

**CUPERTINO SANITARY DISTRICT  
SANITARY BOARD SPECIAL MEETING  
WEDNESDAY, MAY 6, 2026**

**AGENDA**

This meeting will be held in person at 7:00 p.m. in the Stevens Creek Office Center, 20863 Stevens Creek Boulevard, Suite 100, Cupertino, California 95014. Anyone interested may attend in person.

**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**

NONE

**4. MINUTES**

- A. APPROVAL OF THE SPECIAL MEETING MINUTES OF APRIL 16, 2026
- B. SIGN APPROVED REGULAR MEETING MINUTES OF APRIL 1, 2026

**5. CORRESPONDENCE**

NONE

**6. MEETINGS**

- A. REGULAR MEETING OF THE SAN JOSE/SANTA CLARA TREATMENT PLANT TECHNICAL ADVISORY COMMITTEE (TAC) TO BE HELD ON MONDAY, MAY 11, 2026
- B. CALIFORNIA ALLIANCE FOR SEWER SYSTEM EXCELLENCE (CASSE) TELECONFERENCE TO BE HELD ON WEDNESDAY, MAY 13, 2026
- C. BAY AREA CLEAN WATER AGENCIES (BACWA) COLLECTION SYSTEMS COMMITTEE MEETING TO BE HELD ON THURSDAY, MAY 14, 2026
- D. REGULAR MEETING OF THE SAN JOSE/SANTA CLARA TREATMENT PLANT ADVISORY COMMITTEE (TPAC) TO BE HELD ON THURSDAY, MAY 14, 2026

**7. REPORTS**

NONE

**8. UNFINISHED BUSINESS**

- A. REVIEW BOARD MEMBER COMPENSATION

**9. NEW BUSINESS**

- A. DRAFT BUDGET

**CUPERTINO SANITARY DISTRICT  
SANITARY BOARD SPECIAL MEETING  
WEDNESDAY, MAY 6, 2026**

**10. STAFF REPORT**

- A. REPORT ON FUTURE DEVELOPMENT PROJECTS

**11. CALENDAR ITEMS**

- A. PUBLIC HEARING ON CONSIDERATION OF RATE INCREASE IS TO BE HELD ON WEDNESDAY, MAY 20, 2026, 7PM, AT THE DISTRICT OFFICE
- B. THE NEXT REGULAR DISTRICT BOARD MEETING IS TO BE HELD ON WEDNESDAY, MAY 20, 2026, 7PM, AT THE DISTRICT OFFICE

**12. ADJOURNMENT**

**Disability Notice:** If you require a disability-related modification or accommodation to participate in a CUSD public meeting please call the Office of the District (408) 253-7071. We will make reasonable arrangements to ensure accessibility. Some special arrangements may require 48-72 hours advance notice.

**Document Availability:** Materials related to an item on this agenda that have been submitted to the CUSD Board of Directors within 72 hours prior to this meeting are available for public inspection in the District's Office at 20863 Stevens Creek Blvd, Suite 100, Cupertino, California, during normal business hours, and can be viewed on our website at [www.cupertinosanitarydistrict.org](http://www.cupertinosanitarydistrict.org).

CUPERTINO SANITARY DISTRICT  
SPECIAL BOARD MEETING MINUTES  
THURSDAY, APRIL 16, 2026

**Item 4.A.**

The Sanitary Board of the Cupertino Sanitary District convened this date at 3:02 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 Doyle 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: Taghi Saadati, Patrick Kwok, Bill Bosworth. David Doyle and Angela Chen attended remotely.

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

Public: "Michael" via Zoom audio

2. PUBLIC COMMENTS:

There were none.

3. CLOSED SESSION:

There was none.

4. MINUTES:

A. Approval of the Meeting Minutes of April 1, 2026

On a motion by Director Kwok, seconded by Director Saadati, by a roll call vote of 5-0-0, the minutes of the Regular Meeting held on April 1, 2026, were approved as written.

B. Sign Approved Regular Meeting Minutes of March 18, 2026

The Regular Meeting Minutes of March 18, 2026, are to be Noted & Filed.

C. Approval of Monthly Financial Reports and March Warrants

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

D. Submittal of April Timesheets

The Board members submitted their April timesheets.

CUPERTINO SANITARY DISTRICT  
SPECIAL BOARD MEETING MINUTES  
THURSDAY, APRIL 16, 2026

5. CORRESPONDENCE:

- A. E-mail from Local Agency Formation Commission of Santa Clara County (LAFCO) Re: Adoption of Proposed Budget for Fiscal Year 2027 & Notice of June 3, 2026, LAFCO Public Hearing

The Notice of Public Hearing e-mail from LAFCO is to be Noted & Filed.

- B. E-mail from LAFCO Re: Santa Clara County Central Fire Protection District SOI Amendment and Annexation 2026

The Santa Clara County Central Fire Protection District SOI Amendment and Annexation e-mail from LAFCO is to be Noted & Filed.

6. MEETINGS:

- A. Staff plans to attend the regular meeting of the San Jose/Santa Clara Treatment Plant Technical Committee (TAC) to be held on Monday, May 11, 2026.
- B. Staff plans to attend the California Alliance for Sewer System Excellence (CASSE) Teleconference to be held on Wednesday, May 13, 2026.
- C. Staff plans to attend the Bay Area Clean Water Agencies (BACWA) Collection Systems Committee Meeting to be held on Thursday, May 14, 2026.
- 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, May 14, 2026.

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 6, 2026.
- B. The California Alliance for Sewer System Excellence (CASSE) Teleconference to be held on Wednesday, April 8, 2026, was canceled.
- C. Director Kwok reported on the regular meeting of the San Jose/Santa Clara Treatment Plant Advisory Committee (TPAC) held on Thursday, April 9, 2026.
- D. Director Kwok reported on the California Water Environment Association (CWEA) Annual Conference and Expo held April 7-10, 2026, in Sacramento, CA.

8. UNFINISHED BUSINESS:

There was none.

CUPERTINO SANITARY DISTRICT  
SPECIAL BOARD MEETING MINUTES  
THURSDAY, APRIL 16, 2026

9. NEW BUSINESS:

A. Authorization to Request Bids for Significant Defect Repair Project – Phase 3

On a motion by Director Saadati, seconded by Director Kwok, by a roll call vote of 5-0-0, the Board authorized District Manager to request bids for Significant Defect Repair Project – Phase 3.

B. Acceptance and Payment of CUSD Lift Stations – Replacement of Three Wet Well Hatches

On a motion by Director Kwok, seconded by Director Saadati, by a roll call vote of 5-0-0, the Board accepted the CuSD Lift Stations – Replacement of Three Wet Well Hatches work and approved payment to Casey Construction, Inc. in the amount of \$31,814.82.

C. District Participation in CASA/SWRCB Rate Survey

Manager Porter reported to the Board. There was no Board Action.

D. 2026 CASA Annual Conference to be held August 4-7, 2026, in Napa, California

Four Board Members and the District Manager plan to attend the 2026 CASA Annual Conference.

10. STAFF REPORT

A. Manager Porter reported on Future Development Projects.

11. CALENDAR ITEMS

A. The next regular Board meeting is to be held on Thursday, May 6, 2026, at 7 P.M. at the District office.

12. ADJOURNMENT:

The meeting was adjourned at 3:43 p.m.

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Secretary of the Sanitary Board

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President of the Sanitary Board

CUPERTINO SANITARY DISTRICT  
BOARD MEETING MINUTES  
WEDNESDAY, APRIL 1, 2026

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 Doyle 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: Taghi Saadati, Patrick Kwok, David Doyle, Bill Bosworth, and Angela Chen.

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

Public: None

2. PUBLIC COMMENTS:

There were none.

3. CLOSED SESSION:

President Doyle adjourned the regular meeting session and opened the closed session at 7:01 p.m.

A. Conference with legal counsel – Anticipated Litigation

Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) Government Code section 54956.9: One case

Board action: There was no reportable action.

President Saadati adjourned the closed session at 7:20 p.m. and the regular meeting was called to order.

4. MINUTES:

A. Approval of the Meeting Minutes of March 18, 2026

On a motion by Director Chen, seconded by Director Bosworth, by a vote of 5-0-0, the minutes of the Regular Meeting held on March 18, 2026, were approved as written.

B. Sign Approved Regular Meeting Minutes of March 4, 2026

The Board signed the approved Regular Meeting Minutes of March 4, 2026. The minutes are to be Noted & Filed.

CUPERTINO SANITARY DISTRICT  
BOARD MEETING MINUTES  
WEDNESDAY, APRIL 1, 2026

5. CORRESPONDENCE:

There was none.

6. MEETINGS:

- A. Staff plans to attend the regular meeting of the San Jose/Santa Clara Treatment Plant Technical Committee (TAC) to be held on Monday, April 6, 2026.
- B. The California Alliance for Sewer System Excellence (CASSE) Teleconference to be held on Wednesday, April 8, 2026 is canceled.
- 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 9, 2026.
- D. Directors Chen and Kwok plan to attend the California Water Environment Association (CWEA) Annual Conference and Expo to be held April 7-10, 2026, in Sacramento, CA.

7. REPORTS:

There were none.

8. UNFINISHED BUSINESS:

- A. Sign Quit Claim Deed – Summerhill Homes, 20840 Stevens Creek Boulevard Development

President Doyle and Secretary Bosworth signed the Quit Claim Deed for Summerhill Homes, 20840 Stevens Creek Boulevard Development.

- B. Rate Study Analysis

Director Porter presented the rate study analysis to the Board. There was no Board action.

9. NEW BUSINESS:

- A. Ethics Training Certification

Staff is to send a link and/or set up a laptop at the District office for two Board members to complete training.

- B. Resolution No. 1363, Requesting and Consenting to Consolidation of Elections

On a motion by Director Bosworth, seconded by Director Saadati, by a vote of 5-0-0, the Board approved Resolution No. 1363, Requesting and Consenting to Consolidation of Elections. Staff will send the signed Resolution to the Registrar of Voters.

CUPERTINO SANITARY DISTRICT  
BOARD MEETING MINUTES  
WEDNESDAY, APRIL 1, 2026

C. Approve Project Final Payment – CuSD “Lower Lateral Repairs-September 2025”

On a motion by Director Chen, seconded by Director Kwok, by a vote of 5-0-0, the Board approved payment to C2R Engineering in the amount of \$28,000.00.

D. Report on Submission of 2026 Audit Report on CIWQS

The Board reviewed the report on Submission of 2026 Audit Report on CIWQS. Director Chen pointed out on Item #8 of the report that San Jose/Santa Clara Treatment Plant should be included. Staff is to investigate how the form is filled out.

10. STAFF REPORT

A. Manager Porter reported on Future Development Projects.

11. CALENDAR ITEMS

A. The next regular Board meeting is to be held on Thursday, April 16, 2026, at 3 P.M. at the District office.

12. ADJOURNMENT:

The meeting was adjourned at 8:09 p.m.

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Secretary of the Sanitary Board

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President of the Sanitary Board

**ORDINANCE NO. 90**

**ORDINANCE OF THE CUPERTINO SANITARY DISTRICT ESTABLISHING COMPENSATION FOR MEMBERS OF THE SANITARY BOARD**

Section 1: Pursuant to California Health & Safety Code §6489 and California Water Code §20200 et seq., this Board has: (a) published notice of a public hearing pursuant to California Water Code §20203; (b) held a public hearing on September 17, 2003, at which any and all persons desiring to be heard on this subject were heard.

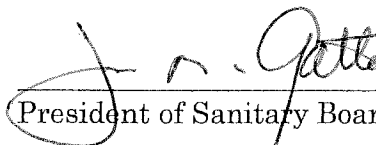
Section 2: Members of the Sanitary Board shall be compensated at the rate of Two Hundred Thirty-One Dollars (\$231.00) for each meeting of the District Board attended by a member thereof or for each day's service rendered as a member by request of the Board, not exceeding a total of six (6) days in any calendar month.

Section 3: Existing District authorizations for repayment of expenses and calculations of each day's service as a member of the Board shall continue in full force and effect.

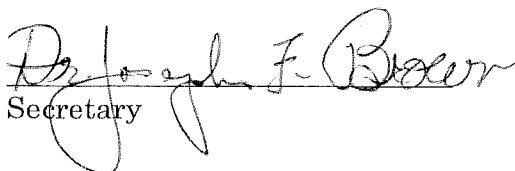
Section 4: This Ordinance shall take effect on January 1, 2004, being more than sixty (60) days after the date of its passage and adoption.

The above and foregoing Ordinance was duly and properly introduced on September 17, 2003, and was thereafter adopted at a regular meeting of the Sanitary Board of the Cupertino Sanitary District held on October 1, 2003, by the following vote:

Ayes: Members, Gatto, Brown, Bosworth, Harrison and Kerr.  
Noes: Members, NONE  
Absent: Members, NONE

  
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President of Sanitary Board

Attest: Members, NONE

  
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Secretary

**END OF YEAR PLANNING TIMELINE**

Task Completed	Action Due Date	Task		Days	
3-Mar	13-Mar	Publish Agenda	13-Mar	0	To Set Public Hearing on Rate Increase
18-Mar	18-Mar	BOD Meeting	20-May	63	Set Public Hearing on Rate Increase for May 20, 2026
20-Mar	19-Mar	Submit Mailers and address list to printer	3-Apr	15	Give printer 1.5 weeks, at least, to prepare, print, and mail notices
1-Apr	3-Apr	Send Out Public Hearing Notices	20-May	47	45 days prior to Hearing, mail out public notices to owners
22-Apr	22-Apr	Submit 1st Legal Ad - Rate Increase Hearing to print on 5/1	20-May	28	Two weeks prior to Hearing, publish legal ad notice
22-Apr	29-Apr	Submit 2nd Legal Ad - Rate Increase Hearing to print on 5/8	20-May	21	One week prior to Hearing, publish legal ad notice
	15-May	Publish Agenda for meeting of May 20th	20-May	5	Staff Report for Rate Increase Public Hearing and Ordinance
	<b>20-May</b>	<b>BOD Meeting and Public Hearing on Rate Increase</b>	<b>17-Jun</b>	<b>28</b>	<b>Rate Increase Public Hearing, Set Public Hearing for Report on Rates and Collection on Tax Roll, Set Public Hearing for Board Member Compensation</b>
	20-May	Submit 1st Legal Ad - Report and Colletion Hearing to print on 5/29	17-Jun	28	Two weeks prior to Hearing, publish legal ad notice
	27-May	Submit 2nd Legal Ad - Report and Colletion Hearing to print on 6/5	17-Jun	21	One week prior to Hearing, publish legal ad notice
	21-May	Submit Legal Ad - Notice of New Rates to print on 6/5	5-Jun	15	Public Notice of Newly Adopted Rates (only need to print once)
	29-May	Publish Agenda for meeting of June 3rd	3-Jun	5	Second Reading of Newly Adopted Rates (Ordinance)
	12-Jun	Publish Agenda for meeting of June 17th	17-Jun	5	Taxroll Report, Resolution, Staff Report, Ordinance for Board Compensation
	<b>17-Jun</b>	<b>BOD Meeting and Public Hearing on Taxroll Collection</b>	<b>17-Jun</b>		<b>Report on Rates and Taxroll Collection Public Hearing, BM Compensation</b>
	18-Jun	Submit Legal Ad - Notice of New BM Comp to print on 6/19	19-Jun		Public Notice of Newly Adopted BM Comp (only need to print once)

# Item 10.A.

Future Development Projects:

Prep. Date:

3/10/2026

Items	Descriptions:	Address:	Phase	IA	Estimated Sewer Development, Treatment Plant Capacity and Pump Zone Fees	Estimated Construction	FY 2025-2026 Probability of collection	Collected in 25/26	Collected After 25/26	Deposit Fee Received	Remarks
1	Atria Cupertino (Westport) - Senior Living	21255 Stevens Creek Boulevard (APN 326-27-048)	Building	Sent	\$ 1,987,244.14	FY27-28	100%	\$ 1,987,244.14	\$ -		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% 07/13/2025: Applicant is wanting to defer payment of Fees until AFTER the IA is signed by the Board. 09/12/2025: Responded to Submittal #10 for BLD-2021-0402 (Site Plan for Senior Living) 10/02/2025: Responded to Sub #6 for BLD-2022-1918 (Senior Living Building). Sent updated IA to applicant. 11/21/2025: Received Permit Submittal #11 for BLD-2021-0402 (Site Plan for Senior Living) 12/01/2025: Applicant wants to execute IA in January 2026. Informed them of the possible Board meeting dates and coordinated with them on when we'd need their signed IA and check. 01/20/2026: Applicant stated they are now aiming to submit full package for 2nd Meeting in February 02/03/2026: Applicant inquired about March deadlines in case they do not make February Meetings.
2	Canyon Crossing Redevelopment - Updated Scope to 8 SFD, 6 Townhomes, & 15 Condos	10625 S Foothill Boulevard (APN 342-16-087)	Planning	Sent	\$ 479,166.00	FY27-28	0%	\$ -	\$ 479,166.00		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 10/15/2025: Received permit ASA-2025-015 11/10/2025: Responded to Submittal #1 for permit ASA-2025-015 02/25/2026: Received Sub#3 for ASA-2025-015 3/12/2026: Responded to Submittal #3 for permit ASA-2025-015
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)	Construction	FULLY EXECUTED	\$ 82,476.00	FY25-26	100%	\$ -	\$ -		<i>*Purged old Remarks to make Room for new items*</i> 02/04/2026: Pre-Construction meeting on site with contractor for sewer work. 02/06/2026: Contractor has begun sewer lateral installations. 02/25/2026: Construction underway. 3 Laterals have been installed. 3 more pending plus the abandonment of the existing lateral. 03/09/2026: All new laterals have been installed. Awaiting PLCOs to be raised to grade as well as abandonment of existing lateral
5	Leon Townhomes - 7 Townhomes (4 Units at existing Parcel)	10046 BIANCHI WAY (APN 359-07-021)	Construction	FULLY EXECUTED	\$ 37,032.00	FY25-26	100%	\$ -	\$ -	\$ -	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. 05/12/2025: Reached out to City regarding Easement language on Subdivision Map. Awaiting clarification/agreement between City and District on the easement 05/27/2025: Approved Permit BLD-2024-2145. City has granted SSE on Final Subdivision Map 02/11/2026: Pre-construction meeting scheduled for Monday February 16th, 2026. 02/16/2026: Pre-construction meeting held. Contractor registered with District. 04/08/2026: Construction almost complete. Punch list items provided and awaiting CCTV.

Items	Descriptions:	Address:	Phase	IA	Estimated Sewer Development, Treatment Plant Capacity and Pump Zone Fees	Estimated Construction	FY 2025-2026 Probability of collection	Collected in 25/26	Collected After 25/26	Deposit Fee Received	Remarks
6	Rise Redevelopment - Phase 1	10123 North Wolfe Road (APN 316-20-122)	Construction	NA	\$ 18,278,969.34	FY 25-26	1%	\$ 182,789.69	\$ 18,096,179.65		<i>*Purged old Remarks to make Room for new items*</i> 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 2/24/2025: Applicant submitted Submittal #3 for Horizontal Phase 1. SandHill asking about budget and is requesting a meeting. 04/29/2025: Applicant provided cost estimate for bond purposes. IA will need to be updated to reflect required bond amount 05/13/2025: Staff provided additional design comments on Submittal #4 for BLD-2024-1487 (Horizontal Construction). Applicant waiting for District to confirm required Bond amount. Applicant expressed desire to get IA executed ASAP. 07/28/2025: Received \$1.17M Check, signed IA, and Bond. 09/30/2025: Held Pre-Construction meeting with Sandhill & Devcon 10/06/2025: Construction has begun 01/26/2026: Construction has restarted. Preston Pipelines is preparing to connect new sewer mains to existing sewer on Wolfe Rd.
7	Rise Redevelopment - Additional Phases	10123 North Wolfe Road (APN 316-20-121)	Planning	NA	\$ 13,366,278.18	FY 27-28	0%	\$ -	\$ 13,366,278.18	\$ 1,000,000.00	12/09/2025: Approved M-2025-001 for modification for # of Low Income Housing and Office Space 02/10/2026: Received permit BLD-2026-0320 for 1st Building at Block #5. Mixed-Use with residential and Retail. 02/25/2026: Will begin tracking each block as a separate row on this spreadsheet for easier tracking.
7A	Rise Redevelopment - Block 5 Mixed Use Building - 234 Residential Units, 29k SF of Restaurant, ~4k of Office, & ~9.5k Retail	10123 North Wolfe Road (APN 316-20-122)	Building	NA	\$ 4,051,285.00	FY28-29	5%	\$ 202,564.25	\$ 3,848,720.75	\$ -	02/25/2026: Responded to BLD-2026-0320 for Block 5 Building on ProjectDox.
8	Marina Plaza (DeAnza Ventures)	10415 N De Anza Boulevard (APN 326-34-066)	Planning S3	Drafted	\$ 3,558,664.00	FY28-29	0%	\$ -	\$ 3,558,664.00		07/10/2025: BKF Engineers reached out stating they will be resubmitting this project to the City in August
9	1655 S. DeAnza Redevelopment - 2 Parcels into 35 residential units	1655 S. DeAnza (APNs 366-10-061 & 366-10-126)	Planning	*	\$ 467,240.00	FY27-28	1%	\$ 4,672.40	\$ 462,567.60		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. 09/17/2025: Sent applicant a Will Serve letter 10/02/2025: Received Permit ASA-2025-014 10/22/2025: Responded to Submittal #1 for permit ASA-2025-014 12/23-2025: Received Sub#2 for ASA-2025-014 1/16/2026: Responded to Submittal #2 for permit ASA-2025-014. The Installer's Agreement and associated fees were noted. A \$5,000 deposit is required to proceed with permit review/details sewer design review. 04/08/2026: Received Submittal #3 for permit ASA-2025-014 04/22/2026: Responded to Submittal #3; pending for deposit
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.

Future Development Projects:

Prep. Date:

3/10/2026

Items	Descriptions:	Address:	Phase	IA	Estimated Sewer Development, Treatment Plant Capacity and Pump Zone Fees	Estimated Construction	FY 2025-2026 Probability of collection	Collected in 25/26	Collected After 25/26	Deposit Fee Received	Remarks
13	Idlewild Cupertino (Across the street from Rise) - 55 Condos	10065 E. Estates Drive (APNs 369-06-002, 369-06-003, & 369-06-004)	Building	Sent	\$ 734,470.00	FY26-27	25%	\$ 183,617.50	\$ 550,852.50		Plan check completed back in 2022 7/31/2024: Received DP-2024-004 for Site. Response is due 8/23/2024 07/29/2025: Applicant is requesting a Will Serve Letter for the development. We will notify them that there is capacity deficiencies downstream on N Wolfe Rd. 08/06/2025: Sent Applicant a Will Serve letter. 12/23/2025: Received & Responded to permit BLD-2025-3315 for Buildings and Units. Fees increased from \$678,920 due new rates and new design shows 10 units with ADUs 01/10/2026: Received Permit BLD-2026-0031 for the Utilities and street improvements. 04/21/2026: Sent IA to developer. Received comments and made edits. Awaiting execution and payment
14	Mountain Winery - <b>**NEW SCOPE**</b> 81 Room Hotel, 47 SFDs, 39 Condos, & 192 MFD	Pierce Road - Encore Estates (APN 503-46-005)	Planning	-	\$ 4,759,959.00	FY29-30	0%	\$ -	\$ 4,759,959.00	\$ -	- 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. 02/20/2026: Received request for Will Serve Letter. Renamed from Masson Estates to Encore Estates and now includes a Hotel 04/17/2026: Sent will serve letter with the condition that upsizing might be required once we receive updated hydraulic model.
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)	Building	Sent	\$ 787,886.00	FY26-27	70%	\$ 551,520.20	\$ 236,365.80	\$ 5,000.00	<b>*Purged old Remarks to make Room for new items*</b> 08/26/2025: Received permit fees & \$5k deposit for Admin/Engineering/Inspection fees (BLD-2025-1357) 09/24/2025: Submitted Submittal #2 comments for BLD-2025-1384 on ProjectDox 10/02/2025: Sub#2 Review for BLD-2025-1357. Began Drafting IA 10/06/2025: Sent IA to developer 01/26/2026: Developer provided District with existing easement quitclaim documents. Will coordinate with developer & MT Survey to get easements quitclaimed and recorded correctly. Developer requested that all fees be included in IA instead of having individual fees on separate permits. 02/10/2026: District review Quitclam documents and provided comments to CBG (designer). 03/18/2026: Draft Quitclaim Deed presented to Board along with Resolution 1361. Board approved Reso. 04/01/2026: Board signed Quitclaim Deed. 04/08/2026: Coordinated with Developer to provide final wet signatures on Plat & Legal for easement quitclaim. 04/27/2026: Developer stated that easement quitclaim is NOT for their property but a neighboring property. District staff will not record the quitclaim.
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%	\$ -	\$ -		FULLY CLOSED OUT

Future Development Projects:

Prep. Date:

3/10/2026

Items	Descriptions:	Address:	Phase	IA	Estimated Sewer Development, Treatment Plant Capacity and Pump Zone Fees	Estimated Construction	FY 2025-2026 Probability of collection	Collected in 25/26	Collected After 25/26	Deposit Fee Received	Remarks
18	Vista Heights - 28 Single Family Home & 7 Townhomes. Also Proposing Public Sports Center and a trail connecting Linda Vista Park to Stevens Creek County Park	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 (APN 351-10-043)	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 of Via Regina (APN 503-13-067)	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)	Building	Drafted	\$ 105,297.70	FY27-28	30%	\$ 31,589.31	\$ 73,708.39		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. 07/17/2025 - Received Permit Planset for development 08/14/2025 - Created Project # for Tracking. Drafted IA and Reviewed Plans
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 (June 2027)	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. 10/13/2025 - Received request for current easement quitclaim

Future Development Projects:

Prep. Date:

3/10/2026

Items	Descriptions:	Address:	Phase	IA	Estimated Sewer Development, Treatment Plant Capacity and Pump Zone Fees	Estimated Construction	FY 2025-2026 Probability of collection	Collected in 25/26	Collected After 25/26	Deposit Fee Received	Remarks
26	20 New Townhomes	20865 McClellan Rd (APN 359 13 019)	Planning	*	\$ 320,944.00	FY27-28	0%	\$ -	\$ 320,944.00	\$ 5,000.00	10/10/2024 - Received Planning Phase Permit ASA-2024-012 by Oct 16 10/17/2024 - Responded to ASA-2024-012 02/10/2026 - Responded to Sub#3 for ASA-2024-012. Asked Developer for \$5k deposit. Project updated from 27 townhomes down to 20. 03/10/2026 - Received \$5k Deposit
27	Mary Ave - 40 Unit Low Income Housing	Mary Ave (APN 326-27-053)	Building	*	\$ 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. 12/22/2025 - Received Building phase permit BLD-2025-3292. This permit is about building construction. 01/21/2026 - Received Building phase permit BLD-2026-0163. This permit is about on-site and off-site improvements such as utilities. 01/29/2026- BLD-2025-3292: Sent 1st submittal comments requesting developer to enter IA with District. 02/13/2026- BLD-2026-0163: Sent 1st submittal comments with requirements for sewer shown on plans.
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 - 250 Units Empty Parcel north of Rise/Vallco	10333 N Wolfe Road (APN 316-20-088)	Planning	*	\$ 2,535,318.00	FY26-27	25%	\$ 633,829.50	\$ 1,901,488.50		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 04/16/2025 - Provided Will Serve Letter to applicant. Inquired about easements 07/25/2025 - Responded to ASA-2025-009. Phase 1 of project will flow to 18" crossing at I280. 11/13/2025 - Approved Sub#2 for ASA-2025-009
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 08/13/2025 - BKF Engineers requested "Utility Easement Vacation Letter" 08/22/2025 - Returned "Utility Easement Vacation Letter". District have no facilities in current easements.
31	6 Lot Subdivision on Current Empty Lot	11841 Upland Way (APN 366-03-062)	Planning	*	\$ 82,476.00	FY27-28	1%	\$ 824.76	\$ 81,651.24		01/16/2025 - Responded to TM-2025-001. Applicant will need to install new sewer mains to service homes 09/12/2025 - Received Submittal #2 for TM-2025-001/ASA-2025-001 09/16/2025 - Submitted comments for Submittal #2 for TM-2025-001/ASA-2025-001 12/09/2025 - Responded to Submittal #3 for TM-2025-001/ASA-2025-001. Requested \$5k Deposit
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 existence 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 05/08/2025 - Provided Will Serve letter but prohibited any buildings from being constructed above sewer in easement.

Future Development Projects:

Prep. Date:

3/10/2026

Items	Descriptions:	Address:	Phase	IA	Estimated Sewer Development, Treatment Plant Capacity and Pump Zone Fees	Estimated Construction	FY 2025-2026 Probability of collection	Collected in 25/26	Collected After 25/26	Deposit Fee Received	Remarks
33	Summerhill - 27 New Townhomes	10268 Bandle Drive (APN 326-33-097)	Planning	Drafted	\$ 360,558.00	FY27-28	0%	\$ -	\$ 360,558.00	\$ 25,000.00	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 11/07/2025 - Received Permit ASA-2025-016 12/02/2025 - Responded to Submittal #1 for ASA-2025-016. Requested \$25k Deposit. 01/23/2026 - Received a \$25,000 Deposit for Planning Permit #25-716_ASA-2025-016 03/10/2026 - Drafted IA
34	Dividend Homes Phase 2 - Redevelop Office Buildings to 32 Townhomes (Phase 2 of 2)	20085 Stevens Creek Blvd (APN 316-23-095 & 316-23-096)	Building	*	\$ 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. 08/13/2025 - BKF Engineers requested "Utility Easement Vacation Letter" 08/22/2025 - