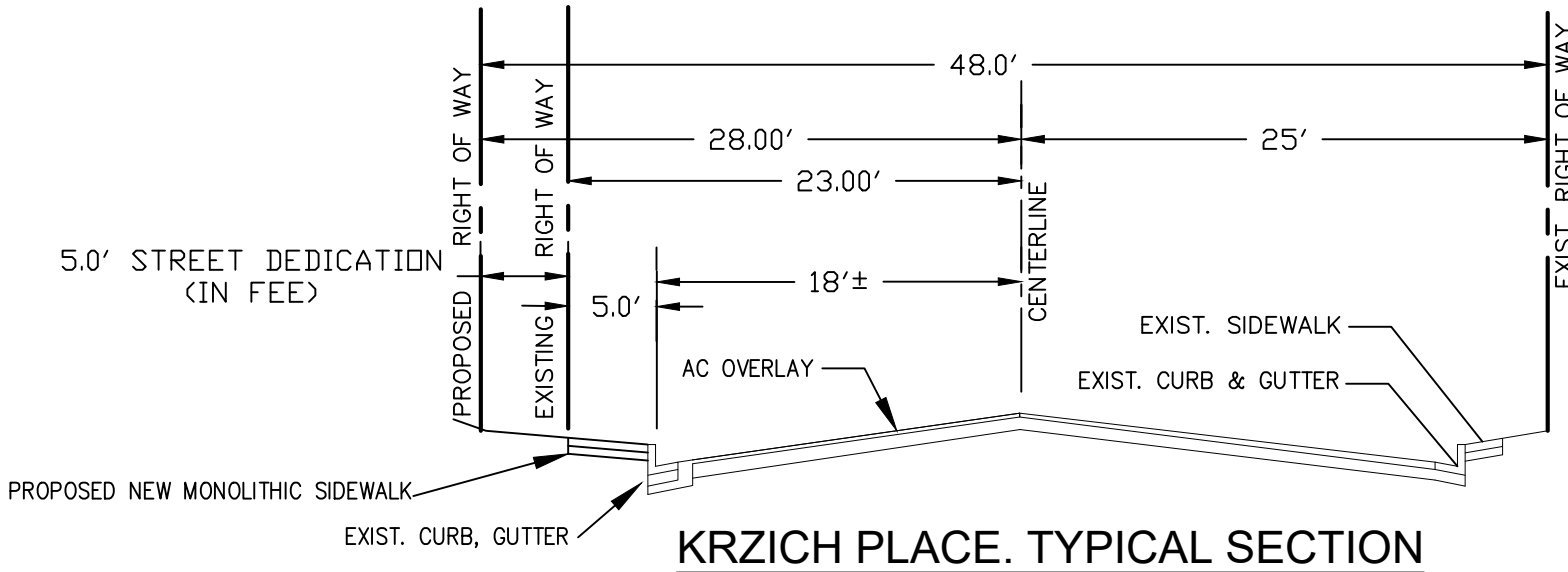
| PROPOSED LOTS | SQ. FT. | ACRES |
|----------------------------|---------|-------|
| LOT A | 11,231 | 0.257 |
| LOT B | 11,231 | 0.257 |
| LOT C | 11,231 | 0.257 |
| STREET DEDICATION (IN FEE) | 11,231 | 0.257 |
| TOTAL | 33,693 | 0.771 |

| PROPOSED LOTS | GROSS SQ. FT. | NET SQ. FT. |
|---------------|---------------|-------------|
| LOT A | 11,231 | 11,231 |
| LOT B | 11,231 | 11,231 |
| LOT C | 11,231 | 11,231 |
| TOTAL | 33,693 | 33,693 |

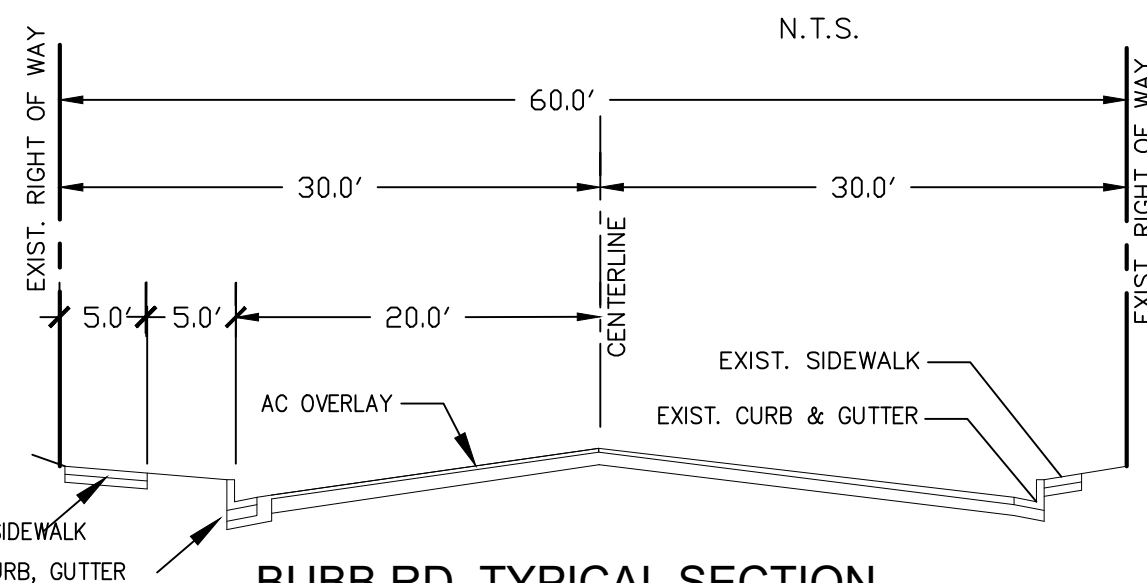
| EXISTING PARCEL | SQ. FT. | ACRES |
|-----------------|---------|-------|
| PARCEL A | 32,310 | 0.742 |

GENERAL NOTES

- PROPERTY OWNER: QI ESTATES LAND DEVELOPMENT 11226 BUBB RD. CUPERTINO, CA 95014
- SUBDIVIDER: QI ESTATES LAND DEVELOPMENT 11226 BUBB RD. CUPERTINO, CA 95014
- PREPARED BY: SAEID RAZAVI, RCE 52724 SMP ENGINEERS CIVIL ENGINEERS AND LAND SURVEYORS 1534 CAROB LANE LOS ALTOS, CA 94024 (650) 941-8055
- ASSESSOR'S PARCEL NUMBER: 362-06-036
- CONTOUR INTERVAL = 2'
- EXISTING LAND USE: RESIDENTIAL
- PROPOSED LAND USE: LOTS 1 THRU 3 RESIDENTIAL USE
- EXISTING WELLS: THERE ARE NO KNOWN WELLS.
- FLOOD ZONE CLASSIFICATION: FEMA FLOOD ZONE X - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- STREETS: ALL PROPOSED STREET MODIFICATIONS WILL BE DEDICATED AND IMPROVED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS.
- EXISTING USE OF ADJACENT PROPERTIES: RESIDENTIAL AND COMMERCIAL
- WATER: SAN JOSE WATER COMPANY
- FIRE PROTECTION: CITY OF CUPERTINO
- SANITARY SEWER: CUPERTINO SANITARY DISTRICT
- POWER AND GAS: PACIFIC GAS AND ELECTRIC.
- TELEPHONE: AT&T
- PROPOSED STREET PLANTING: IN ACCORDANCE WITH CITY ORDINANCE NO. 125
- AREA TO BE SUBDIVIDED: APPROXIMATELY 0.742 ACRES (32,316 SQUARE FEET) INTO 3 LOTS.
- NEW EASEMENT: PRIVATE STORM DRAIN EASEMENTS (P.S.D.E.) SHALL BE DESIGNATED ON THE PARCEL MAP.
- CONTOUR ELEVATION: SANTA CLARA VALLEY WATER DISTRICT BENCHMARK.
- ALL DIMENSIONS ARE APPROXIMATE.
- NO NEW STREET NAMES ARE SPECIFICALLY PROPOSED AT THIS TIME.



KRZICH PLACE. TYPICAL SECTION

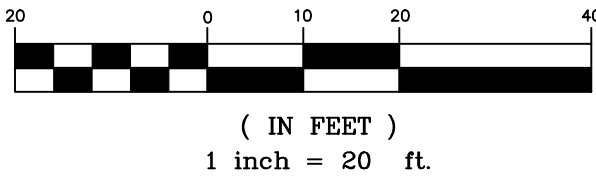


BUBB RD. TYPICAL SECTION

LEGEND AND ABBREVIATIONS

- STREET CENTER LINE
- EXTERIOR BOUNDARY LINE
- NEW LOT LINE
- EXIST. PROPERTY LINE
- EASEMENT LINE
- INDICATES FOUND STANDARD CITY MONUMENT
- PUBLIC UTILITY EASEMENT
- PRIVATE STORM DRAIN EASEMENT
- EXISTING SETBACK
- ⊙ PUE
- PSDE
- EXIST. SB

GRAPHIC SCALE



1534 CAROB LANE
LOS ALTOS, CA 94024
TEL: (650) 941-8055
FAX: (650) 941-8755

OWNER:

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SMP ENGINEERS
CIVIL ENGINEERS

TENTATIVE MAP
THREE NEW RESIDENCES
11226 BUBB RD., CUPERTINO, CA 95014
APN: 362-06-036

Revisions:



Date: 5/21/2020

Scale:

Prepared by:

A.D.

Checked by:

S.R.

Job #:

216073

Sheet:

TM

| ABBREVIATIONS | | | |
|---------------|---------------------------------|-------|----------------------------|
| | DESCRIPTION | | DESCRIPTION |
| AB | AGGREGATE BASE (CLASS AS NOTED) | LP | LOW POINT |
| AC | ASPHALT CONCRETE | MON | MONUMENT |
| AD | AREA DRAIN | OG | ORIGINAL GROUND |
| BC | BACK OF CURB | PB | PULL BOX |
| BFL | BACK FLOW WATER PREVENTOR VALVE | PGEV | PG&E VAULT |
| BOW | BOTTOM OF WALL | R,P/L | PROPERTY LINE |
| BW | BACK OF WALK | PP | POWER POLE |
| C&G | CURB AND GUTTER | PERF | PLASTIC PERFORATED PIPE |
| CTF | GARAGE FINISH FLOOR (BACK) | PSE | PUBLIC SERVICE EASEMENT |
| R,C/L | CENTERLINE | PVC | POLYVINYL CHLORIDE |
| CLSW | CENTERLINE SWALE | R/W | RIGHT OF WAY |
| CO | CLEANOUT | RCP | REINFORCED CONCRETE PIPE |
| CP | CONTROL POINT | SD | STORM DRAIN |
| DWY | DRIVEWAY | SDMH | STORM DRAIN MANHOLE |
| DI | DROP INLET | SS | SANITARY SEWER LINE |
| DLTE | DAYLIGHT | SSMH | SANITARY SEWER MANHOLE |
| ELCT | ELECTRIC | SW | SIDEWALK |
| EP | EDGE OF PAVEMENT ELEVATION | TC | TOP OF CURB |
| EUC | EUCALYPTUS TREE | TF | TOP OF FOUNDATION |
| (E),EX | EXISTING | TOB | TOP OF BANK |
| FF | FINISHED FLOOR | TOS | TOE OF SLAB |
| FG | FINISH GRADE | TOW | TOP OF WALL |
| FH | FIRE HYDRANT | TP | TOP OF PIPE |
| FL | FLOWLINE | UG | UNDERGROUND GAS |
| FNC | FENCE | USS | UNDERGROUND SANITARY SEWER |
| FOG | FOG LINE | UST | UNDERGROUND STORM DRAIN |
| GB | GRADE BREAK | UT | UNDERGROUND TELEPHONE |
| GFF | GARAGE FINISHED FLOOR (FRONT) | UW | UNDERGROUND WATER |
| GUY | GUY WIRE | VCP | VITRIFIED CLAY PIPE |
| HP | HIGH POINT | WL | WHITE LINE STRIPE |
| IP | IRON PIPE | WLK | WALKWAY |
| JP | JOINT POLE | WM | WATER METER |
| JB | JUNCTION BOX (UTILITY) | WV | WATER VALVE |
| LIP | LIP OF GUTTER | | |

| EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|---|
| | | PROPERTY LINE |
| | | FILL AREA LIMIT |
| | | CUT AREA LIMIT |
| | | CONTOUR |
| | | WATER LINE |
| | | STORM DRAIN PIPE (SOLID) |
| | | SANITARY SEWER PIPE |
| | | SUBDRAIN PIPE (PERFORATED) |
| | | OVERHEAD UTILITIES WITH POLE |
| | | GAS LINE |
| | | ELECTRIC LINE (UNDERGROUND) |
| | | JOINT TRENCH |
| | | STREET LIGHT VAULT |
| | | SANITARY SEWER CLEANOUT |
| | | SANITARY SEWER MANHOLE |
| | | STORM DRAIN MANHOLE |
| | | ELECTROLIER |
| | | WATER METER |
| | | TREE WITH TRUNK |
| | | 6' WOODEN FENCE |
| | | SPOT ELEVATION |
| | | TREE PROTECTION FENCE |
| | | 5' TALL CHAIN LINK |
| | | SWALE |
| | | DIRECTION OF FLOW IN PIPE |
| | | AREA DRAIN/ INLET |
| | | OVERLAND RELEASE PATH |
| | | GRADE TO DRAIN, 2% MIN. AWAY FROM HOUSE |
| | | (E) TREE TO BE REMOVED |
| | | ROOF DOWN-SPOUT RELEASED TO 24" SPLASH BLOCK, DISCHARGING TO LANDSCAPE AREAS AND AWAY FROM BUILDING |

GRADING AND DRAINAGE PLANS

THREE NEW RESIDENCES

11226 BUBB RD. , CUPERTINO, CA 95014

GENERAL NOTES

- All work shall be in accordance with the State of California Department of Transportation Standard Specifications (dated July 1992), Standard Plans (dated July 1992), and City of Cupertino Standard Details. The Contractor shall perform the work described in the specification, and as shown on the drawings, and to the satisfaction of the City Engineer.
- The Contractor is required to notify the Public Works Inspector two (2) working days prior to requiring an inspection. Two (2) working days prior to installing permanent striping, the Contractor shall call for review and approval of the proposed striping by the City Traffic Engineer. The City shall have the right to make changes in the locations of the alignment of lane stripes and pavement markings.
- All underground utilities shall be installed and adequately backfilled before placement of the base material and surface structures. If utilities are to be installed subsequently, a written notification from the affected utility company indicating its commitment to bore or tunnel shall be submitted to the City Engineer before proceeding with the work. Underground utilities, except storm and sanitary sewer, will not be permitted in pavement area, with the exception of street crossings, otherwise specifically approved and authorized by the City Engineer.
- The Contractor shall have all of the utilities, underground mains and services that may conflict with the project, located in the field. The Contractor shall contact Underground Service Alert (USA) two (2) working days in advance of any work, for location of the underground facilities, at (800) 642-2444.
- All trench backfill, fill areas, and base material shall attain a minimum 95 % compaction as per Standard Specifications. For typical trench sections, refer to the City Standard Details, with the exception of sanitary sewers.
- All trees, roots and foreign matter in existing or proposed Right of Way shall be removed to a depth of two (2) feet below subgrade and disposed of.
- All existing pavement removed or damaged shall be replaced as required by the City Engineer.
- All concrete used for all structures must be Class "A" (6 sacks per cubic yard) as per Standard Specifications and shall attain a strength of 3,000 p.s.i. in 28 days. Sidewalks, curbs and gutters shall be Class "B" (5 sacks per cubic yard) as per Standard Specification and shall attain a strength of 3,000 p.s.i. in 28 days.
- Drop inlets installed shall be City of Cupertino Standard unless otherwise noted on the plans. The boxes shall be installed at the same time the P.C.C. curb and gutter is installed. Class "A" P.C.C. shall be used.
- A minimum thickness of six (6) inches of P.C.C. shall be required for commercial driveway approaches and five (5) inches for residential. Locations shall be determined prior to the installation of curbs. The driveway shall be installed at the same time as the curb.
- All street curbs shall be vertical P.C.C. curbs.
- Install City of Cupertino street name signs, four (4) blades each per assembly as shown on the plans.
- Install City of Cupertino standard monument box (es) and monument(s) as shown on the plans.
- All grade stakes and laths required by the City Engineer shall be installed by the Subdivider's Engineer as directed. Minimum off-sets for cut stakes shall be five (5) feet.
- Prior to commencing work, the Contractor shall have cut sheets approved by the City Engineer. Notify the City Engineer two (2) working days prior to requiring inspection.
- The Contractor shall submit a written request for final inspection.
- One pound of dispersing black shall be mixed with each cubic yard of concrete at the batch plant.
- Grading of lots outside of R/W as per typical section and for cross-section, shall be completed and approved by the City Engineer before proceeding with preparation of the subgrade and placement of surface structures on lots. All lots shall be graded to the street elevation, or as shown on the plans, or as determined by the City Engineer.
- Notify the City Engineer (two) 2 working days in advance of requiring services for checking field staking. At this time, three (3) copies of the cut sheets will be furnished.
- All standard street monuments, lot corner pipes, and other permanent monuments disturbed during construction shall be replaced before acceptance of the improvements by the City of Cupertino.
- Manhole frames and covers shall be brought to finish grade before final paving.
- The Developer shall pay all costs for moisture-density curves (Calif. Test No. 216E) and any other tests required by the City Engineer during street construction.
- Approval of these plans does not release the Contractor of the responsibility for the corrections of mistakes, errors, or omissions contained therein. If, during the course of construction of improvements, public interest requires a modification of/or a departure from the City of Cupertino specification or these improvement plans, the City Engineer shall have the authority to require such modification or departure and to specify the manner in which the same is to be completed.
- Septic tanks shall be pumped and backfilled to the satisfaction of Santa Clara County Health Department prior to construction.
- For all five (5) foot monolithic sidewalks, all fire hydrants and electroliers shall be installed behind the sidewalk.
- Each sheet of the construction/modification plans shall be initiated by the City Engineer to be considered approved final plans. It shall be the responsibility of the Contractor, and all Subcontractors to insure they are furnished with approved plans or the latest revised plans.
- All water lines, valves, hydrants, and appurtenances thereto installed within the City of Cupertino Municipal Water Utility's services area, shall be the property of said water utility.
- Construction signing shall be installed prior to the beginning of work.
- Any and all storm lines installed as part of the work on these plans shall be cleaned of all excess material, debris and obstructions. Storm lines shall be flushed as directed by the City Engineer.

SANITARY SEWER NOTES

- All work performed shall be installed to manufacturers specifications and all work shall comply with all current local, state and federal requirements.
- All work shall be constructed in accordance with these plans and the Standard Specifications of the Cupertino Sanitary District.
- All excavation and backfilling within street right-of-way shall be done in accordance with the requirements of the Engineer of the public agency having jurisdiction. Encroachment Permits shall be obtained and a copy shall be on the job during construction.
- Fill material shall be compacted to a minimum of two and one half (2.5) feet above the top of pipe elevation by methods that will not damage the pipe or substituted with gravel or one (1) slurry mix. Fill material must attain a minimum of ninety five percent (95%) relative compaction, as per State of California Standard Specifications.
- The District Engineer shall be notified two (2) working days in advance of starting construction on this project , 20065 Stevens Creek Boulevard, Building C, Cupertino, CA 95014 (408) 253-7071. At that time, traffic plans, encroachment permits and the sewer diversion plans shall be given to the District Engineer. Sewer diversion plans shall include sewage bypass and emergency plans. Work shall not begin until the District Engineer has provided written acceptance of these plans.
- One (1) sanitary sewer lateral shall be installed for each lot or building. Location of lateral and property corners to be staked in field at the same time the sewer main is staked for construction. Laterals shall not be laid on less than two percent (2%) grade and shall have a minimum cover of four and one half (4.5) feet at property line or edge of sanitary sewer easement. Laterals shall be deeper than four and one half (4.5) feet when directed by District Engineer. Laterals shall not be extended beyond the street right-of-way line or sanitary sewer easement line until the main has been tested. Lateral sewers constructed outside of the public street or Cupertino Sanitary District Easement shall be constructed in accordance with the requirements of, and shall be inspected by the City of Cupertino Building Department.
- The Contractor performing work on the sanitary sewers shall be required to register with the District and provide insurance as specified in Sections 1.39 and 1.40 of the District's Standard Specifications.
- The Developer and General Contractor shall be responsible for protection of all existing improvements including existing sanitary sewer facilities that are to remain and if damaged during construction of the proposed improvements, shall be repaired to the satisfaction of the Cupertino Sanitary District and other affected agencies.
- Channels of all District manholes within the construction area shall be protected by plywood covers, placed in the manholes and manhole castings shall be adjusted to final grade in accordance with the Standard Specifications of the Cupertino Sanitary District or as directed by the District Engineer.
- The Developer and General Contractor shall be responsible for the prevention of construction debris entering the existing sanitary sewer system due to the construction activities associated with this project and the Developer and Contractor shall pay all costs associated with the release of construction debris into the existing sanitary sewer system due to the construction activities associated with this project.
- The Developer and General Contractor shall be responsible for the prevention of a sewage spill associated the Contractors activities on this project and the Developer and Contractor shall pay all costs associated with the release of sewage into surface drainage system and downstream surface waters.
- Utility Notification (Contractor shall locate all utilities prior to start of excavation):
 - Underground Service Alert 800-227-2600
 - Storm Drains City of Cupertino
 - Sanitary Sewers Cupertino Sanitary District
- All Sanitary Sewer Pipes shall be PVC-SDR26 or approved equal, unless otherwise specified by the District Engineer.
- Access for pedestrians and vehicles shall be provided at all times unless approved in writing by District Engineer.
- VIDEOTAPE INSPECTION OF THE EXISTING/ (N) PROPERTY LINE CLEANOUT, POINT OF CONNECTION AND STREET LATERAL IS REQUIRED PRIOR TO PASSING THE CITY OF CUPERTINO FINAL INSPECTION. OWNER TO CALL DISTRICT 48 HOURS PRIOR TO VIDEO INSPECTION TO SCHEDULE A DISTRICT INSPECTOR. DISTRICT TO PROVIDE BUILDING DEPARTMENT WHIT WRITTEN NOTIFICATION UPON COMPLETION OF INSPECTION.

Approval of these plans by Cupertino Sanitary District does not relieve the installer of the responsibility for the correction of mistakes, errors, or omissions. If, during the course of construction of the sanitary sewers the public interest requires a modification of, or a departure from the District Specifications or these improvement plans, the District Engineer shall have the authority to require such modifications or departure and to specify the manner in which the modifications or departure is to be done.

Approved _____, 20_____

CUPERTINO SANITARY DISTRICT

District Engineer

EARTHWORK TABLE

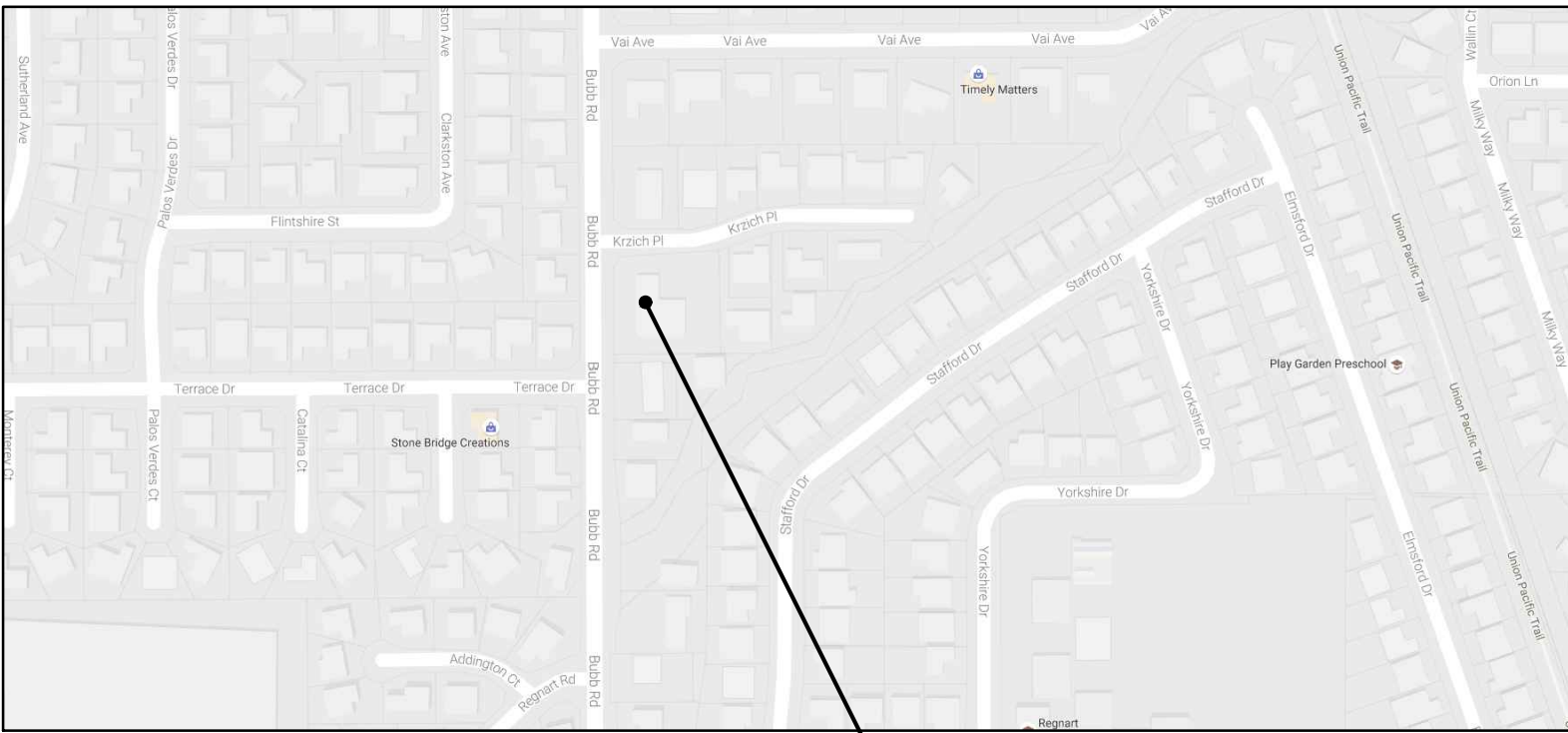
| | FILL (CY) | CUT (CY) | IMPORT (CY) | EXPORT (CY) |
|----------|-----------|----------|-------------|-------------|
| BUILDING | 153 | 551 | | |
| SITE | 128 | 321 | | |
| TOTAL | 281 | 872 | 0 | 591 |

NOTE:

- EARTHWORK QUANTITIES ON THIS TABLE ARE FOR INFORMATION ONLY. CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITY TAKE OFFS.

CITY ENGINEER'S SIGNATURE

APPROVED BY: TIMM D. BORDEN RCE 45512 Date
DIRECTOR OF PUBLIC WORKS EXP. 12/31/2020



LOCATION MAP

N.T.S.

PROJECT SITE



SHEET INDEX:

| | |
|-----|-----------------------------------|
| C-1 | COVER SHEET |
| C-2 | NOTES/DETAILS |
| C-3 | GRADING AND DRAINAGE PLAN |
| C-4 | STORMWATER CONTROL NOTES/ DETAILS |
| C-5 | STORMWATER CONTROL PLAN |

BASIS OF BEARINGS:

THE BEARING N 00°00'00" E OF CENTERLINE OF BUBB RD., AS SHOWN ON THAT CERTAIN TRACT NO. 4708, RECORDED IN BOOK 257 OF MAPS AT PAGES 54 & 55, SANTA CLARA COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

REFERENCED ASSUMED BENCHMARK:

TOP OF SANITARY SEWER MANHOLE LOCATED AT THE INTERSECTION OF BUBB RD. AND KRZICH PLACE EL: 100.00'

CUPERTINO SANITARY SEWER DISTRICT NOTE:

- CUPERTINO SANITARY SEWER DISTRICT CONNECTION PERMIT IS REQUIRED PRIOR TO ISSUE OF ANY BUILDING PERMIT.
- SEE SANITARY SEWER NOTES ON SHEET C-2 FOR REQUIREMENTS AND RECOMMENDATIONS.

GEOTECHNICAL REVIEW:

-GRADING AND DRAINAGE PLANS SHALL BE REVIEWED AND APPROVED BY THE PROJECT GEOTECHNICAL/ SOILS ENGINEER.
-GEOTECHNICAL/ SOILS ENGINEER TO PROVIDE AND FURNISH LETTER OF APPROVAL TO CITY.

NOTE:

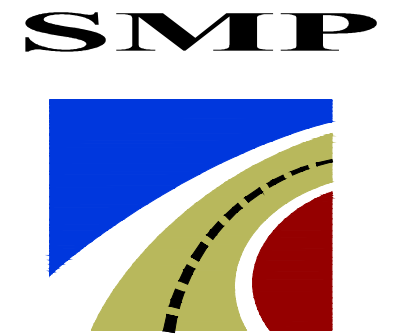
"THE GEOTECHNICAL ASPECTS OF THE CONSTRUCTION, INCLUDING SITE GRADING, BASEMENT EXCAVATION, PIER DRILLING, FOOTING EXCAVATIONS, PREPARATION OF SUBGRADE AND PLACEMENT OF NON-EXPANSIVE FILL BENEATH THE BASEMENT SLAB AND SLABS-ON-GRADE, PAVEMENTS, RETAINING WALL BACKFILL, AND INSTALLATION OF SURFACE AND SUBSURFACE DRAINAGE SHOULD BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY MURRAY ENGINEERS, INC., DATED JANUARY 10, 2013. MURRAY ENGINEERS, INC. SHOULD BE PROVIDED AT LEAST 48 HOURS ADVANCE NOTIFICATION (650-559-9980) OF ANY EARTHWORK OPERATIONS AND SHOULD BE PRESENT TO OBSERVE AND TEST, AS NECESSARY, THE EARTHWORK, FOUNDATION, AND DRAINAGE INSTALLATION PHASES OF THE PROJECT."

DRAINAGE NOTES

- Surface water shall be directed away from all buildings into drainage swales, gutters, storm drain inlets and drainage systems.
- All roof downspouts shall discharge to concrete splash pads draining away from the foundation. See architectural plans for roof downspout locations.
- On site storm drain lines shall consist of solid PVC-SCH 40 OR PVC SDR-35 minimum or better. Use PVC SCH80 OR PVC SDR-26 for pipes running under driveway.
- Storm drain inlets shall be precast concrete, Christy U23 type or equivalent. Use traffic grade cover for inlets in driveways and stalls.

NOTICE TO CONTRACTORS

CONTRACTOR TO NOTIFY U.S.A. (UNDERGROUND SERVICE ALERT) AT 800-227-2600 A MINIMUM OF 2 WORKING DAYS BEFORE BEGINNING UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION AND DEPTH OF UNDERGROUND UTILITIES.



ENGINEERS
CIVIL ENGINEERS

1534 CAROB LANE
LOS ALTOS, CA 94024
TEL: (650) 941-8055
FAX: (650) 941-8755

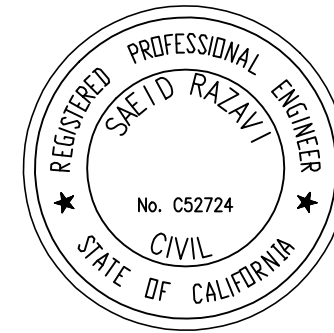
OWNER:

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SMP ENGINEERS
CIVIL ENGINEERS

GRADING AND DRAINAGE PLANS
THREE NEW RESIDENCES
11226 BUBB RD., CUPERTINO, CA 95014
APN: 362-06-036

COVER SHEET

Revisions:



Saeed Raza

Date:

1/30/2020

Scale:

AS SHOWN

Prepared by:

S.P.

Checked by:

S.R.

Job #:

216073

Sheet:

1 OF 5

C-1

PUBLIC WORK NOTES:

1. Approval of these plans does not release the Owner and/or Contractor of the responsibility for the corrections of mistakes, errors, or omissions contained therein. If, during the course of construction of improvements, public interest requires a modification of/or a departure from the City of Cupertino specification or these improvement plans, the City Engineer shall have the authority to require such modification or departure and to specify the manner in which the same is to be completed, at the sole expense of the Owner and/or Contractor.
2. Contact Public Works, 777-3104, for inspection of grading, storm drainage and public improvements.
3. All public improvements must be completed prior to occupancy.
4. Contractor is responsible for dust control and insuring the area adjacent to the work is left in a clean condition.
5. The Contractor shall review standard detail 6-4 on tree protection prior to accomplishing any work or removing any trees.
6. All grading shall be done in accordance with the Soils report .
7. All storm line installation with slopes less than 2% shall be certified by the Civil Engineer.
8. All on-site sanitary sewer lines and laterals shall be subject to building departments approval prior to installation.
9. Utilize Best Management Practices (BMP's), as required by the State Water Resources Control Board, for ANY activity which disturbs the soil.
10. A work schedule of grading and erosion & Sediment Plan shall be provided to the City engineer by August 15, No grading to be performed between October 1 to April 15.
11. Civil Engineer or Soils Engineer to review all grading and submit a final report to the City prior to occupancy.
12. Compaction reports and pad elevation certification are required on all building pad work.
13. The Owner or Contractor must call for final inspection, and the project must be signed off, prior to requesting return of bonds.
14. All (N) electrical services(power,phone,and/or cable) shall be undergrounded.
15. To initiate release of bonds , contact the Public Works Inspector for Final Inspection.
16. Prior to beginning of any work within the public right of way, the contractor will be responsible for pulling an encroachment permit from the public works department.

STANDARD GRADING DRAINAGE PLAN NOTES
CITY OF CUPERTINO

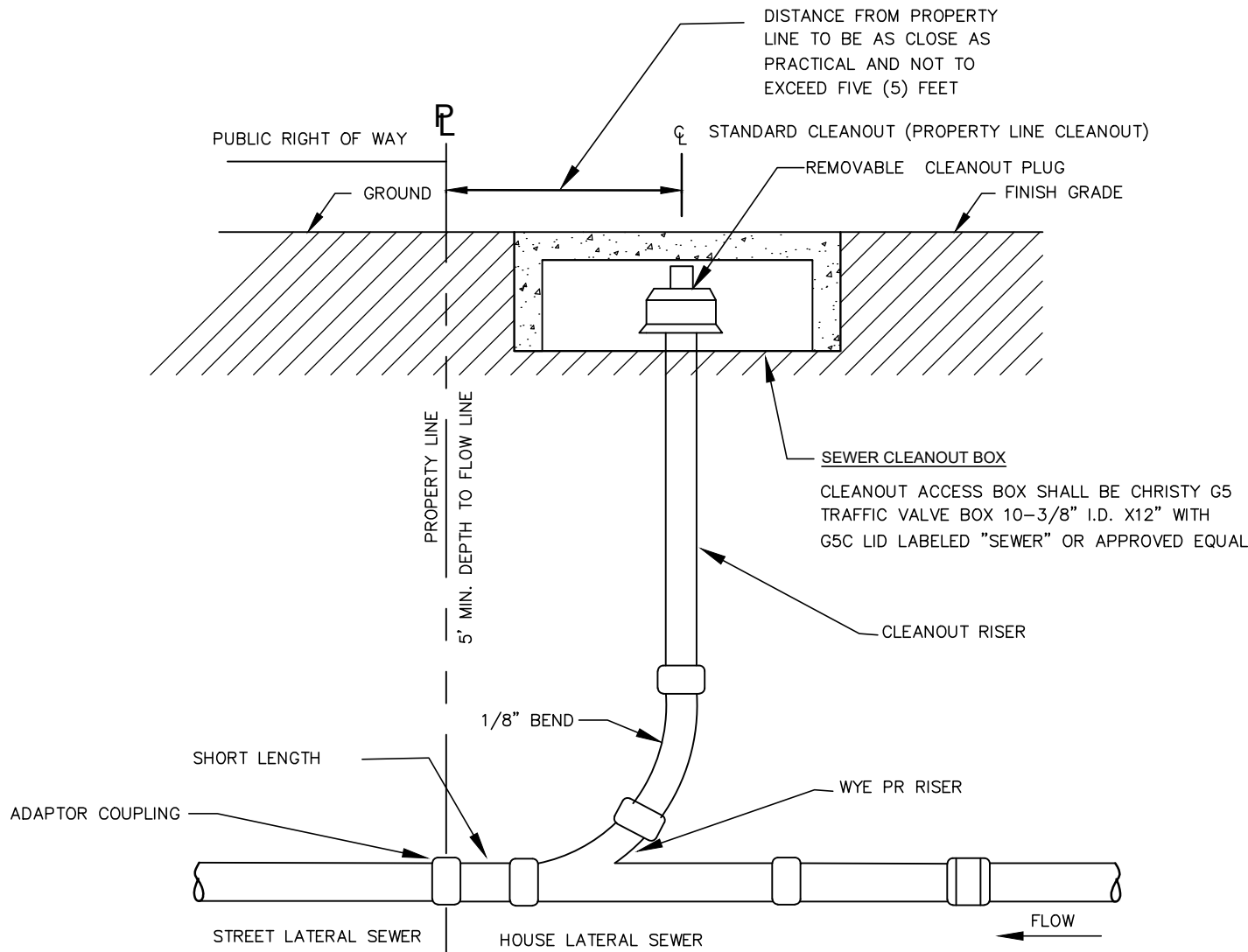
1. All grading and related drainage work is subject to observation by the City Permittee or representative shall notify the City of Cupertino Public Works Inspector at least two working days before start of grading.
2. Approval of this plan applies only to (A) the excavation, placement, and compaction of natural earth materials, (B) the installation on-site (i.e. private property) storm water conveyance and treatment facilities that are outside of the building envelope, and (C) the installation of retaining structures that are independent of an existing building structure (see note 3 below). This approval does not constitute approval of improvements with the exception of those listed above. Proposed improvements, with the exception of those listed above, are subject to review and approval by the responsible authorities and all other required permits shall be obtained.
3. Unless otherwise noted on the plan, an depiction of a retaining structure shall not constitute approval for construction of the retaining structure unless a separate structural review by the City is completed and approved.
- It shall be the responsibility of the Permittee or agent to identify, locate and protect all underground facilities.
- The permittee or agent shall maintain the streets, sidewalks and all other public rights-of-way in a clean, safe and usable condition at all times. Spills of soil, rock or construction debris shall be immediately removed from the public owned property. Approved protective measures and temporary drainage provisions shall be provided to protect adjoining properties from deposition of material or diverted flows both during and after all phases of construction.
- AH grading shall be performed in such a manner as to comply with the requirements and standards established by the Bay Area Air Quality Management District or air borne particulates.
- This project shall comply with the Prevention of Flood Damage as stated in Chapter 11.02 of the Cupertino Municipal Code.
- All known well locations on the site have been shown and such wells shall be maintained or abandoned according to current regulations administered by the Santa Clara Valley Water District. Call (408) 242-2111 Extension 2111 to arrange for District observation of all well abandonments.
- In the event that Human Remains and/or Cultural Materials are found, all project-related construction should cease within a 100-foot radius. The contractor shall, pursuant to section 50201 of the Health and Safety Code, and section 50201 of the Public Resources Code of the State of California, notify the Santa Clara County Coroner immediately.
1. This plan does not approve the removal of trees. Appropriate tree removal permits and methods of tree preservation should be obtained from the City Planning Department and the City Arborist.
11. Approval of these plans does not release the contractor of the responsibility for corrections of mistakes, errors, or omissions contained therein. If, during the course of construction of improvements, public interest requires a modification of/or a departure from the City of Cupertino Specifications or these improvement plans, the City Engineer shall have the authority to require such modification or departure and to specify the manner in which the same is to be completed.
12. The project has been designed to comply with the Excavation, Grading and Retaining Walls requirements as stated in Chapter 11.01 and Residential Hillside (RHS) Zones as stated in Chapter 11.02 of the Cupertino Muni Code.
13. A Transportation Permit (Haul Route Permit- Chapter 11.32 of the Cupertino Muni Code) and Construction Management Schedule is required for all Grading projects.
1. Grading will not be allowed between October 1st and April 31st of any year without Erosion Control plans and measures approved by the Director of Public Works. Stormwater pollution prevention measures in accordance with City specifications and with the document "Clean Bay Blueprint" shall be implemented throughout the year to the satisfaction of the Director of Public Works.
1. A post construction "as-built" plan is required by the Director of Public Works from a Civil or Soils Engineer retained by the owner to provide the final horizontal and vertical locations of the improvements approved with this plan such as subdrains, on-site storm water conveyance and treatment systems, and on-site retaining structures.

UTILITY NOTES:

1. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
2. CONNECT SANITARY SEWER AND WATER LINES TO EXISTING STREET LATERALS.
3. CONNECT GAS AND ELECTRIC LINES TO EXISTING STREET LATERALS, PER PG&E STANDARDS.
4. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
5. ALL ELECTRIC, TELEPHONE AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
6. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSING AND INFORM THE OWNER/ DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLANS.

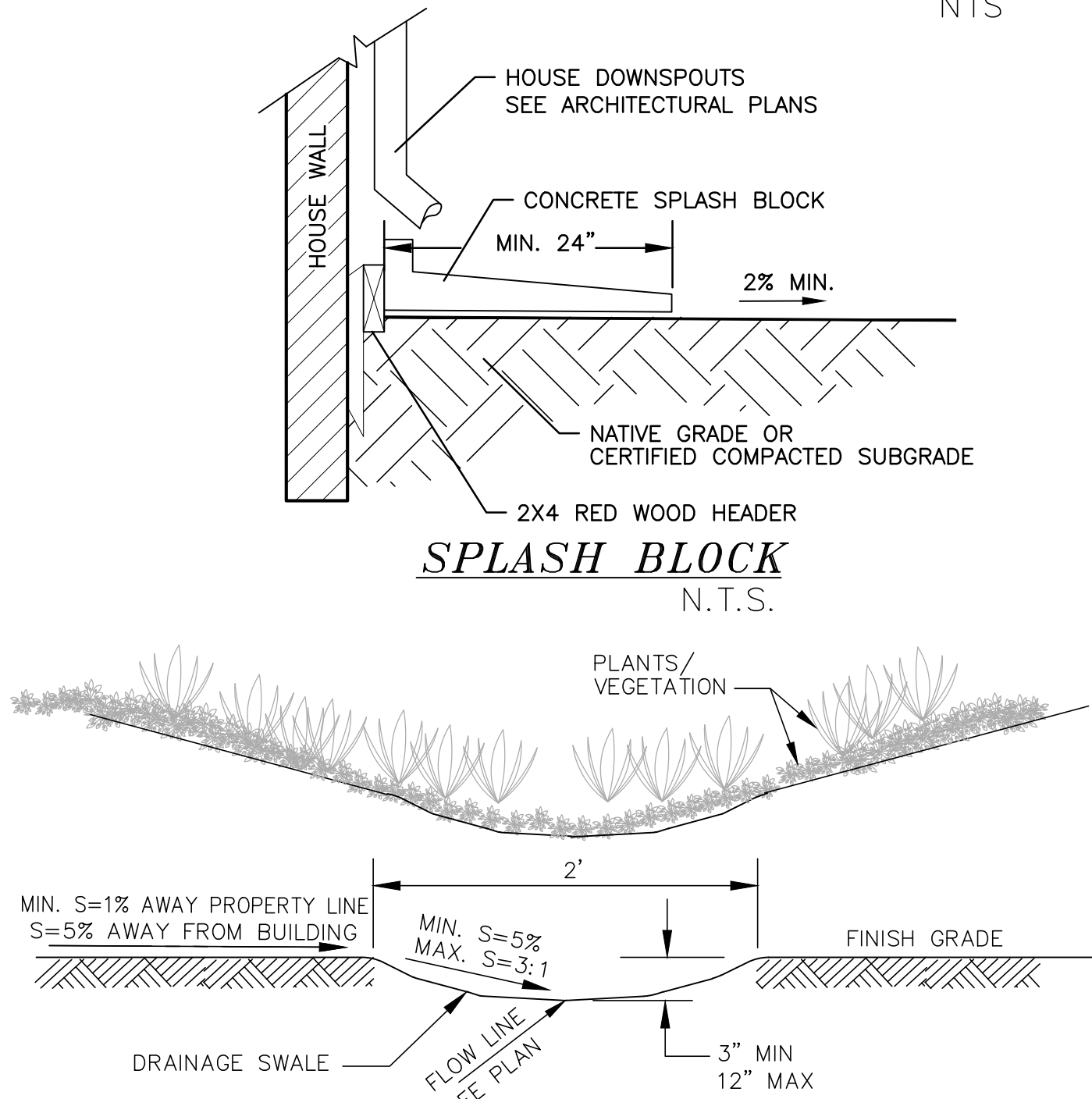
SANITARY SEWER DISTRICT NOTICE TO APPLICANT/ OWNER:

- An approved backflow device(IAPMO or UPC approved) is required for first floor Since the lowest finished floor with plumbing is less than (1') foot above the rim of the nearest upstream manhole.

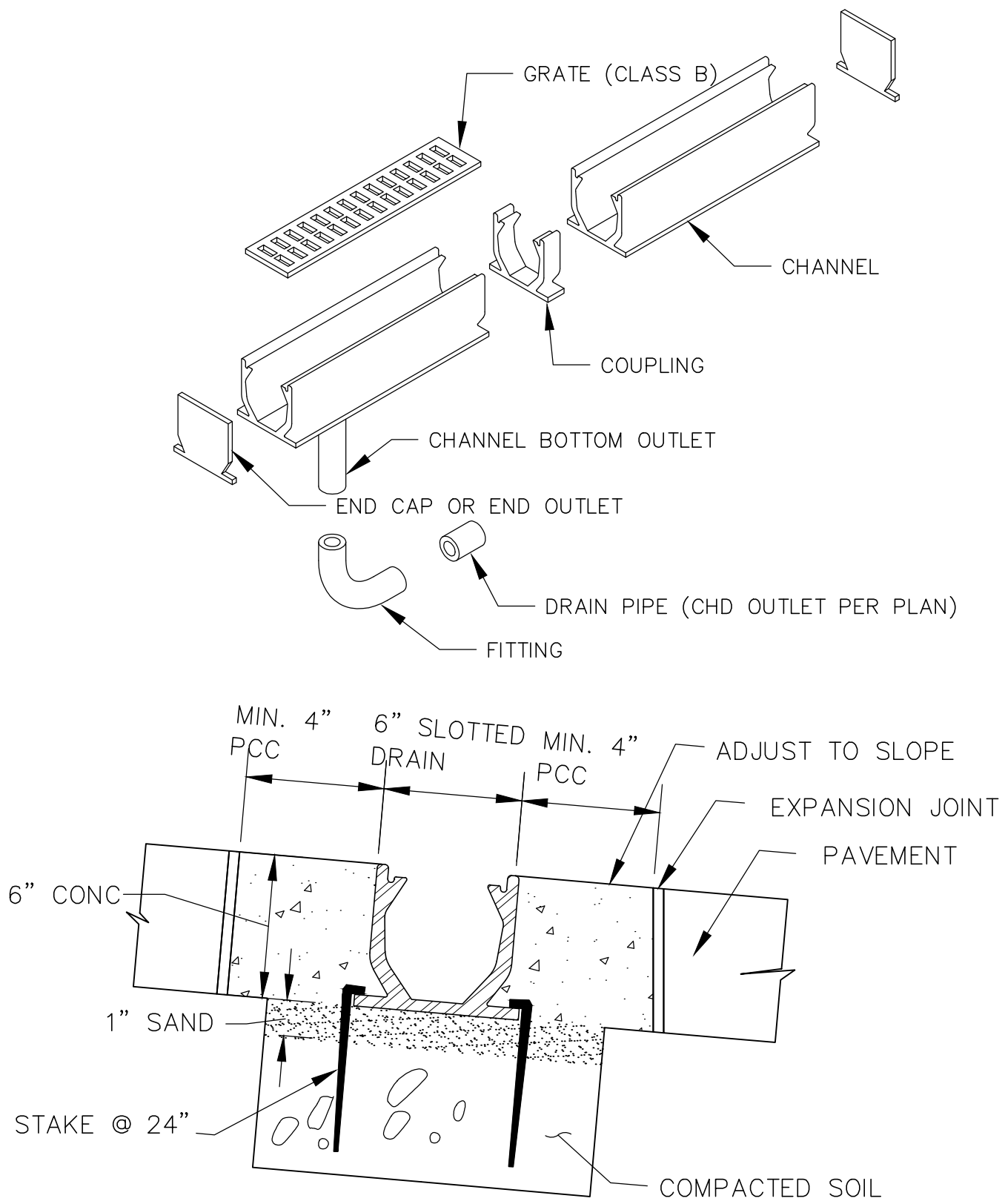


- NOTES:
- MINIMUM PIPE SLOPE DETERMINED BY BUILDING DEPARTMENT.
 - LATERAL SEWER CLEANOUT TO BE SAME SIZE AS LATERAL SEWER.
 - AT LEAST 6-INCH CLEARANCE VALVE CAP AND INSIDE OF BOX REQUIRED.

STANDARD SANITARY SEWER CLEANOUT NOTES

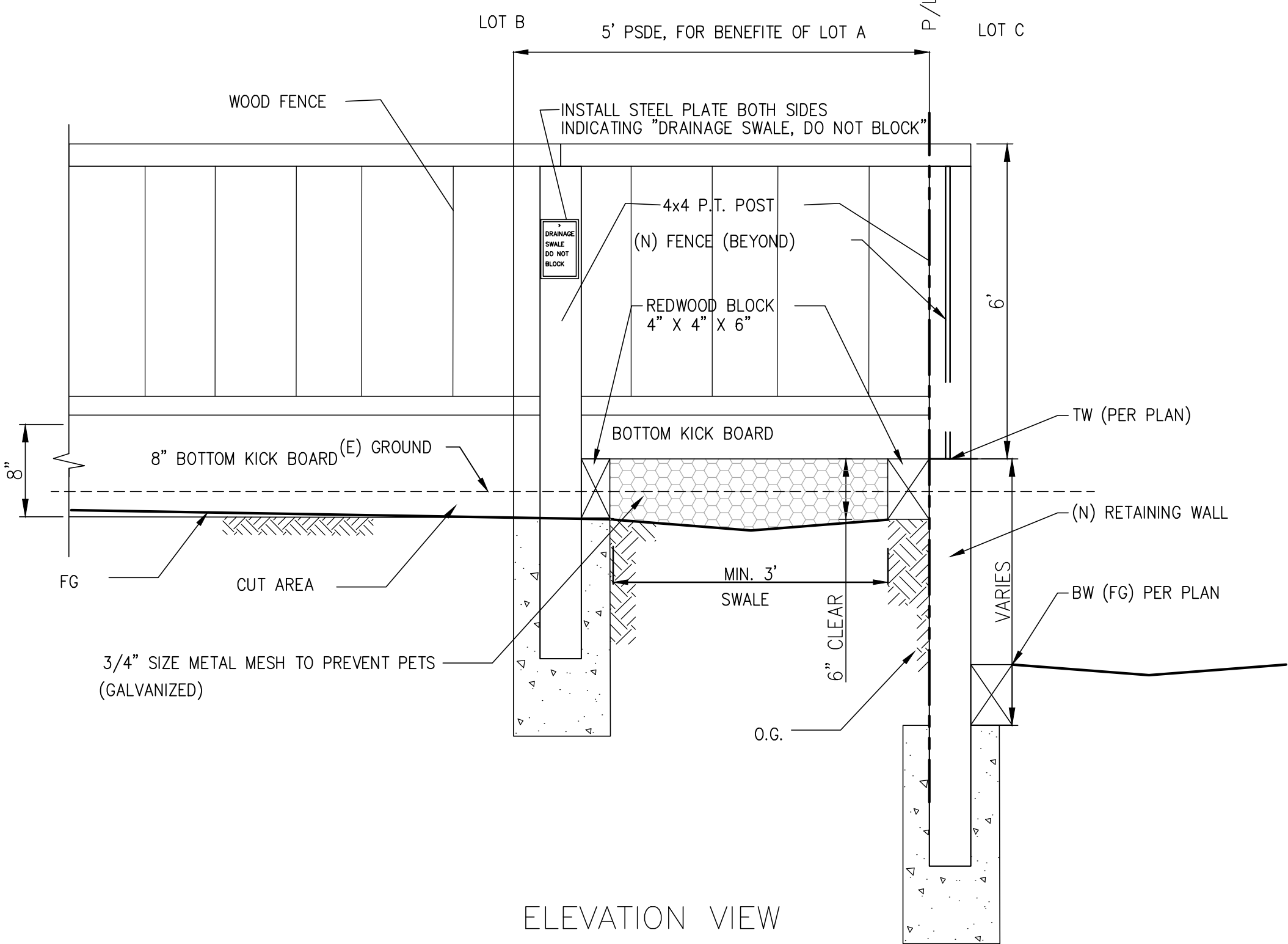


EARTH SWALE DETAIL
N.T.S.



CHANNEL DRAIN TYPICAL DETAIL

N.T.S.



FENCE OPENING AT SWALE AND RETAINING WALL

N.T.S.

OWNER:

Revisions:



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CIVIL ENGINEERS

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TEL: (650) 941-8055
FAX: (650) 941-8755

OWNER:

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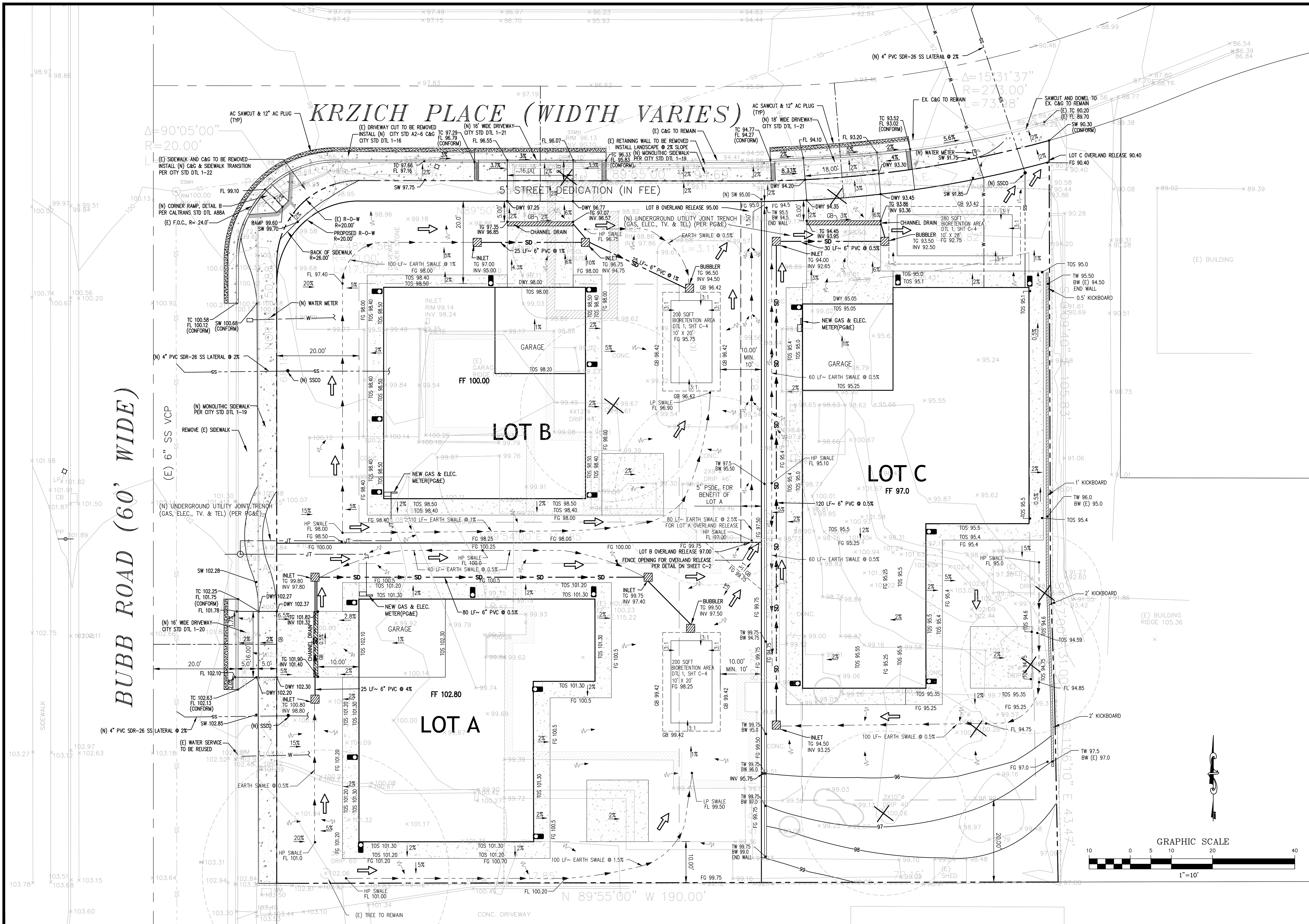
GRADING AND DRAINAGE PLANS
THREE NEW RESIDENCES
11226 BUBB RD., CUPERTINO, CA 95014
APN: 362-06-036

Revisions:



Date: 1/30/2020
Scale: 1"=10'
Prepared by: S.P.
Checked by: S.R.
Job #: 216073

Sheet: 3 OF 5
C-3



OPERATION AND MAINTENANCE
INFORMATION:

RESPONSIBLE PARTY FOR MAINTENANCE:
HOME OWNER

STORMWATER CONTROL PLAN

THREE NEW RESIDENCES
11226 BUBB RD. , CUPERTINO, CA 95014
APN: 362-06-036

SHEET INDEX:

STRM-1 COVER SHEET/ NOTES/ MEASURES
STRM-2 STORMWATER MANAGEMENT PLAN

Compliance with NPDES Permit Provision C.3:

The San Francisco Bay Regional Water Quality Control Board (SFRWQCB) incorporated updated requirements into Santa Clara County's National Pollution Discharge Elimination System (NPDES) Permit in August 06. These updated stormwater quality control requirements are predominantly in the category of new development discharge controls. The Permit requires that permanent, post-construction stormwater quality control measures be implemented as part of development projects.

Updated stormwater quality control measures include:
- Source Control Measures
- Site Design Measures
- Treatment Control Measures

Beginning August 15, 2006, all projects creating or replacing 10,000 sq. ft. or more of impervious surface area must design and install a permanent post-construction stormwater treatment facility on the site. The system must be design and installed according to numeric sizing criteria.

All projects, regardless of size that create or replace impervious surface may be required to install stormwater quality controls to the maximum extent practicable.

This project proposes to implement appropriate source control and site design measures. The project creates/replaces LESS THAN 10,000 SQFT of impervious surface area, therefore, it is not required to provide stormwater treatment facilities based on numeric sizing criteria. However, the project proposes to implement stormwater treatment measures to maximize the removal of pollutants to the maximum extent practicable.

1 Source Control Measures:

- Covered material storage and Garage.

2 Site Design Measures:

- Disconnected Roof downspout splash blocks that deflect the water away from the building and flow to on-site landscaped areas, or Grassy swales to maximize infiltration and Minimize pollutants before draining to on-site inlets.

