

**CUPERTINO SANITARY DISTRICT
SANITARY BOARD MEETING
WEDNESDAY, MAY 7, 2025**

AGENDA

The meeting will be held in person at 7:00 p.m. in the Stevens Creek Office Center, Suite 100, 20863 Stevens Creek Boulevard, Cupertino, California and via virtual teleconference.

Anyone interested may attend in person, by phone [call 1 (866) 899 - 4679 Conference Access Code: 251566821], or virtually <https://global.gotomeeting.com/join/251566821>.

Director Bosworth plans to call in to the meeting from Macara Sheki City Hotel, 47 Shahriyar Street, Sheki 5500, Azerbaijan

1. ROLL CALL

2. PUBLIC COMMENTS

This portion of the meeting is reserved for persons desiring to address the board on any matter not on the agenda. Speakers are limited to three (3) minutes.

All statements requiring a response will be referred to staff for further action. In most cases, state law will prohibit the board from making any decisions with respect to a matter not listed on the agenda.

3. CLOSED SESSION

- A. CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION
California Government code section 54956.9 (d) (1) as follows:

(d) (1) Cupertino Sanitary District v. the City of San Jose, et al
California Sixth District Court of Appeal No: H052796

4. MINUTES

- A. APPROVAL OF THE MEETING MINUTES OF APRIL 16, 2025
B. APPROVED MEETING MINUTES OF MARCH 19, 2025

5. CORRESPONDENCE

- A. EMAIL FROM CITY OF CUPERTINO: SAVE-THE-DATE INVITATION: JOLLYMAN PARK ALL-INCLUSIVE PLAYGROUND RIBBON-CUTTING

6. MEETINGS

- A. REGULAR MEETING OF THE SAN JOSE/SANTA CLARA TREATMENT PLANT TECHNICAL ADVISORY COMMITTEE (TAC) TO BE HELD ON MONDAY, MAY 12, 2025
B. CALIFORNIA ALLIANCE FOR SEWER SYSTEM EXCELLENCE (CASSE) TELECONFERENCE TO BE HELD ON WEDNESDAY, MAY 14, 2025
C. REGULAR MEETING OF THE SAN JOSE/SANTA CLARA TREATMENT PLANT ADVISORY COMMITTEE (TPAC) TO BE HELD ON THURSDAY, MAY 15, 2025

**CUPERTINO SANITARY DISTRICT
SANITARY BOARD MEETING
WEDNESDAY, MAY 7, 2025**

7. REPORTS

- A. CALIFORNIA WATER ENVIRONMENT ASSOCIATION ANNUAL CONFERENCE HELD APRIL 22-25, 2025
- B. REGULAR MEETING OF THE SAN JOSE/SANTA CLARA TREATMENT PLANT TECHNICAL ADVISORY COMMITTEE (TAC) HELD ON MONDAY, MAY 12, 2025
- C. CALIFORNIA ALLIANCE FOR SEWER SYSTEM EXCELLENCE (CASSE) TELECONFERENCE HELD ON WEDNESDAY, MAY 14, 2025
- D. REGULAR MEETING OF THE SAN JOSE/SANTA CLARA TREATMENT PLANT ADVISORY COMMITTEE (TPAC) HELD ON THURSDAY, MAY 15, 2025

8. UNFINISHED BUSINESS

- A. BOARD MEMBERS' BENEFITS
- B. FORM 470 FILING

9. NEW BUSINESS

- A. 2025/2026 RATE STUDY ANALYSIS

10. STAFF REPORT

- A. FUTURE DEVELOPMENT PROJECTS

11. CALENDAR ITEMS

- A. THE NEXT REGULAR DISTRICT BOARD MEETING IS TO BE HELD ON WEDNESDAY, MAY 21, 2025

12. ADJOURNMENT

CUPERTINO SANITARY DISTRICT BOARD MEETING WEDNESDAY, APRIL 16, 2025

The Sanitary Board of the Cupertino Sanitary District convened this date at 7:00 p.m. This meeting was conducted at the District office at 20863 Stevens Creek Blvd, Suite 100, Cupertino. Participation was also available via videoconference.

1. ROLL CALL:

President Saadati called the meeting to order, and the following proceedings were had to wit: roll was taken, with the following members in attendance:

Board Members present: Patrick Kwok, Taghi Saadati, and Bill Bosworth. David Doyle attended remotely at 7:09 pm.

Board Members absent: Angela Chen (absent)

Staff present: District Manager Benjamin Porter, District Administrative Clerk Frankie Martinez, and Counsel Marc Hynes.

Public Present: Sasha Dansky and Annie Lucero, of Mark Thomas

2. PUBLIC COMMENTS:

There were none.

3. CLOSED SESSION:

President Saadati adjourned the regular meeting session and opened the closed session at 7:01 p.m. Manager Porter, Administrative Clerk Martinez, Dansky, and Lucero were excused from closed session.

- A. Conference with Legal Counsel-Existing Litigation/Initiation of Litigation
California Government code section 54956.9 (d) (1) (4) as follows:

(d) (1) Cupertino Sanitary District v. the City of San Jose, et al
California Sixth District Court of Appeal No: H052796

(d) (4) Initiation of litigation-one case

Board action: There was no reportable action.

President Saadati adjourned the closed session at 7:09 p.m. and the regular meeting was called to order. Manager Porter, Administrative Clerk Martinez, Dansky, and Lucero returned to the regular meeting. Director Doyle joined the meeting at 7:09 p.m.

4. MINUTES & BILLS:

- A. Approval of the Regular Meeting Minutes of March 19, 2025

On a motion by Director Kwok, seconded by Director Bosworth by a roll call vote of 4-0-0, the minutes of the Regular Meeting held on Wednesday, March 19, 2025, were approved as written.

CUPERTINO SANITARY DISTRICT BOARD MEETING
WEDNESDAY, APRIL 16, 2025

B. Approved Revised Meeting Minutes of March 5, 2025, are to be Noted & Filed.

C. Approval of Financial Reports and Warrants

On a motion by Director Kwok, seconded by Director Bosworth by a roll call vote of 4-0-0, the financial reports and warrants were approved.

D. Timesheets

The Board submitted their April timesheets.

5. CORRESPONDENCE:

A. Email from Bia Bay Area, titled: 2025 Fee Increase and AB1600 Report Notice. This is to be Noted & Filed.

B. County of Santa Clara Finance Agency – Notice of Sale by Public Auction of Certain Tax-Defaulted Properties. This is to be Noted & Filed.

C. Santa Clara County Registrar of Voters - Required Annual Financial Disclosure Statements. This is to be Noted & Filed.

D. Santa Clara LAFCO – Notice of Independent Special District Selection Committee Meeting to be Held on May 14, 2025. This is to be Noted & Filed.

E. Santa Clara LAFCO – Adoption of Proposed LAFCO Budget & Notice of Public Hearing. This is to be Noted & Filed.

6. MEETINGS:

A. Manager Porter plans to attend the regular meeting of the San Jose/Santa Clara Treatment Plant Technical Committee (TAC) to be held on Monday, May 12, 2025.

B. Staff plans to attend the California Alliance for Sewer System Excellence (CASSE) Teleconference to be held on Wednesday, May 14, 2025.

C. Director Kwok plans to attend the regular meeting of the San Jose/Santa Clara Treatment Plant Advisory Committee (TPAC) to be held on Thursday, May 15, 2025.

D. Note & File: 2025 CASA 70th Annual Conference to be held Wednesday, July 30 to Friday, August 1, 2025, in San Diego, CA.

7. REPORTS:

A. Manager Porter reported on the regular meeting of the San Jose/Santa Clara Treatment Plant Technical Committee (TAC) held on Monday, April 7, 2025.

CUPERTINO SANITARY DISTRICT BOARD MEETING
WEDNESDAY, APRIL 16, 2025

- B. Manager Porter reported on the California Alliance for Sewer System Excellence (CASSE) Teleconference held on Wednesday, April 9, 2025.
- C. Director Kwok reported on the regular meeting of the San Jose/Santa Clara Treatment Plant Advisory Committee (TPAC) held on Thursday, April 10, 2025.

8. UNFINISHED BUSINESS:

- A. 2024/2025 Budget Revisions

Manager Porter reported on potential changes to the 2024/2025 budget. There was no Board action.

9. NEW BUSINESS:

- A. Installer's Agreement Closeout - Vallco Make Ready Utilities

On a motion by Director Kwok, seconded by Director Bosworth by a roll call vote of 4-0-0, the Board approved Resolution No. 1356, Accepting Sanitary Sewer Improvements Installed in Conjunction with the Vallco Make Ready Utilities Project, "10101 North Wolfe Road", Cupertino, California.

- B. Director's Benefit Survey

Dansky described updates to succession planning. Lucero discussed the benefits survey results and informed the Board that she is continuing to search for other benefits options. She will return to the Board with findings in a few weeks.

- C. Santa Clara Valley Transportation Authority (VTA) Agreement Amendment No. 2

On a motion by Director Bosworth, seconded by Director Doyle by a roll call vote of 4-0-0, the Board approved VTA Agreement Amendment No. 2.

10. STAFF REPORT

- A. Manager Porter reported on Future Development Projects.
- B. Manager Porter reported on the Maintenance Summary Report.

11. CALENDAR ITEMS

- A. The next regular Board Meeting is scheduled to take place on May 7, 2025. Director Bosworth plans to attend remotely for the regular meetings of May 7 & May 21, 2025.

CUPERTINO SANITARY DISTRICT BOARD MEETING
WEDNESDAY, APRIL 16, 2025

12. ADJOURNMENT:

The meeting was adjourned at 8:18 pm.

Secretary of the Sanitary Board

President of the Sanitary Board

Approved

CUPERTINO SANITARY DISTRICT BOARD MEETING WEDNESDAY, MARCH 19, 2025

The Sanitary Board of the Cupertino Sanitary District convened this date at 7:00 p.m. This meeting was conducted at the District office at 20863 Stevens Creek Blvd, Suite 100, Cupertino. Participation was also available via videoconference.

1. ROLL CALL:

President Saadati called the meeting to order, and the following proceedings were had to wit: roll was taken, with the following members in attendance:

Board Members present: Angela Chen, Patrick Kwok, Taghi Saadati, and Bill Bosworth. David Doyle attended remotely.

Staff present: District Manager Benjamin Porter, District Administrative Clerk Frankie Martinez, and Counsel Marc Hynes.

Public Present: None

2. PUBLIC COMMENTS:

There were none.

3. CLOSED SESSION:

President Saadati adjourned the regular meeting session and opened the closed session at 7:01 p.m. Manager Porter and Administrative Clerk Martinez were excused from closed session.

- A. Conference with legal counsel – Existing Litigation
Cupertino Sanitary District v. The City of San Jose, et al
California Sixth District Court of Appeal No: H052796

Board action: There was no reportable action.

President Saadati adjourned the closed session at 7:06 p.m. and the regular meeting was called to order. Manager Porter and Administrative Clerk Martinez returned to the regular meeting.

4. MINUTES & BILLS:

- A. Approval of the Regular Meeting Minutes of March 5, 2025

On a motion by Director Bosworth, seconded by Director Kwok by a roll call vote of 5-0-0, the minutes of the Regular Meeting held on Wednesday, March 5, 2025, were approved as written.

- B. Approved Revised Meeting Minutes of February 19, 2025, are to be Noted & Filed.

- C. Approval of Financial Reports and Bills

CUPERTINO SANITARY DISTRICT BOARD MEETING
WEDNESDAY, MARCH 19, 2025

On a motion by Director Bosworth, seconded by Director Kwok by a roll call vote of 5-0-0, the financial reports and warrants were approved.

D. Timesheets

The Board submitted their March timesheets.

5. CORRESPONDENCE:

- A. LAFCO Notice of Public Hearing is to be Noted & Filed.
- B. LAFCO Notice of Public Hearing is to be Noted & Filed.
- C. City of San Jose – FY2025-2026 Revenue Program is to be Noted & Filed.
- D. City of San Jose– FY2025-2026 Regional Wastewater Facility Capital Cost Allocation is to be Noted & Filed.

6. MEETINGS:

- A. Manager Porter plans to attend the regular meeting of the San Jose/Santa Clara Treatment Plant Technical Committee (TAC) to be held on Monday, April 7, 2025.
- B. Staff plans to attend the California Alliance for Sewer System Excellence (CASSE) Teleconference to be held on Wednesday, April 9, 2025.
- C. Director Kwok plans to attend the regular meeting of the San Jose/Santa Clara Treatment Plant Advisory Committee (TPAC) to be held on Thursday, April 10, 2025.

7. REPORTS:

- A. Manager Porter reported on the regular meeting of the San Jose/Santa Clara Treatment Plant Technical Committee (TAC) held on Monday, March 10, 2025.
- B. Manager Porter reported on the California Alliance for Sewer System Excellence (CASSE) Teleconference held on Wednesday, March 12, 2025.
- C. Director Kwok reported on the regular meeting of the San Jose/Santa Clara Treatment Plant Advisory Committee (TPAC) held on Thursday, March 13, 2025.

8. UNFINISHED BUSINESS:

- A. 2024/2025 Budget Revisions – This was deferred to the next regular meeting.
- B. Letter of Support: AB 259 – This was approved at the March 3, 2025, regular meeting. President Saadati signed the letter.

CUPERTINO SANITARY DISTRICT BOARD MEETING
WEDNESDAY, MARCH 19, 2025

- C. Letter of Support: SB-496– This was approved at the March 3, 2025, regular meeting. President Saadati signed the letter.

9. NEW BUSINESS:

- A. Installer’s Agreement – Leon Townhomes

On a motion by Director Chen, seconded by Director Kwok by a roll call vote of 5-0-0, the Board approved the Leon Townhomes Installer’s Agreement.

- B. Request for Reimbursement of Sewer Service Charges – APN: 369-16-024

On a motion by Director Kwok, seconded by Director Chen by a roll call vote of 5-0-0, the Board approved reimbursement to the property owner of APN 369-16-024 in the amount of \$626.82.

- C. Resolution No. 1355, Setting Time and Place of Public Hearing to Consider Rate Increase

On a motion by Director Bosworth, seconded by Director Kwok by a roll call vote of 5-0-0, the Board approved Resolution No. 1355, Setting Time and Place of Public Hearing to Consider Rate Increase. The public hearing date has been set for May 21, 2025, at the District office.

10. STAFF REPORT

- A. Manager Porter reported on Future Development Projects.

- B. Manager Porter reported on the Maintenance Summary Report.

11. CALENDAR ITEMS

- A. The next regular Board Meeting is scheduled to take place on April 2, 2025.

12. ADJOURNMENT:

The meeting was adjourned at 8:05 pm.

Secretary of the Sanitary Board

President of the Sanitary Board

From: Jo Nguyen <JoN@cupertino.gov>
Sent: Friday, April 25, 2025 9:28 AM
To:
Subject: Save-The-Date Invitation: Jollyman Park All-Inclusive Playground Ribbon-Cutting
Attachments: Jollyman Park All-Inclusive Playground Ribbon-Cutting - Social Media (1080 x 1080 px).png

Dear Cupertino Sanitary District Board President Kwok, Secretary Chen, Secretary Pro-Tem Saadati, and Members,

Please join the City of Cupertino as we celebrate the grand opening of the newly renovated Jollyman Park All-Inclusive Playground.

Please save the date:

Event: Jollyman Park All-Inclusive Playground Ribbon-Cutting
Date: Tuesday, June 10, 2025
Time: 3 – 4 p.m.
Location: Jollyman Park, 1000 S. Stelling Road, Cupertino, CA 95014

Once complete, Jollyman Park will be a vibrant destination where individuals of all ages and abilities can come together to play, explore, and connect. Join us for a festive afternoon featuring a ceremonial ribbon-cutting and the opportunity to experience the new playground firsthand.

A formal invitation with full details will follow. We look forward to celebrating with you!



Jo Nguyen

Communications and Marketing Coordinator PT
City Manager's Office
JoN@cupertino.gov
(408)777-1402/(408)515-1286





Jollyman Park All-Inclusive Playground **RIBBON-CUTTING**

Join the City of Cupertino as we celebrate the grand opening of the newly renovated all-inclusive playground at Jollyman Park!

Tuesday, June 10 | 3 - 4 P.M.

JOLLYMAN PARK

1000 S. Stelling Rd, Cupertino, CA 95014



CUPERTINO

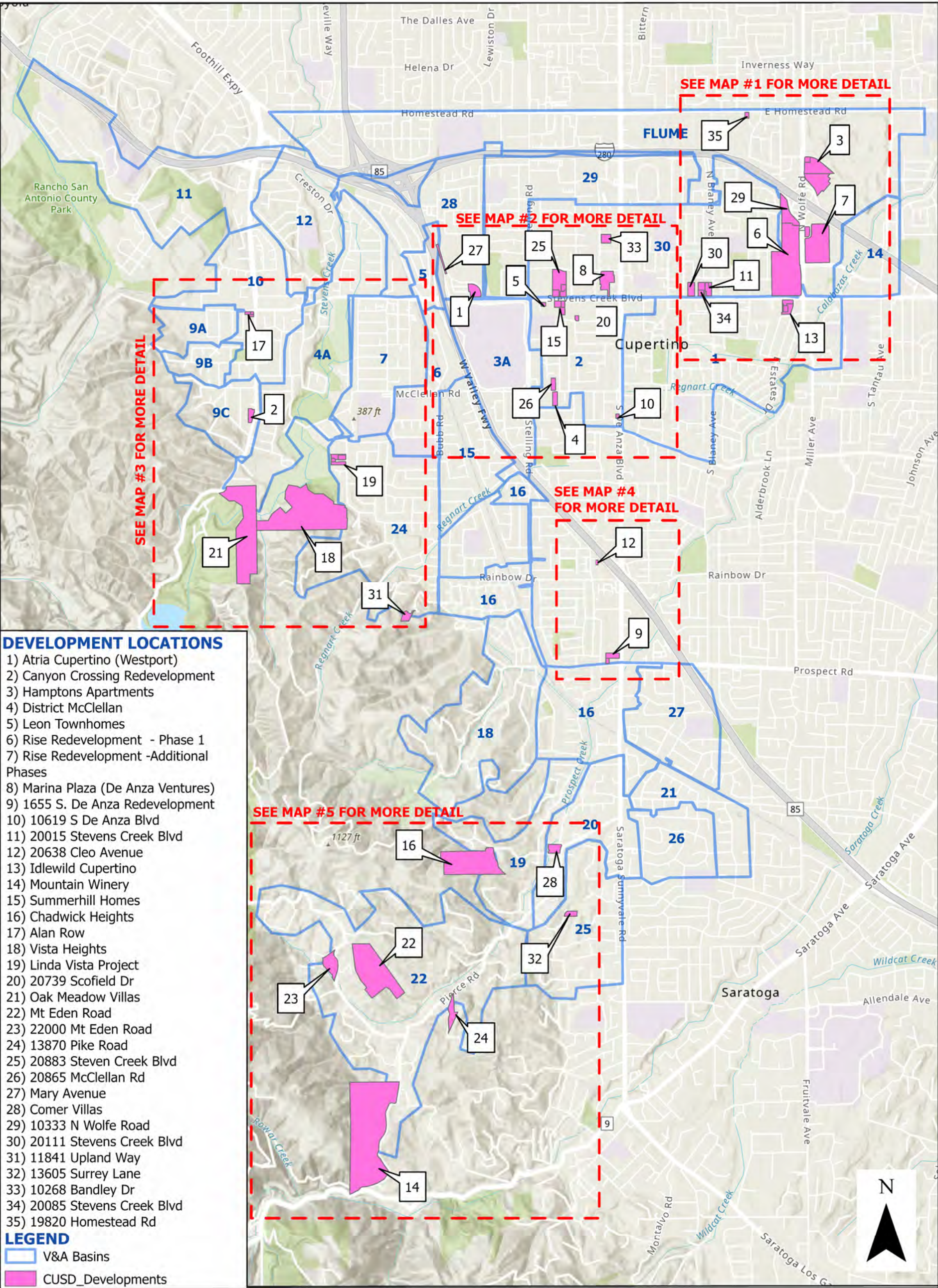
Future Development Projects:

Prep. Date: 3/3/2025

Items	Descriptions:	Address:	Phase	IA	Estimated Sewer Development, Treatment Plant Capacity and Pump Zone Fees	Estimated Construction	FY 2024-2025 Probability of collection	Collected in 24/25	Collected After 24/25	Remarks
1	Atria Cupertino (Westport) - Senior Living	21255 Stevens Creek Boulevard (APN 326-27-048)	Building	Sent	\$ 1,669,354.93	FY24-25	10%	\$ 166,935.49	\$ 1,502,419.44	- Met with the developer to discuss the IA, Bonds and payment deadline, offered flexibility. - Construction begins in 6-9 months from March 14, 2024. - 7/11/2024: Modification permit (M-2024-003) for the Senior Living portion received. To Increase assisted living dwelling unit counts from 123 to 136 and downside commercial space. - 05/01/2025: Reduced % chance of receiving funds in FY24-25 to 10%
2	Canyon Crossing Redevelopment	10625 S Foothill Boulevard (APN 342-16-087)	Building (Demo permit)	Sent	\$ 310,118.00	*	0%	\$ -	\$ 310,118.00	Note: Includes pump zone fee \$43,710.91 1/26/2024: Followed up with the developer concerning the final design of the sewer connection to the CUSD sewer system. Currently in the process of finalizing the demolition permit. 2/20/2024: Sent another email to follow-up with Developer. 3/14/2024: Developer will provide latest update in the next few days
3	Hamptons Apartments - (942 residential units)	19500 Pruneridge Avenue (APNs 316-06-058, 316-06-059, & 316-06-060)	On-hold/Building	Drafted	\$ 9,591,444.00	FY26-27	0%	\$ -	\$ 9,591,444.00	6/26/2023: Plan received but not sure the project status yet. - (942 residential units) IA needs to be updated, Wolf Rd, west of apple spaceship - Part of the City of Cupertino approved project list (2016); Project construction would require demolition of all existing units.
4	District McClellan - subdivide the parcel into 6 lots (SF)	20860 McClellan Road (APN 359-20-030)	Building	FULLY EXECUTED	\$ 82,476.00	FY24-25	100%	\$ 82,476.00	\$ -	- 5/10/2024: Highly probable that this will be presented at the June 5 Board meeting for approval, subject to the submission of all materials for review by the end of May. (Changed Possibility of collection from 70% to 90%) - 6/14/2024: The developer has decided to proceed with the Board meeting in July 2024, as preparations for the bonds and submission are still underway. Additionally, the probability of collection has been revised to from 70% to 100%. - 7/12/2024: The check, bond, and signed IA for the McClellan Lot split have been prepared. These documents will be submitted to the board for approval on July 17, 2024. 8/7/2024: To clarify the bond's expiration date before moving on or accepting the IA. 9/11/2024: The developer is inquiring if there will be a letter or form that can be provided to them to facilitate the resolution of the issue. 9/23/2024: Executed Installer's Agreement and approved permits on ProjectDox.
5	Leon Townhomes - 7 Townhomes (4 Units at existing Parcel)	10046 BIANCHI WAY (APN 359-07-021)	Building	FULLY EXECUTED	\$ 37,032.00	FY 25-26	100%	\$ 37,032.00	\$ -	2nd submittal review completed May 19, 2023. 10/03/2024: Received Building Permit BLD-2024-2145. Submitted Permit Form for Submittal #1 on 10/10/2024 11/14/2024: Sent Draft IA to Developer for their review. 2/27/2025: Received Signed IA.Awaiting bond and check for execution. 03/06/2025: Received Check for \$77k (\$40k of this is the Admin/Engineering/Inspection deposit 03/19/2025: IA was signed by Board and signed by applicant. Fully Executed. Permit approval is pending easement documentation review.
6	Rise Redevelopment - Phase 1	10123 North Wolfe Road (APN 316-20-122)	Planning - Phase 1	NA	\$ 18,278,969.34	FY 25-26	1%	\$ 182,789.69	\$ 18,096,179.65	2/19/2024: Emailed developer and asked them why they want to remain private and requesting O&M plan, rehabilitation program, and ownership if it were to remain private. 4/3/2024: Meeting was held with SandHill to discuss the schedule of payments and total amount of fees. 4/22/2024: The administration, engineering, and inspection fees, totaling \$275,066 for the Phase 1 Installer's Agreement, have been calculated and communicated to the developer. 5/9/2024: CUSD requested specific information from the developer to finalize the Installer Agreement for Phase 1 work, including utility sheets, commercial building square footages and proposed uses, as well as the number and type of residential units connecting to the sanitary sewer system. 7/29/2024: Received letter from Rise/SandHill regarding Sewer Development Fees and their wish to defer payment until the vertical construction begins. District still needs to address Rise regarding the letter. - 8/5/2024: A utilities permit response is due on 8/6/2024. An internal meeting was held on 8/5/2024 to discuss about the fees and strategy before proceeding. - 8/6/2024: Submitted Permit form to ProjectDox for Horizontal Utility site plan permit 09/09/2024: Staff will draft up IA for Phase 1 Work 9/23/2024: Drafted IA and ready for final review 9/26/2024: Met with VPO and their lawyers to discuss language of Draft IA
7	Rise Redevelopment - Additional Phases	10123 North Wolfe Road (APN 316-20-121)	Planning	NA	\$ 17,417,563.18	FY 27-28	0%	\$ -	\$ 17,417,563.18	-
8	Marina Plaza (DeAnza Ventures)	10415 N De Anza Boulevard (APN 326-34-066)	Planning S3	Drafted	\$ 3,558,664.00	FY 25-26	0%	\$ -	\$ 3,558,664.00	Project on hold - until a more favorable interest rate becomes available

9	1655 S. DeAnza Redevelopment - 2 Parcels into 34 residential units	1655 S. DeAnza (APNs 366-10-061 & 366-10-126)	Planning	*	\$ 467,240.00	FY25-26	1%	\$ 4,672.40	\$ 462,567.60	Preparing to apply for Building Permit 10/28/2024: Owner asked about potential fees and credits for existing use. Sent them information. We will need to provide them credit for the existing retail & Restaurants at the site. Fees to the left do not account for this credit.
10	10619 S De Anza Blvd - Mixed Use (2090 SF Commercial & 11 Residential Units)	10619 S De Anza Blvd (APN 359-18-044)	Planning	*	\$ 163,045.20	FY26-27	0%	\$ -	\$ 163,045.20	There have been no updates since Submittal #1 from the applicant 12/23/2022. - 5/1/2024:Checked status, there has been no progress or movement noted.
11	141 Housing on 2 Existing Commercial Parcels (Indian Restaurant & Daycare. Across from The Counter Burger)	20015 Stevens Creek Boulevard (APNs 316-23-093 & 316-23-036)	Planning	*	\$ 1,441,926.75	FY25-26	0%	\$ -	\$ 1,441,926.75	- Added on 5/15/2023 - 10/25/2023 A new submission has been received this week, revising the total apartments to 141 (originally 134 units). - 11/13/2023: Submittal had been reviewed and addressed.
12	Four Lot subdivision (SF)	20638 Cleo Avenue (APN 362-31-003)	Planning	*	\$ 54,984.00	FY26-27	0%	\$ -	\$ 54,984.00	2nd submittal - Demo Permit on 4/28/2023 3/28/2024: 2nd submittal has been reviewed and sent.
13	Idlewild Cupertino (Across the street from Rise) - 76 Condos & 2,000 SF Retail	10065 E. Estates Drive (APNs 369-06-002, 369-06-003, & 369-06-004)	Planning	*	\$ 1,049,676.00	FY26-27	0%	\$ -	\$ 1,049,676.00	- Plan check completed back in 2022 - Received additional request for As Builts 7/31/2024: Received DP-2024-004 for Site. Response is due 8/23/2024
14	Mountain Winery - Single Family Residential subdivison	Pierce Road - Masson Estates (APN 503-46-005)	Planning	-	\$ 454,888.00	FY25-26	0%	\$ -	\$ 454,888.00	- 11/13/2023: To review plans, determine capacity. - 12/15/2023: Draft Notice of Violation and Will -Serve Letter were submitted to District Manager for review. -1/31/2024: Sent “Will Serve Requirement” letter to the City Planning Department.
15	58 Townhomes - Summerhill Homes (Across from the office at Pizza Hut, Fontanas, & Staples. Lots will be Combined)	20840 Stevens Creek Blvd (APNs 359-08-025, 359-08-026, & 359-08-027)	Planning	*	\$ 797,268.00	FY25-26	10%	\$ 79,726.80	\$ 717,541.20	2/27/2024 PR-2024-003 Reviewed initial plan; additional utility details are required in order to proceed. 4/9/2024: CBG Consultants requested District Design standards. Information regarding pipe slopes and utility separation was sent to them. 12/13/2024: Met with Developer to discuss IA and Permit process. They mentioned they want to submit for Building Permit in Q1/Q2 of 2025.
16	Chadwick Heights - 97 New Homes (Saratoga Hills)	South of 12906 Chiquita Ct (No specific address: Near by Lot to the North) (APN 503-15-084)	Planning	*	\$ 1,341,143.68	FY26-27	0%	\$ -	\$ 1,341,143.68	4/26/2024: The new development project is still in its early stages and lacks utility plans, specifically regarding the subdivision of parcel 503-15-084. Further inquiry is made to obtain additional project details. 5/2024: The maps and required upgrades/upsizing for the Chadwick Heights facilities have been sent. 8/14/2024: Received Updated Site and Utility Plans. Applicant is asking for a Will Serve Letter 09/19/2024: Developer is proposing that future homeowners pay additional sewer service fees to provide cost-sharing for 3 new lift stations (District Staff mentioned we were not willing to add 3 new lift stations into our system) 10/04/2024: Provided applicant with Will Serve letter 04/07/2025: Applicant has mentioned they want to connect to Chiquita Ct Lift Station. This station currently only serves 4 homes and will need to be upgraded.
17	Alan Row - 9 Townhouses	22690 Stevens Creek Blvd. (APNs 342-66-001 to 342-66-010)	FINALIZED	Fully Executed	\$ 112,498.00	2024	100%	\$ 112,498.00	\$ -	- 11/13/ 2023: The Developer has requested the release of the faithful performance bond on Nov 7, 2023, but as the final paving is still pending due to PG&E, there is a possibility of needing to renew the bond, which expires on November 25, 2023. - 11/27/2023 Waiting for the developer to renew the bond and provide an updates. - Week of 09/03/2024 - Contractor will perform CCTV of mainlines, Mandril/deformation testing of mainlines, and pressure testing of mainlines and manholes - 09/17/2024 - Received and reviewed Mainline CCTV. Pipeline looks in good condition. Video lengths do not match the lengths on the plans and I have asked them to confirm lengths and/or provide updated plans. - 10/14: Get ready to close the IA and have the resolution and memo approved at the next board meeting. - 11/15: Staff is calculating credit due to Developer. - 11/25/2025: Staff Mailed out credit check of \$21,300.67
18	Vista Heights - 28 Single Family Home & 7 Townhomes. Also Proposing Public Sports Center and a trail connecting Linda Vista Park to Stevens Creek	0 Canyon View (APN 356-05-007)	Planning	*	\$ 546,901.00	FY27-28	0%	\$ -	\$ 546,901.00	- 7/9/2024: This is a new development on undeveloped hilly land, proposing 28 single-family dwellings, 7 townhomes, and a 20,000-square-foot community sports center with a gym and swimming pool. Currently, this is the only information available. We will proceed further once additional details are provided to the district. - 08/26/2024 - Received Planning Permit DP-2024-005 for project - 09/10/2024 & 1/07/2025 - Responded and provided comments to DP-2024-005
19	Linda Vista Project - 51 New Townhomes	10857 Linda Vista Drive at Evulich Court (APNs 356-06-001 to 356-06-004)	Planning	*	\$ 629,544.00	FY26-27	0%	\$ -	\$ 629,544.00	- 7/2/2024: A redevelopment project proposing approximately 51 three-story attached townhomes. The District provided the Will-Serve Letter. - 7/12/2024: Arranging a meeting to discuss the existing sewer facilities and the overview of the new proposed development. - 7/18/2024: Met with the Developer and they inquired about the possibility of claiming reimbursement for fitting the sags, as there are no capacity issues, only existing sags in the pipes. - 12/23/2024: Received Planning Phase permit ASA-2024-015. - 04/08/2025: Received Planning Phase Pemrmit ASA-2024-015 Submittal #2. Due 04/18/2025

20	20739 Scofield Dr - Demolish Existing Home and Build 5-Story Building with 20 Residential Units	20739 Scofield Dr (APN 359-09-016)	Planning	*	\$ 193,458.00	FY26-27	0%	\$ -	\$ 193,458.00	7/30/2024: Received another proposed development in Cupertino; Removing 1 SFD in a large lot and proposing 20 condos. 8/12/2024: Sent Will Serve Letter but asked applicant to confirm future parcel subdivision. District wants to know if it'll remain as 1 parcel or be split into 20 different parcels 08/30/2024: Received Planning Permit ASA-2024-009. Submitted same comments we provided them in the Will Serve letter.
21	Oak Meadow Villas	Project near Stevens Canyon Rd - South of Homes on Ricardo Rd	PrePlanning	*	*	*	*	\$ -	\$ -	By 9/16/2024: To review capacity issue, if any, and to prepare Will-Serve Letter. Still waiting on plans from developer. We only received a small project description and an aerial map showing the project location
22	Mt Eden Road - 19 Single Family Homes and 4 Duplex Homes (8 units)	0 Mt Eden Road - Vacant lot east of Mt Eden, South of Villa Oaks. and 22000 Mt Eden Road	PrePlanning	*	\$ 404,944.80	FY27-28	0	\$ -	\$ 404,944.80	Received preliminary plans asking for a Will Serve. Upstream of Pierce PS. District Staff will perform analysis of station to see if any upgrades are required. 09/20/2024 - Sent Will Serve letter. Informed them they may be required to upsize and rehab Pierce PS.
23	Mt Eden Road - 6 Lot Subdivision (5 Single Family Homes and 1 Duplex)	22000 Mt Eden Road (APN 503-80-003)	PrePlanning	*	\$ 105,297.70	FY27-28	0	\$ -	\$ 105,297.70	Received preliminary plans asking for a Will Serve. Upstream of Pierce PS. District Staff will perform analysis of station to see if any upgrades are required. 09/20/2024 - Sent Will Serve letter. Informed them they may be required to upsize and rehab Pierce PS.
24	13870 Pike Road - 31 New Homes	13870 Pike Road (APN 503-30-019)	PrePlanning	*	\$ 487,380.00	FY27-28	0	\$ -	\$ 487,380.00	09/24/2024 - Notified of this Builder's Remedy project by City of Saratoga Planning Department
25	122 SFD, Condos, & Townhomes (Same Parcel as our current District Offices)	20883 Stevens Creek Blvd (APN 326-32-050, 326-32-051, 326-32-052, & 326-32-053)	Planning	*	\$ 1,598,500.00	FY27-28	0	\$ -	\$ 1,598,500.00	09/27/2024 - Received Planning Phas Permit ASA-2024-011 by Nov 1 10/17/2024 - Responded to ASA-2024-011 01/07/2025 - Received Submittal #2 for ASA-2024-011 02/19/2025 - Approved ASA-2024-011. No Capacity issues downstream of development.
26	27 New Townhomes	20865 McClellan Rd (APN 359 13 019)	Planning	*	\$ 320,944.00	FY26-27	0	\$ -	\$ 320,944.00	10/10/2024 - Received Planning Phase Permit ASA-2024-012 by Oct 16 10/17/2024 - Responded to ASA-2024-012
27	Mary Ave - 40 Unit Low Income Housing	Mary Ave (APN 326-27-053)	Planning	*	\$ 493,760.00	FY26-27	0	\$ -	\$ 493,760.00	12/03/2024 - Responded to PR-2024-070 04/07/2025 - Received ASA-2025-006 Permit 04/29/2025 - Approved Permit ASA-2025-006 - Provided comments for items we wish to see at the BLD permit phase.
28	Comer Villas - 22 Unit Subdivision (Private sewer mains and lift station)	12291 Pierce Road (APN 503-16-047)	Planning	*	\$ 357,412.00	FY26-27	0	\$ -	\$ 357,412.00	11/27/2024 - Sent Will Serve Letter stating we can serve them but they will be responsible for all O&M of sewer system and lift station
29	Rental Workforce Housing - 249 Units Empty Parcel north of Rise/Vallco	10333 N Wolfe Road (APN 316-20-088)	Planning	*	\$ 2,535,318.00	FY28-29	0	\$ -	\$ 2,535,318.00	10/29/2024 - BKF Engineers inquired about asbuilts for a project in this area. They mentioned it is a "new affordable housing project" but provided no further information 01/08/2025 - Received PR-2024-075 01/27/2025 - Applicant is wanting to meet with District Staff. Staff is investigating status of easement records. 02/26/2025 - District Staff met with Owner and Engineer to discuss project and easement rights. 03/05/2025 - Provided Fee Estimate to developer
30	Redevelop 2 Office Buildings to 57 Townhomes (Phase 1 of 2)	20111 Stevens Creek Blvd (APN 316-23-025 & APN 316-23-026)	Planning	*	\$ 783,522.00	FY27-28	0	\$ -	\$ 783,522.00	12/19/2024 - Received ASA-2024-016 Permit 03/03/2025 - Applicant requested Will Serve Letter
31	6 Lot Subdivision on Current Empty Lot	11841 Upland Way (APN 366-03-062)	Planning	*	\$ 82,476.00	FY27-28	0	\$ -	\$ 82,476.00	01/16/2025 - Responded to TM-2025-001. Applicant will need to install new sewer mains to service homes
32	NEW SCOPE - 4 Multifamily Buildings with 11 Units Each. Total 44 Units <i>Old Scope - 4 New SFDs with 4 ADUs</i>	13605 Surrey Lane (APN 503-16-009)	Planning	*	\$ 517,455.55	FY27-28	0	\$ -	\$ 517,455.55	09/12/2024 - Received email from applicant for Builder's Remedy project. District Staff is in the process of obtaining Title Report to confirm existance of easement. 02/24/2025 - Title Report confirmed that there is an existing sanitary sewer easement. 04/28/2025 - Received Planning Phase Permit CBX24-0023. Applicant requesting a Will Serve Letter
33	Summerhill - 32 New Townhomes	10268 Bandlely Drive (APN 326-33-097)	Planning	*	\$ 395,008.00	FY27-28	0	\$ -	\$ 395,008.00	02/18/2025 - Received PR-2025-004 03/04/2025 - Meeting with Developer & Applicant to discuss project 03/06/2025 - Responded to PR-2025-004 04/09/2025 - Provided estimate Admin/Engineering/Inspection Fees to applicant. Asked applicant for a \$25k deposit
34	Redevelop Office Buildings to 32 Townhomes (Phase 2 of 2)	20085 Stevens Creek Blvd (APN 316-23-095 & 316-23-096)	Planning	*	\$ 395,008.00	FY27-28	0	\$ -	\$ 395,008.00	03/03/2025 - Received ASA-2025-004 Permit 03/03/2025 - Applicant requested Will Serve Letter 03/17/2025 - Sent Will Serve Letter 03/20/2025 - Approved ASA-2025-004. Notified developer Building Permits will be approved on a first-come first served basis. This will be based capacity at the time of review.
35	Demolish SFD & Build 12 New 3-Story Townhomes (Lot is to the east of the large PG&E yard that is on Homestead & Blaney)	19820 Homestead Road (APN 316-04-064)	Planning	*	\$ 135,784.00	FY27-28	0	\$ -	\$ 135,784.00	05/01/2025 - Received ASA-2025-005
								\$ 666,130.39	\$ 66,144,873.74	



