

**CUPERTINO SANITARY DISTRICT  
SANITARY BOARD MEETING  
WEDNESDAY, MARCH 5, 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 Doyle plans to call in to the meeting from 1032 S. Kihei Road, B316, Kihei Hawaii, 96753. The agenda will be posted at this location.

**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  
Cupertino Sanitary District v. The City of San Jose, et al  
California Sixth District Court of Appeal No: H052796

**4. MINUTES & BILLS**

- A. APPROVAL OF THE MEETING MINUTES OF FEBRUARY 19, 2025
- B. APPROVED MEETING MINUTES OF JANUARY 15, 2025

**5. CORRESPONDENCE**

- A. NONE

**6. MEETINGS**

- A. REGULAR MEETING OF THE SAN JOSE/SANTA CLARA TREATMENT PLANT TECHNICAL ADVISORY COMMITTEE (TAC) TO BE HELD ON MONDAY, MARCH 10, 2025
- B. CALIFORNIA ALLIANCE FOR SEWER SYSTEM EXCELLENCE (CASSE) TELECONFERENCE TO BE HELD ON WEDNESDAY, MARCH 12, 2025
- C. REGULAR MEETING OF THE SAN JOSE/SANTA CLARA TREATMENT PLANT ADVISORY COMMITTEE (TPAC) TO BE HELD ON THURSDAY, MARCH 13, 2025

**7. REPORTS**

- A. SANTA CLARA COUNTY SPECIAL DISTRICTS ASSOCIATION MEETING HELD ON MARCH 3, 2025

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**8. UNFINISHED BUSINESS**

- A. 2024/2025 BUDGET REVISIONS

**9. NEW BUSINESS**

- A. 2025/2026 BUDGET DISCUSSION

**10. STAFF REPORT**

- A. FUTURE DEVELOPMENT PROJECTS

**11. CALENDAR ITEMS**

- A. THE NEXT REGULAR DISTRICT BOARD MEETING IS TO BE HELD ON WEDNESDAY, MARCH 19, 2025

**12. ADJOURNMENT**

**CUPERTINO SANITARY DISTRICT BOARD MEETING  
WEDNESDAY, FEBRUARY 19, 2025**

The Sanitary Board of the Cupertino Sanitary District convened this date at 7:01 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, and David Doyle. Taghi Saadati and Bill Bosworth 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 7:04 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 7:011 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 January 15, 2025

On a motion by Director Kwok, seconded by Director Chen by a roll call vote of 5-0-0, the minutes of the Regular Meeting held on Wednesday, January 15, 2025, were approved as written.

- B. Approved Meeting Minutes of December 18, 2024, are to be Noted & Filed.

- C. Approval of Financial Report and Payment of Bills

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

D. Timesheets

The Board submitted their February timesheets to District Manager Porter.

5. CORRESPONDENCE:

- A. LAFCO – Notice of Application is to be Noted & Filed.

6. MEETINGS:

- A. Director Bosworth plans to attend the Santa Clara County Special Districts Association meeting to be held on March 3, 2025.
- B. Manager Porter plans to attend the regular meeting of the San Jose/Santa Clara Treatment Plant Technical Committee (TAC) to be held on Monday, March 10, 2025.
- C. Staff plans to attend the California Alliance for Sewer System Excellence (CASSE) Teleconference to be held on Wednesday, March 12, 2025.
- D. Director Kwok plans to attend the regular meeting of the San Jose/Santa Clara Treatment Plant Advisory Committee (TPAC) to be held on Thursday, March 13, 2025.

7. REPORTS:

- A. Manager Porter reported on CASA 2025 Winter Conference held from January 22-24, 2025 in Palm Springs, CA.
1. President Saadati and Director Bosworth reported on the CSRMA training session held on January 22, 2025.
  2. Director Chen reported on the CSRMA Board of Directors meeting.
  3. Directors Chen and Doyle reported on Concurrent Sessions.
- B. Manager Porter reported on the regular meeting of the San Jose/Santa Clara Treatment Plant Technical Advisory Committee (TAC) held on Monday, February 10, 2025.
- C. Manager Porter reported on the California Alliance for Sewer System Excellence (CASSE) teleconference held on Wednesday, February 11, 2025.
- D. Director Kwok reported on the regular meeting of the San Jose/Santa Clara Treatment Plant Advisory Committee (TPAC) held on Thursday, February 13.

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- E. Counsil Hynes reported on the CASA Attorney's Committee meeting held on February 7, 2025, via Zoom.

8. UNFINISHED BUSINESS:

- A. Pump Station Electrical Investigations

Manager Porter gave a report to the Board and discussed a lower bid for electrical investigations at the pump stations.

9. NEW BUSINESS:

- A. Akel Engineering Amendment No. 4 for Hydraulic Modeling

On a motion by Director Kwok, seconded by Director Chen, by a roll call vote of 5-0-0, the Board approved Amendment No. 4.

10. STAFF REPORT

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

11. CALENDAR ITEMS

- A. The next regular Board Meeting is scheduled to take place on March 5, 2025.

12. ADJOURNMENT:

The meeting was adjourned at 8:23 pm.

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Secretary of the Sanitary Board

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President of the Sanitary Board

**CUPERTINO SANITARY DISTRICT BOARD MEETING  
WEDNESDAY, JANUARY 15, 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, David Doyle, Taghi Saadati, and Bill Bosworth.

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 7:07 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 December 18, 2024

On a motion by Director Bosworth, seconded by Director Chen by a vote of 5-0-0, the minutes of the Regular Meeting held on Wednesday, December 18, 2024, were approved as written.

- B. Approved Special Meeting Minutes of December 5, 2024, are to be Noted & Filed.

- C. Approved Meeting Minutes of November 20, 2024, are to be Noted & Filed.

- D. Approval of Financial Report and Payment of Bills

CUPERTINO SANITARY DISTRICT BOARD MEETING  
WEDNESDAY, JANUARY 15, 2025

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

E. Timesheets

The Board submitted their January timesheets to District Manager Porter.

5. CORRESPONDENCE:

There was none.

6. MEETINGS:

- A. Four Board members plan to attend the CSRMA Training at CASA 2025 Winter Conference – January 29, 2025, in Palm Springs, CA
- B. Four Board members and District Manager plan to attend the CASA 2025 Winter Conference – January 29-31, 2025, in Palm Springs, CA
- C. Manager Porter plans to attend the regular meeting of the San Jose/Santa Clara Treatment Plant Technical Committee (TAC) to be held on Monday, February 10, 2025.
- D. Staff plans to attend the California Alliance for Sewer System Excellence (CASSE) Teleconference to be held on Tuesday, February 11, 2025.
- E. Director Kwok plans to attend the regular meeting of the San Jose/Santa Clara Treatment Plant Advisory Committee (TPAC) to be held on Thursday, February 13, 2025.

7. REPORTS:

- A. The regular meeting of the San Jose/Santa Clara Treatment Plant Technical Advisory Committee (TAC) to be held on Monday, January 6, 2025, was canceled. There was no report.
- B. Manager Porter reported on the California Alliance for Sewer System Excellence (CASSE) teleconference held on Wednesday, January 8, 2025.
- C. The regular meeting of the San Jose/Santa Clara Treatment Plant Advisory Committee (TPAC) to be held on Thursday, January 9, 2025 was canceled. There was no report.

8. UNFINISHED BUSINESS:

A. Cristo Rey Pump Station

Manager Porter gave a report to the Board and discussed the potential to eliminate one or more pump stations and use gravity flow.

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9. NEW BUSINESS:

A. Annual Renewal of GraniteNet Software

On a motion by Director Doyle, seconded by Director Bosworth, by a vote of 5-0-0, the Board approved renewal of GraniteNet software in the amount of \$2,800.01.

B. Ordinance No. 133, Amending Sewer Use Ordinance

On a motion by Director Kwok, seconded by Director Bosworth, by a vote of 5-0-0, the Board approved Ordinance No. 133, Amending Sewer Use Ordinance with corrections.

C. Ordinance No. 134, Adopting Operations Code

On a motion by Director Chen, seconded by Director Bosworth, by a vote of 5-0-0, the Board approved Ordinance No. 134, Adopting Operations Code.

D. Sewer System Management Plan (SSMP) Audit (2024)

Manager Porter reported on the Sewer System Management Plan. The deadline to submit audit to the State Board is February 2, 2025. Staff is preparing to submit before the deadline.

10. STAFF REPORT

A. Manager Porter reported on Future Development Projects.

B. Manager Porter reported on the Monthly Maintenance Summary.

11. CALENDAR ITEMS

A. The next regular Board Meeting is scheduled to take place on February 5, 2025.

12. ADJOURNMENT:

The meeting was adjourned at 8:38 pm.