3 Stormwater Treatment Measures:

BIORETENTION AREA

| TABLE 3 | | ROUTINE MAINTENANCE |
|---------|---|--|
| NO. | ACTIVITIES FOR BIORETENTION AREAS MAINTENANCE TASK | FREQUENCY OF TASK |
| 1 | REMOVE OBSTRUCTIONS, WEEDS, DEBRIS AND TRASH FROM BIORETENTION AREA AND ITS INLETS AND OUTLETS; AND DISPOSE OF PROPERLY. | QUARTERLY, OR AS NEEDED AFTER STORM EVENTS |
| 2 | INSPECT BIORETENTION AREA FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, TILL AND REPLACE THE SURFACE BIOTREATMENT SOIL WITH THE APPROVED SOIL MIX AND REPLANT. | QUARTERLY, OR AS NEEDED AFTER STORM EVENTS |
| 3 | CHECK UNDERDRAINS FOR CLOGGING. USE THE CLEANOUT RISER TO CLEAN ANY CLOGGED UNDERDRAINS. | N/A |
| 4 | MAINTAIN THE IRRIGATION SYSTEM AND ENSURE THAT PLANTS ARE RECEIVING THE CORRECT AMOUNT OF WATER (IF APPLICABLE). | QUARTERLY |
| 5 | ENSURE THAT THE VEGETATION IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND PROTECT SOILS FROM EROSION. PRUNE AND WEED THE BIORETENTION AREA. REMOVE AND/OR REPLACE ANY DEAD PLANTS. | ANNUALLY, BEFORE THE WET SEASON BEGINS |
| 6 | USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN. | ANNUALLY, BEFORE THE WET SEASON BEGINS |
| 7 | CHECK THAT MULCH IS AT APPROPRIATE DEPTH (2 - 3 INCHES PER SOIL SPECIFICATIONS) AND REPLENISH AS NECESSARY BEFORE WET SEASON BEGINS. IT IS RECOMMENDED THAT 2" - 3" OF ARBOR MULCH BE REAPPLIED EVERY YEAR. | ANNUALLY, BEFORE THE WET SEASON BEGINS |
| 8 | INSPECT THE ENERGY DISSIPATION AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ACCUMULATED SEDIMENT. | ANNUALLY, BEFORE THE WET SEASON BEGINS |
| 9 | INSPECT OVERFLOW PIPE TO ENSURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE DAMAGED PIPING. | ANNUALLY, BEFORE THE WET SEASON BEGINS |
| 10 | REPLACE BIOTREATMENT SOIL AND MULCH, IF NEEDED, CHECK FOR STANDING WATER, STRUCTURAL FAILURE AND CLOGGED OVERFLOWS. REMOVE TRASH AND DEBRIS. REPLACE DEAD PLANTS. | ANNUALLY, BEFORE THE WET SEASON BEGINS |
| 11 | INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST. | ANNUALLY, BEFORE THE WET SEASON BEGINS |

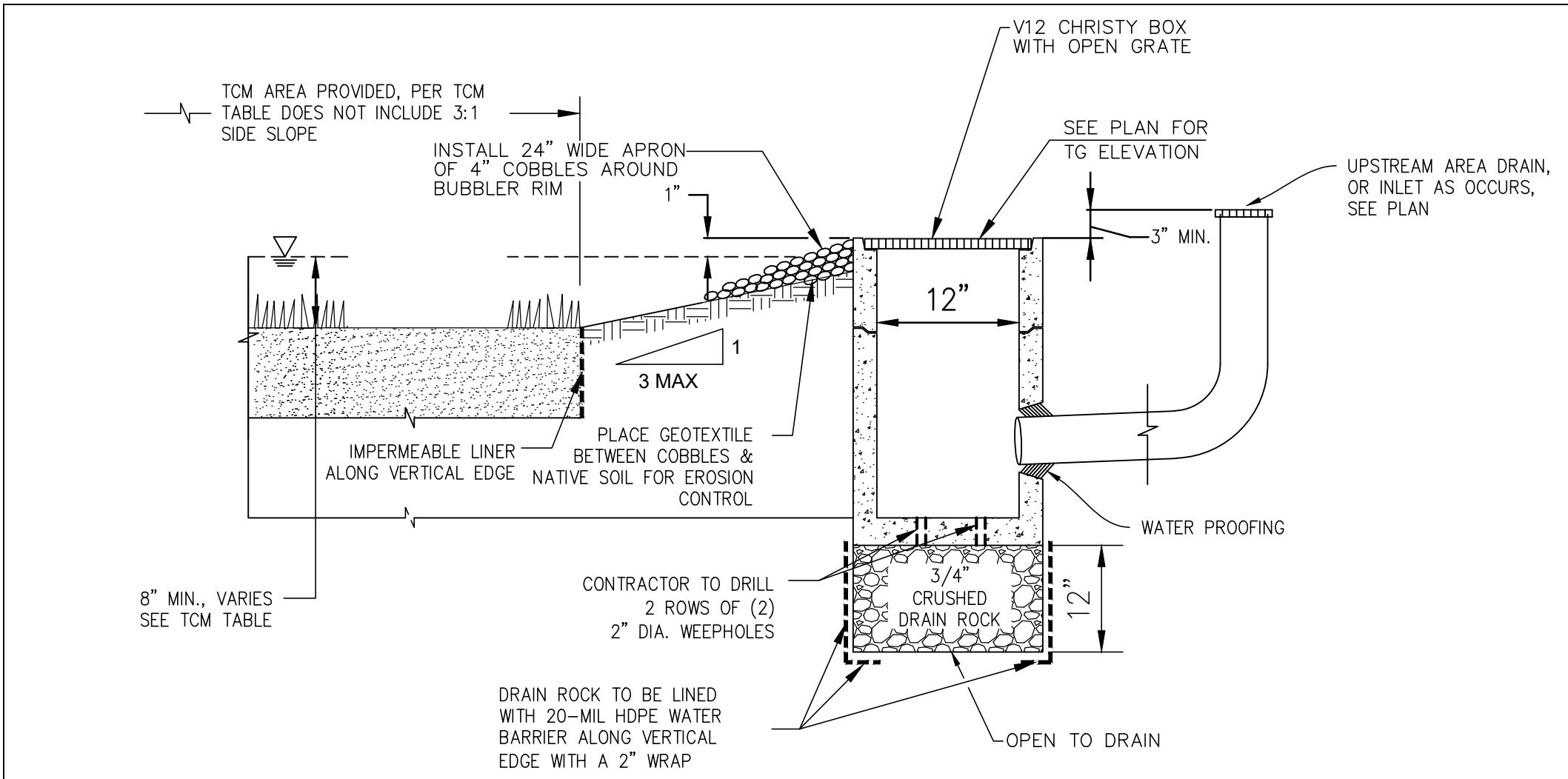
BIOTREATMENT SOIL REQUIREMENTS

- BIORETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C.3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60-70% SAND AND 30-40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS.

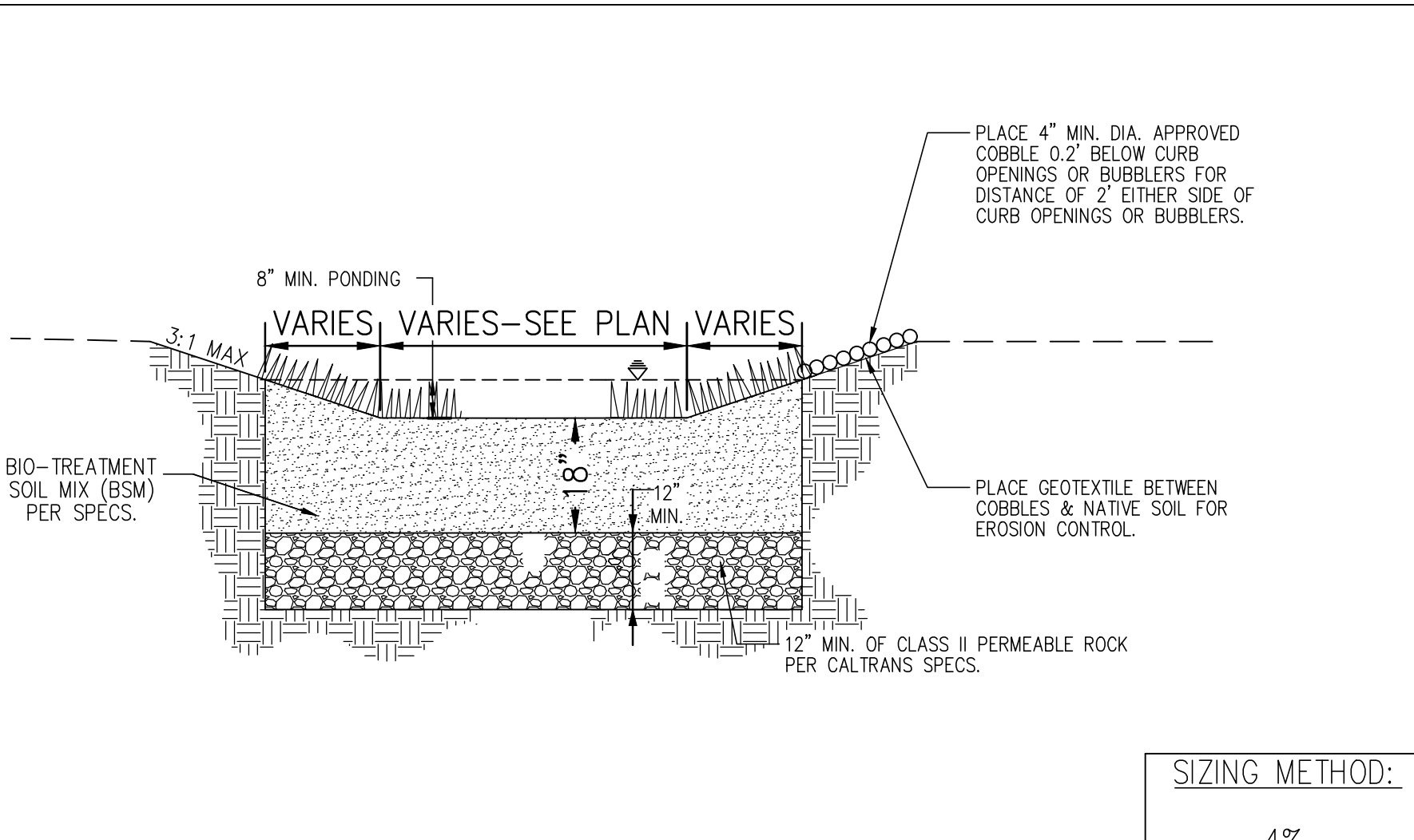
- PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.

BIORETENTION NOTES:

- SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
- PLACE 2 TO 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS.
- SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
- CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT MAXIMUM 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED INLINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
- A MINIMUM 1" DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
- DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.



2 BUBBLER BOX DETAIL N.T.S.



1 BIORETENTION BASIN W/O LINER, W/O UNDERDRAIN N.T.S.

STANDARD STORMWATER CONTROL NOTES:

- STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS, TO PREVENT MOSQUITO GENERATION. SHOULD ANY MOSQUITO ISSUES ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (DISTRICT). MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.
- DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS, CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANTS PROPERLY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANTS. DO NOT OVER WATER.

| TREATMENT CONTROL MEASURE C.3 SIZING TABLE | | | | | | | | | |
|--|-------|-------------------------------------|-----------------|-------------------------|----------------------------------|-------------------------------|-----------------------------------|-----------------------------------|-------------------------------|
| TCM# | TCM | LOCATION | TREATMENT TYPE: | DRAINAGE TRIBUTARY AREA | | * LID TREATMENT SIZING FACTOR | TREATMENT AREA REQUIRED (SQ. FT.) | TREATMENT AREA PROVIDED (SQ. FT.) | PONDING DEPTH REQUIRED (INCH) |
| | | | | DRAINAG AREA# | EFFECTIVE IMPERVIOUS AREA (SQFT) | | | | |
| TMC-1 | LOT A | Bioretention unlined w/o underdrain | | 9,746 | 4,830 | 0.04 | 193 | 200 | 6 |
| TMC-2 | LOT B | Bioretention unlined w/o underdrain | | 9,699 | 4,429 | 0.04 | 177 | 200 | 6 |
| TMC-3 | LOT C | Bioretention unlined w/o underdrain | | 11,928 | 6,716 | 0.04 | 269 | 280 | 6 |
| FOOTNOTES: | | | | | | | | | |
| *:(Flow Hydraulic Design Basis, per C.3.d.ii., item 2.c.), Simplified Approach (4% rule) | | | | | | | | | |

| EXISTING PERVIOUS/ IMPERVIOUS AREA TABLE | | | | |
|---|---------------|--------------|---------------|-------------------|
| LOCATION/ DESCRIPTION | AREA (SQFT) | AREA (ACRES) | % | MATERIAL |
| EX HOUSE, 2 EX SHEDS, POOL HOUSE, FOOTPRINT | 6,494 | 0.15 | 20.1% | ROOF |
| EX PATIO, PORCH, WALKWAYS, LANDINGS | 7,522 | 0.17 | 23.3% | CONCRETE |
| TOTAL IMPERVIOUS | 14,016 | 0.32 | 43.4% | IMPERVIOUS |
| PAVERS DRIVEWAY/WALKWAY | 2,074 | 0.05 | 6.4% | PERVIOUS CONC. |
| LANDSCAPE/ GROUND | 16,226 | 0.37 | 50.2% | GROUND |
| TOTAL PERVIOUS | 18,300 | 0.42 | 56.6% | PERVIOUS |
| TOTAL SITE | 32,316 | 0.74 | 100.0% | |
| PROPOSED PERVIOUS/ IMPERVIOUS AREA TABLE | | | | |
| LOCATION/ DESCRIPTION | AREA (SQFT) | AREA (ACRES) | % | MATERIAL |
| BUILDING ROOF, 3 UNITS | 9,599 | 0.22 | 29.7% | ROOF |
| DWY/ WALKWAY PORCH | 3,990 | 0.09 | 12.3% | CONCRETE |
| PATIO | 675 | 0.02 | 2.1% | CONCRETE |
| PUBLIC SIDEWALK (WITHIN DEDICATION) | 743 | 0.02 | 2.3% | CONCRETE |
| TOTAL IMPERVIOUS | 15,007 | 0.34 | 46.4% | IMPERVIOUS |
| LANDSCAPE/ GROUND | 17,109 | 0.39 | 52.9% | GROUND |
| PUBLIC LANDSCAPE (WITHIN DEDICATION) | 200 | 0.00 | 0.6% | GROUND |
| TOTAL PERVIOUS | 17,309 | 0.40 | 53.6% | PERVIOUS |
| TOTAL SITE | 32,316 | 0.74 | 100.0% | |
| TOTAL IMPERVIOUS CHANGE (INCREASE) | 991 | 0.02 | 3.1% | IMPERVIOUS |

| DRAINAGE MANAGEMENT AREA TABLE | | | | | | |
|---|------------|----------------------|------------------------|----------------------|------------------------------------|-----------------|
| DRAINAG AREA# | WATERSHED | DRAINAGE AREA (SQFT) | IMPERVIOUS AREA (SQFT) | PERVIOUS AREA (SQFT) | * EFFECTIVE IMPERVIOUS AREA (SQFT) | DESIGNATED TCM# |
| DMA 1 | LOT A | 9,746 | 4,284 | 5,462 | 4,830 | TMC-1 |
| DMA 2 | LOT B | 9,699 | 3,843 | 5,856 | 4,429 | TMC-2 |
| DMA 3 | LOT C | 11,928 | 6,137 | 5,791 | 6,716 | TMC-3 |
| DMA 4 | DEDICATION | 943 | 743 | 200 | 763 | **EXEMPT |
| TOTAL | | 32,316 | 15,007 | 17,309 | 16,738 | |
| FOOTNOTES: | | | | | | |
| * EFFECTIVE IMPERVIOUS AREA = (0.1 X PERVIOUS AREA) + IMPERVIOUS AREA | | | | | | |
| ** Per Chapter 2.3 of the C3 Stormwater Handbook Roadway projects that add new sidewalk along an existing roadway are exempt from Provision C.3.c of the Municipal Stormwater Permit. | | | | | | |



ENGINEERS
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OWNER:

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GRADING AND DRAINAGE PLANS
THREE NEW RESIDENCES
11226 BUBB RD., CUPERTINO, CA 95014
APN: 362-06-036

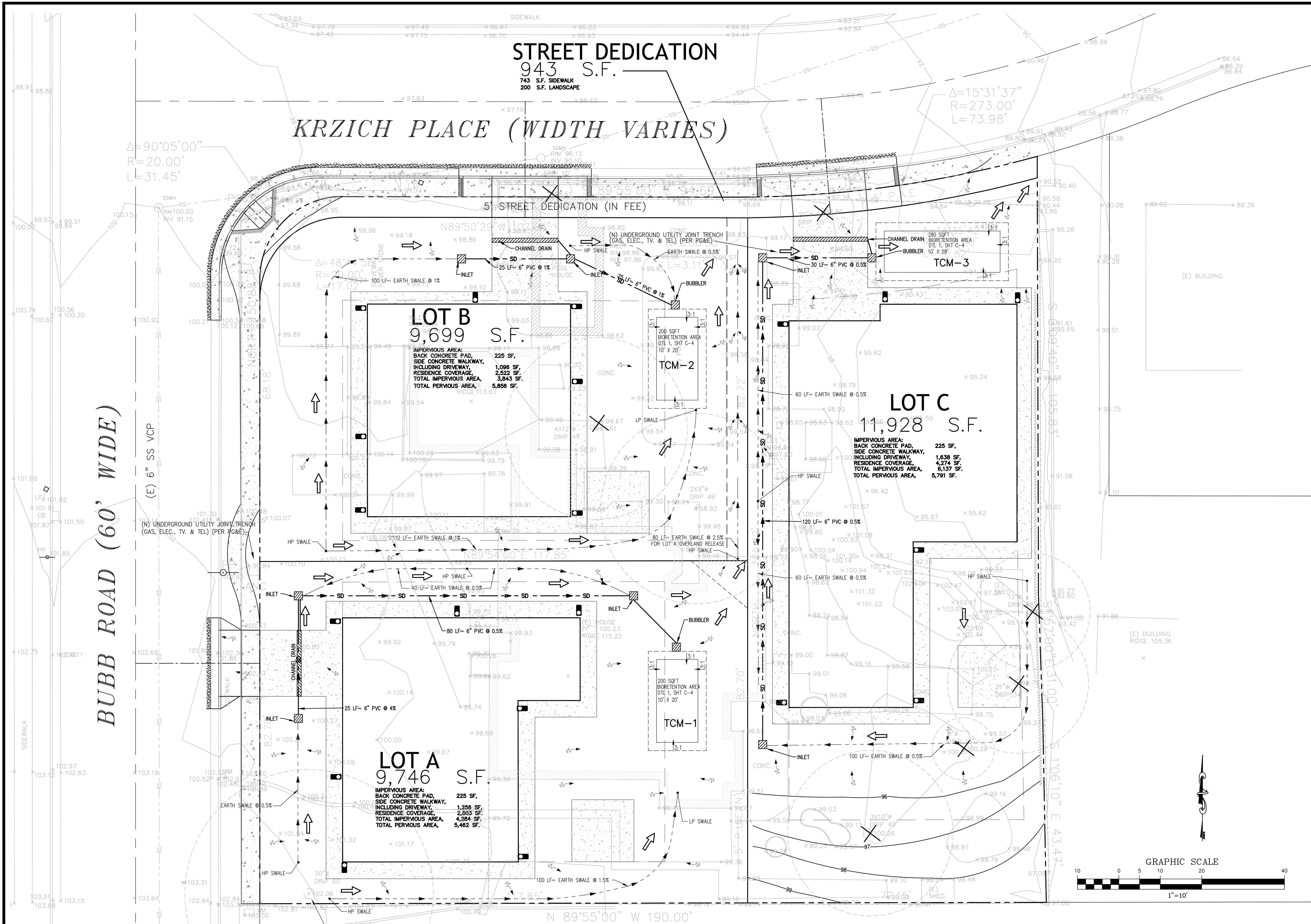
STORMWATER CONTROL NOTES

Revisions:



Date: 1/30/2020
Scale: NTS
Prepared by: S.P.
Checked by: S.R.
Job #: 216073

Sheet: 4 OF 5
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GRADING AND DRAINAGE PLANS
THREE NEW RESIDENCES
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STORMWATER CONTROL PLAN

Revisions:

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Scale: 1"=10'
Prepared by: S.P.
Checked by: S.R.
Job #: 216073
Sheet: 5 OF 5
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