DEVELOPMENT LOCATIONS

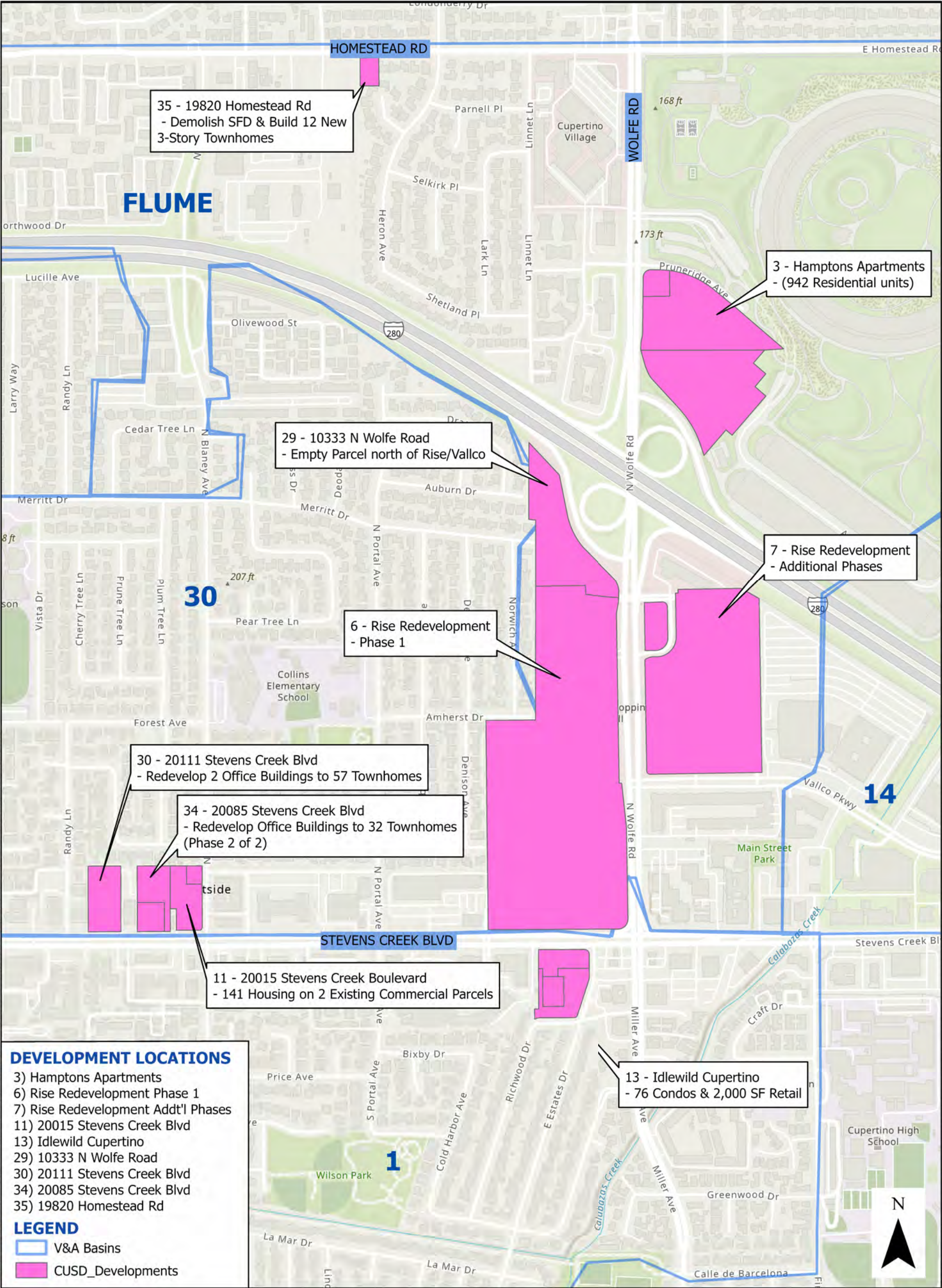
- 1) Atria Cupertino (Westport)
- 2) Canyon Crossing Redevelopment
- 3) Hamptons Apartments
- 4) District McClellan
- 5) Leon Townhomes
- 6) Rise Redevelopment - Phase 1
- 7) Rise Redevelopment -Additional Phases
- 8) Marina Plaza (De Anza Ventures)
- 9) 1655 S. De Anza Redevelopment
- 10) 10619 S De Anza Blvd
- 11) 20015 Stevens Creek Blvd
- 12) 20638 Cleo Avenue
- 13) Idlewild Cupertino
- 14) Mountain Winery
- 15) Summerhill Homes
- 16) Chadwick Heights
- 17) Alan Row
- 18) Vista Heights
- 19) Linda Vista Project
- 20) 20739 Scofield Dr
- 21) Oak Meadow Villas
- 22) Mt Eden Road
- 23) 22000 Mt Eden Road
- 24) 13870 Pike Road
- 25) 20883 Steven Creek Blvd
- 26) 20865 McClellan Rd
- 27) Mary Avenue
- 28) Comer Villas
- 29) 10333 N Wolfe Road
- 30) 20111 Stevens Creek Blvd
- 31) 11841 Upland Way
- 32) 13605 Surrey Lane
- 33) 10268 Bandlely Dr
- 34) 20085 Stevens Creek Blvd
- 35) 19820 Homestead Rd

LEGEND

- V&A Basins
- CUSD_Developments

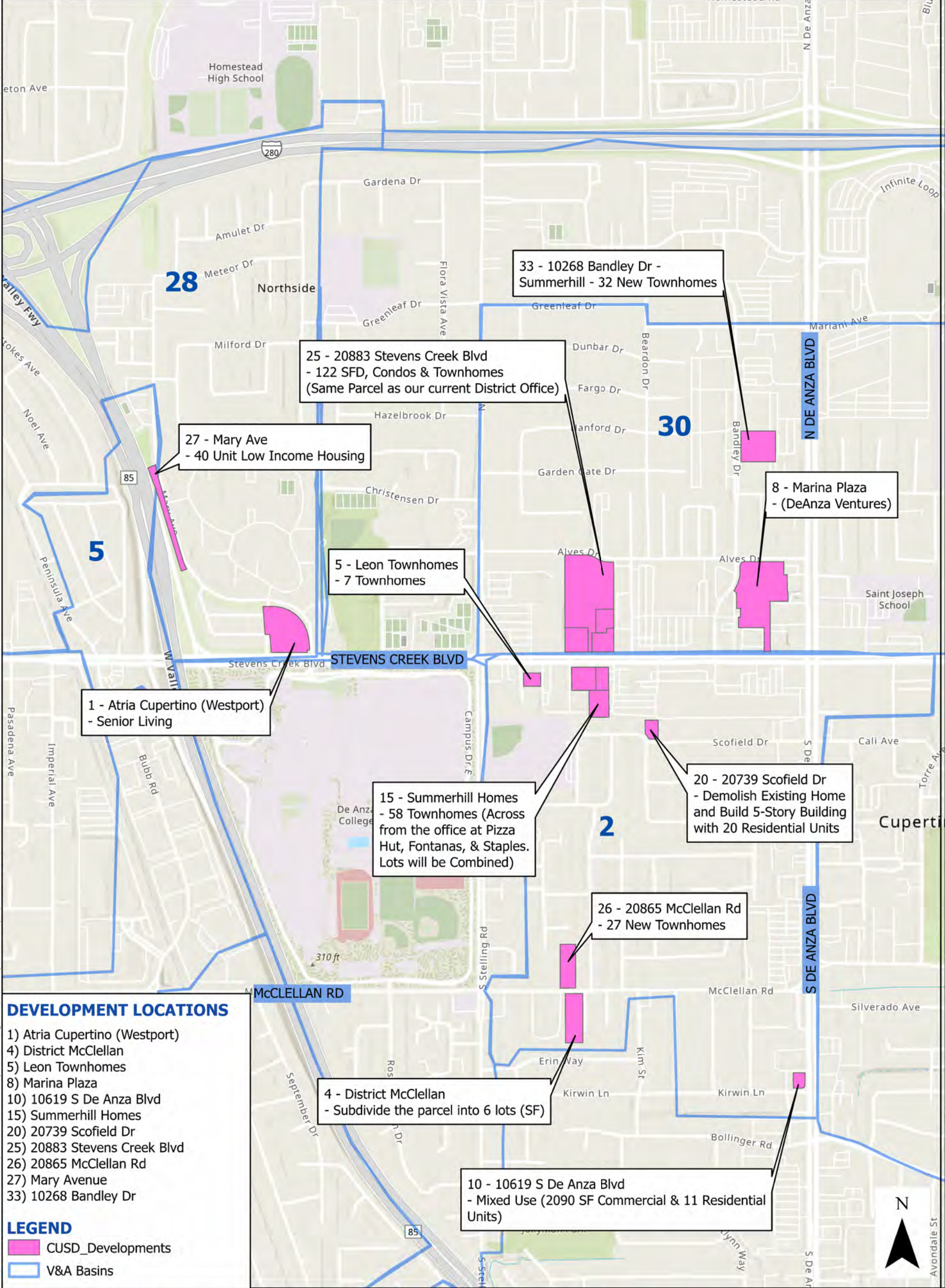


CUSD FUTURE DEVELOPMENTS



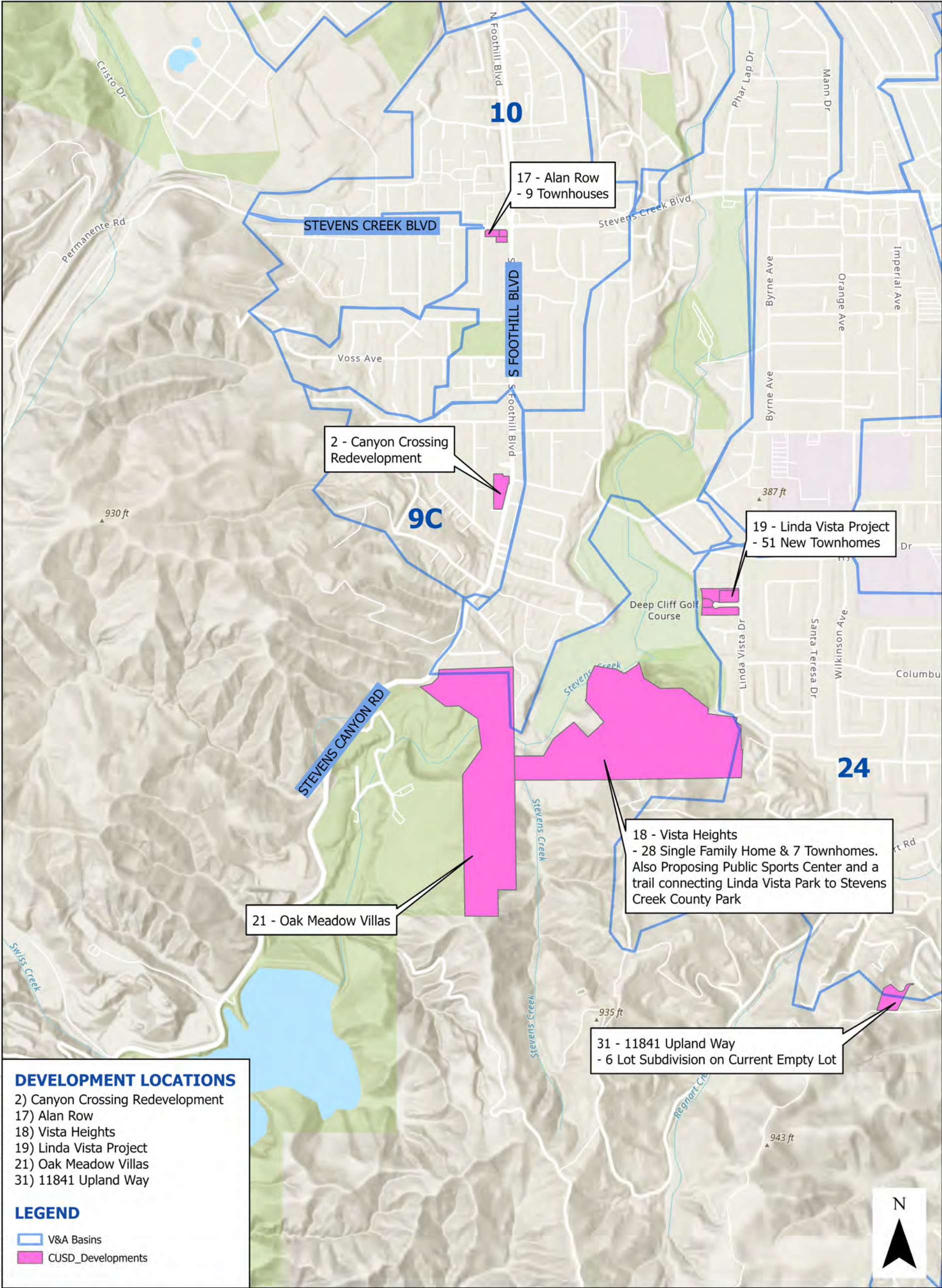
CUSD FUTURE DEVELOPMENTS

MAP #1



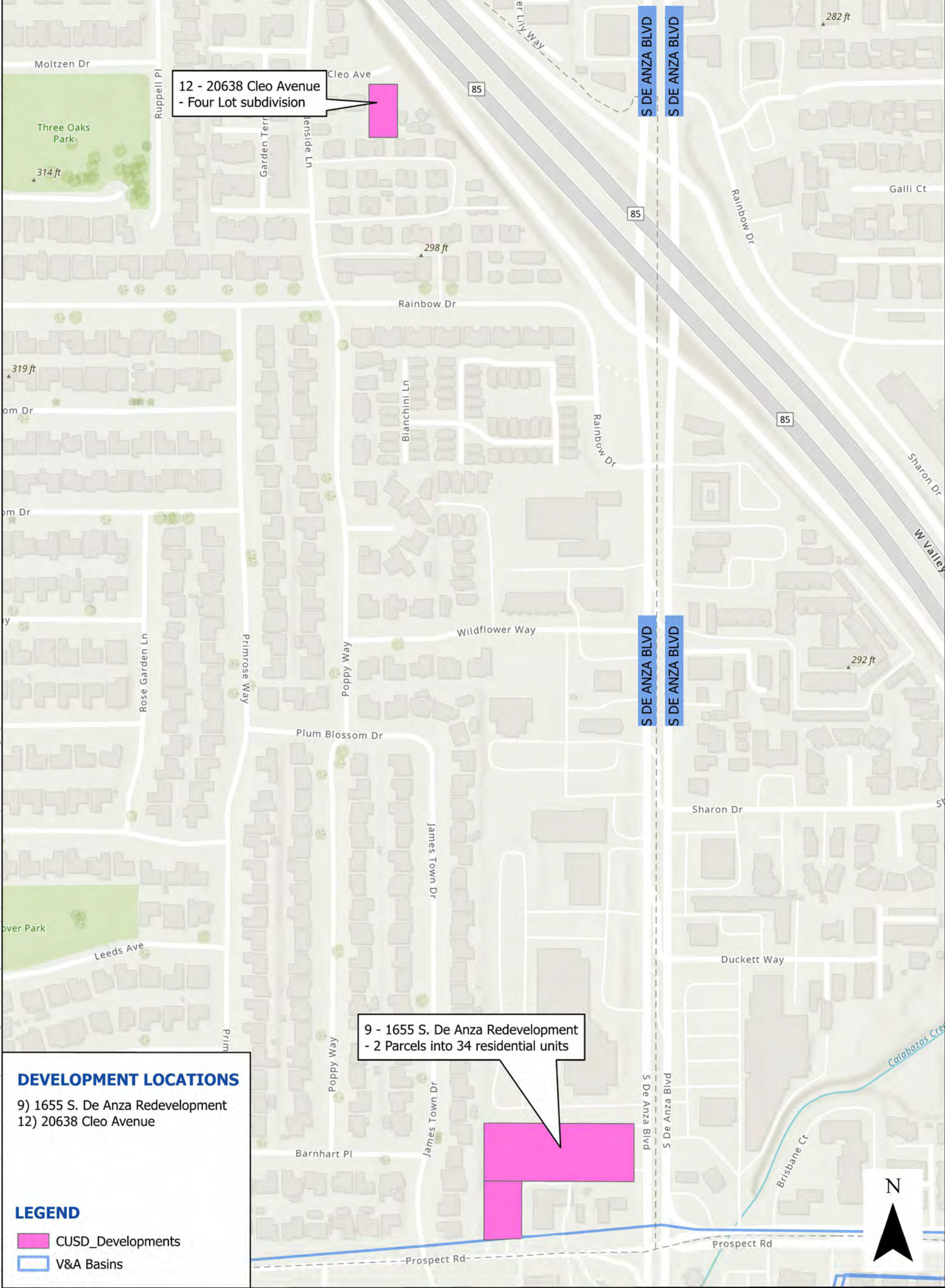
CUSD FUTURE DEVELOPMENTS

MAP #2



CUSD FUTURE DEVELOPMENTS

MAP #3



DEVELOPMENT LOCATIONS

- 9) 1655 S. De Anza Redevelopment
- 12) 20638 Cleo Avenue

LEGEND

- CUSD_Developments
- V&A Basins

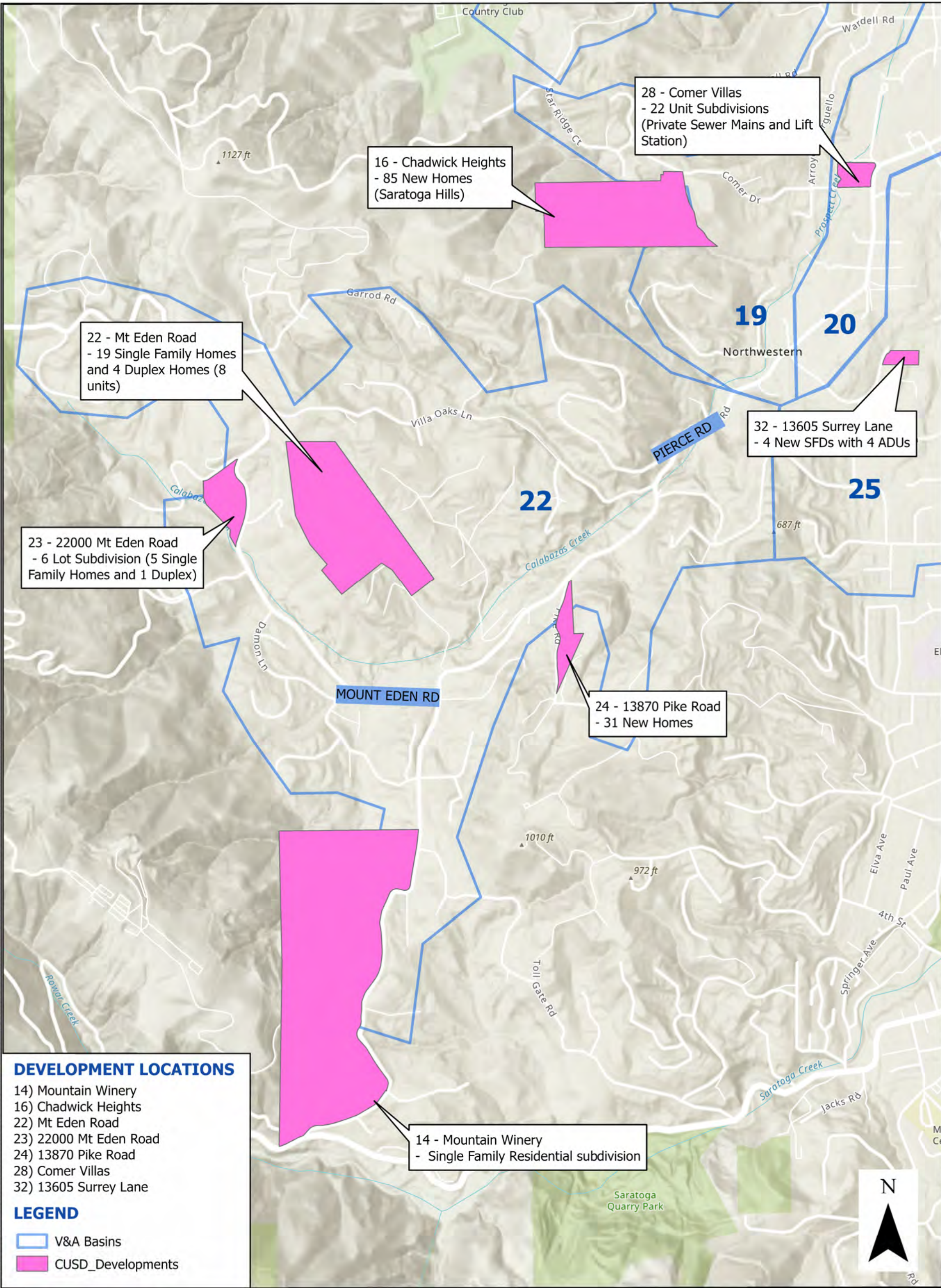


CUSD FUTURE DEVELOPMENTS

MAP #4



DATA CREDITS: Esri Community Maps Contributors, City of Cupertino, County of Santa Clara, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyreisen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community



DEVELOPMENT LOCATIONS

- 14) Mountain Winery
- 16) Chadwick Heights
- 22) Mt Eden Road
- 23) 22000 Mt Eden Road
- 24) 13870 Pike Road
- 28) Comer Villas
- 32) 13605 Surrey Lane

LEGEND

- V&A Basins
- CUSD_Developments



CUSD FUTURE DEVELOPMENTS

MAP #5

DATA CREDITS: Esri Community Maps Contributors, County of Santa Clara, California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS, Esri, NASA, NGA, USGS, FEMA

**CUPERTINO SANITARY DISTRICT
MEETING/EVENT SCHEDULE**

Item 11.A.

MAY 2025

05/07: 1st Regular Meeting
05/12: TAC
05/14: CASSE
05/15: TPAC
05/21: 2nd Regular Meeting and Public Hearing on Rate Increase

MAY 2025						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	5	6	7 1st Regular Meeting	8	9	10
11	12 TAC	13	14 CASSE	15 TPAC	16	17
18	19	20	21 2nd Regular Meeting	22	23	24
25	26	27	28	29	30	31

JUNE 2025

06/02: SCCSDA Meeting
06/04: 1st Regular Meeting
06/09: TAC
06/11: CASSE
06/12: TPAC
06/18: 2nd Regular Meeting

JUNE 2025						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 SCCSDA	3	4 1st Regular Meeting	5	6	7
8	9 TAC	10	11 CASSE	12 TPAC	13	14
15	16	17	18 2nd Regular Meeting	19	20	21
22	23	24	25	26	27	28
29	30					

JULY 2025

07/02: 1st Regular Meeting
07/07: TAC
07/09: CASSE
07/10: TPAC
07/16: 2nd Regular Meeting
07/30-08/01: CASA Conference

JULY 2025						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2 1st Regular Meeting	3	4	5
6	7 TAC	8	9 CASSE	10 TPAC	11	12
13	14	15	16 2nd Regular Meeting	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31	1	
			CASA Conference			