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Secretary of the Sanitary Board

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President of the Sanitary Board



Item 10.A.

Future Development Projects:

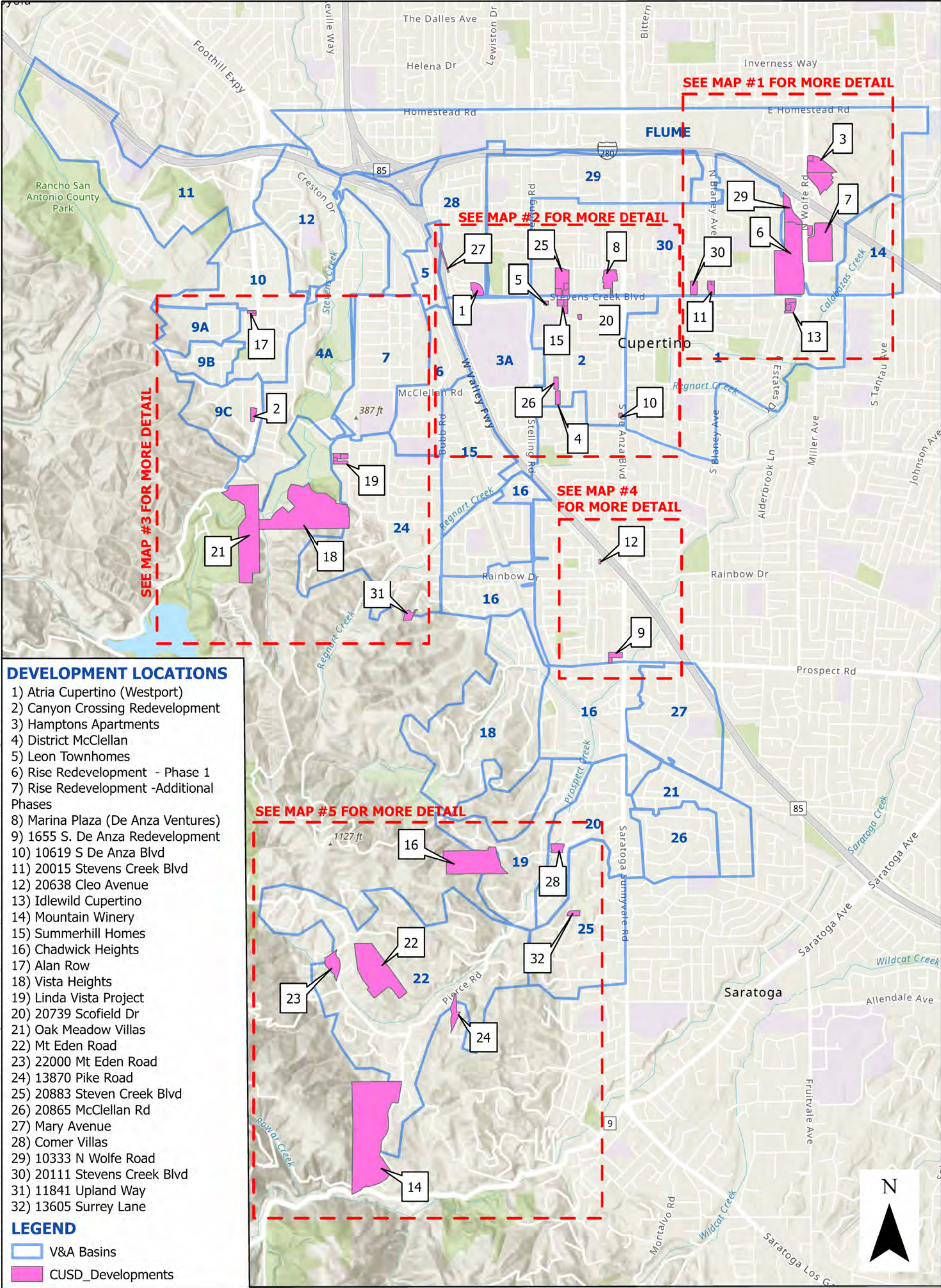
Prep. Date: 1/10/2025

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	75%	\$ 1,252,016.20	\$ 417,338.73	- 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.
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	Signed IA	\$ 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	Sent	\$ 37,032.00	FY 25-26	75%	\$ 27,774.00	\$ 9,258.00	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.
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	1%	\$ 4,548.88	\$ 450,339.12	- 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 - 85 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
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.
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 West 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
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.
30	Redevelop 2 Office Buildings to 57 Townhomes	20111 Stevens Creek Blvd (APN 316-23-026)	Planning	*	\$ 783,522.00	FY27-28	0	\$ -	\$ 783,522.00	12/19/2024 - Received ASA-2024-016 Permit
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	4 New SFDs with 4 ADUs	13605 Surrey Lane (APN 503-16-009)	PrePlanning	*						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.
								\$ 1,746,501.97	\$ 60,219,930.61	





**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

**LEGEND**

V&A Basins

CUSD\_Developments

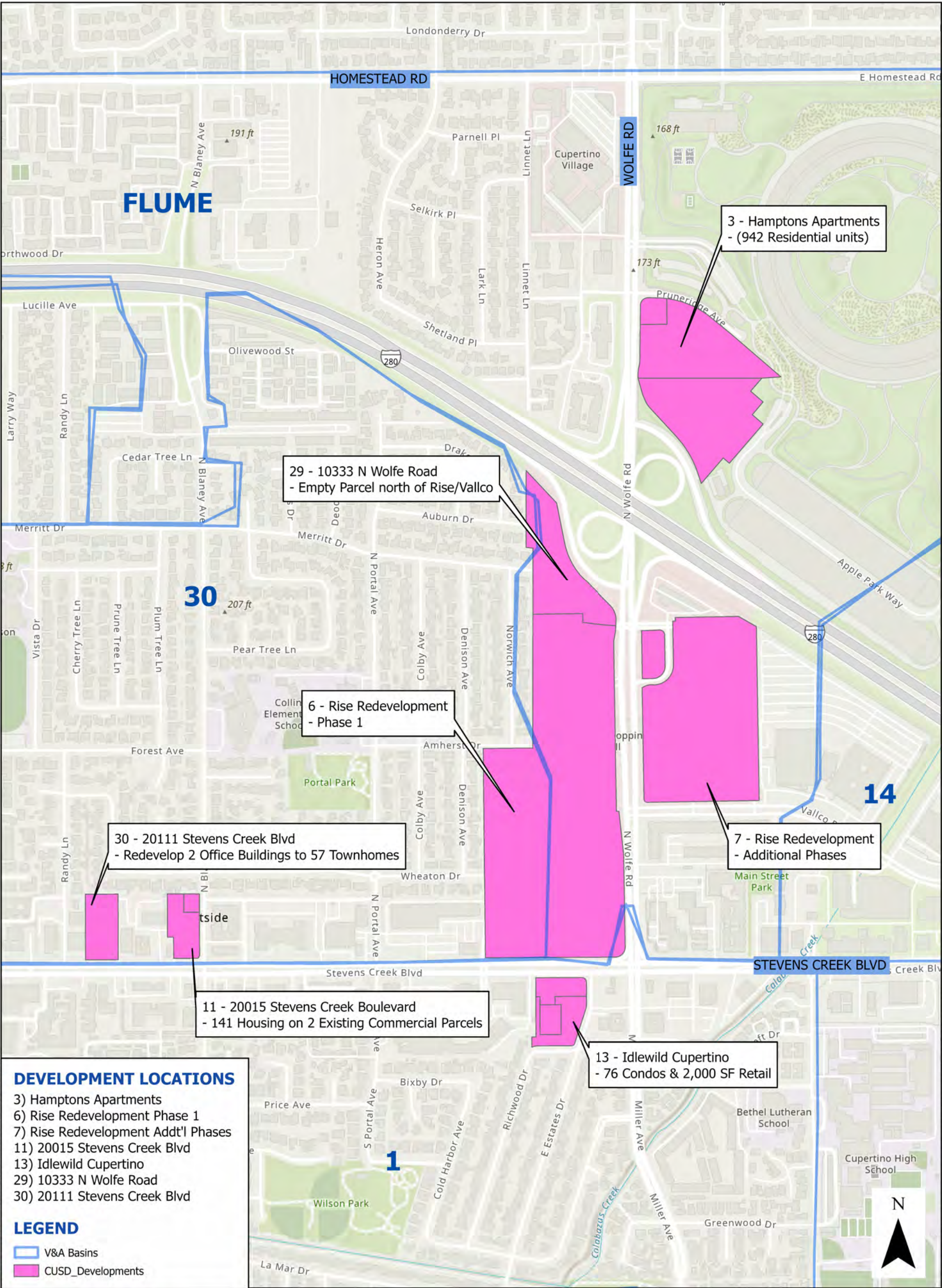


# CUSD FUTURE DEVELOPMENTS



Date Saved:

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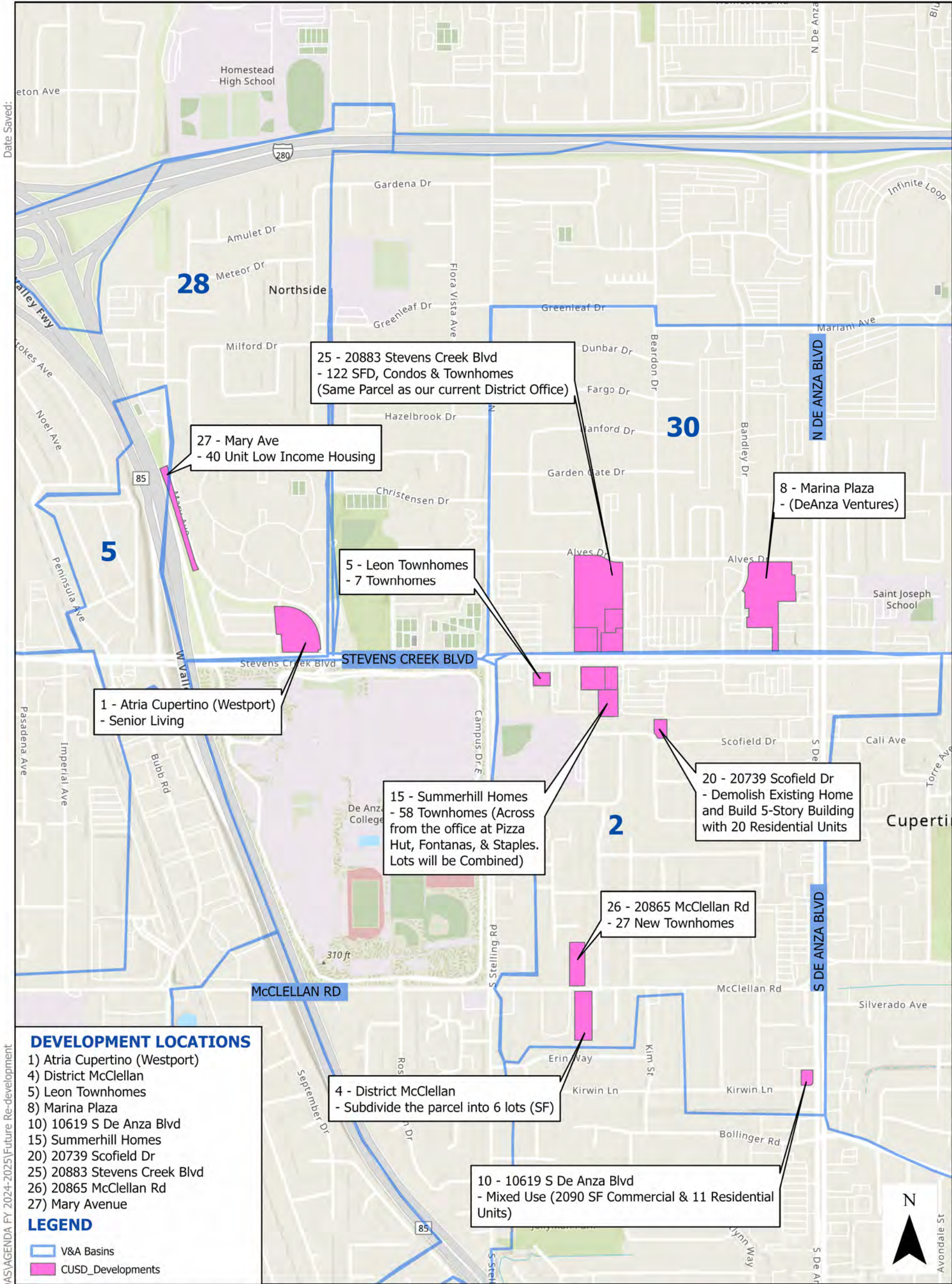


# CUSD FUTURE DEVELOPMENTS

## MAP #1

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, Esri, TomTom, FAO, NOAA, USGS, Esri, NASA, NGA, USGS, FEMA, Esri,





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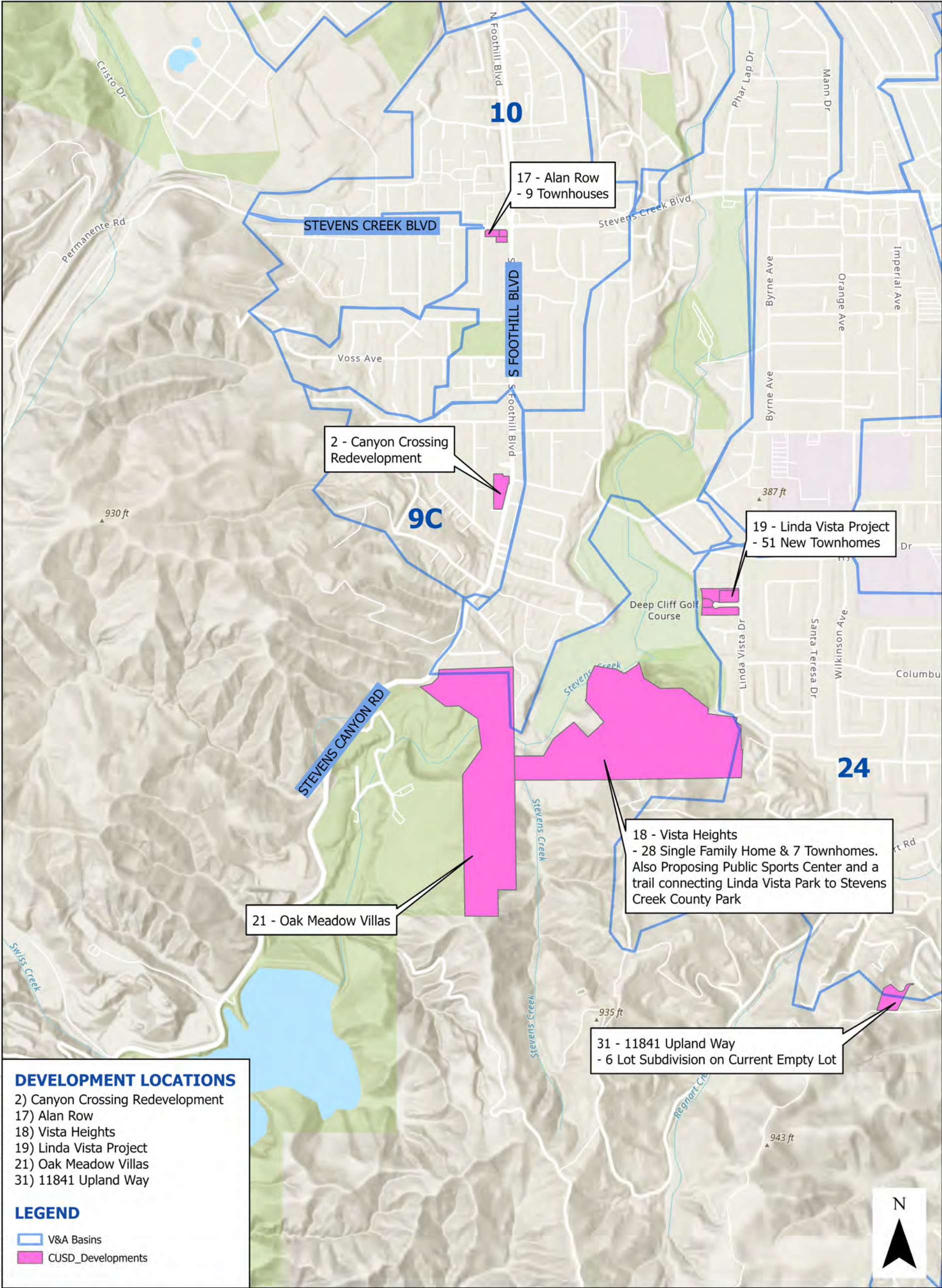


# CUSD FUTURE DEVELOPMENTS

## MAP #2

DATA CREDITS: Esri, TomTom, FAO, NOAA, USGS, Esri, NASA, NGA, USGS, FEMA, Esri, USGS, Esri Community Maps Contributors, City of Cupertino, 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

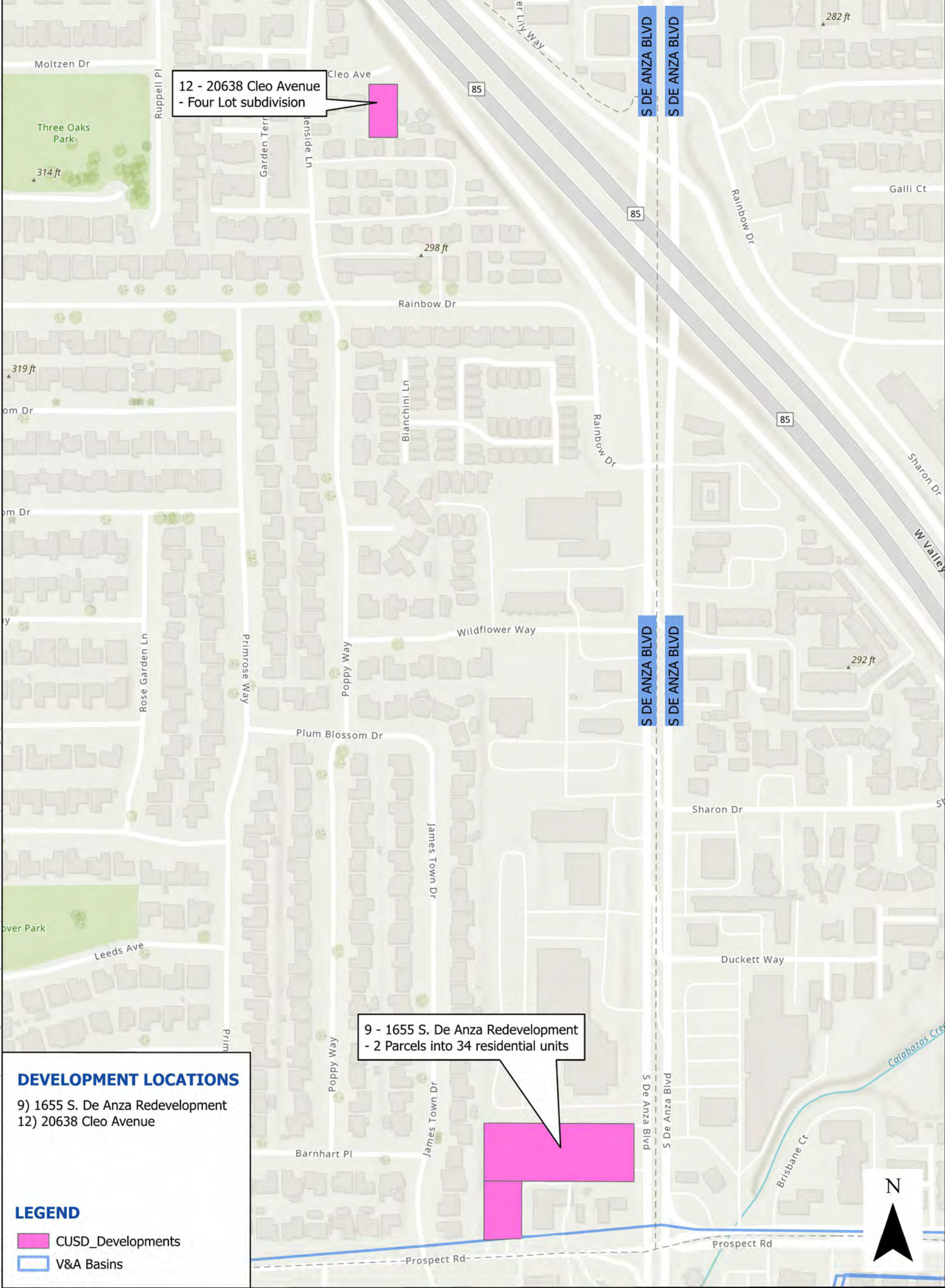




# CUSD FUTURE DEVELOPMENTS

## MAP #3





**DEVELOPMENT LOCATIONS**  
 9) 1655 S. De Anza Redevelopment  
 12) 20638 Cleo Avenue

**LEGEND**  

CUSD\_Developments

V&A Basins

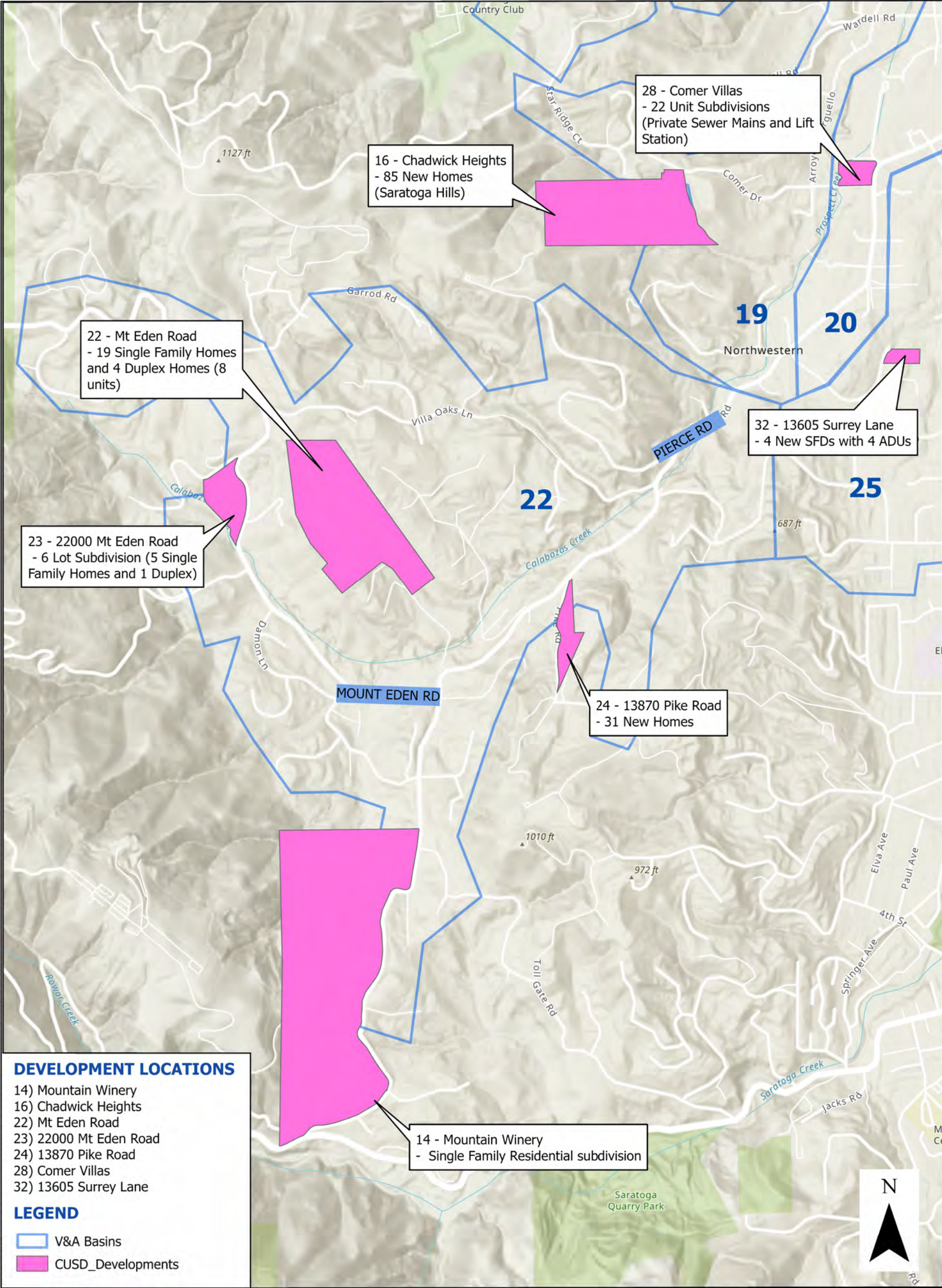


# CUSD FUTURE DEVELOPMENTS

## 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.**

**MARCH 2025**

03/03: SCCSDA  
03/05: 1st Regular Meeting  
03/10: TAC  
03/12: CASSE  
03/13: TPAC  
03/19: 2nd Regular Meeting

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

**APRIL 2025**

04/02: 1st Regular Meeting  
04/07: TAC  
04/09: CASSE  
04/10: TPAC  
04/16: 2nd Regular Meeting

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

**MAY 2025**

05/07: 1st Regular Meeting  
05/12: TAC  
05/14: CASSE  
05/15: TPAC  
05/21: 2nd Regular Meeting

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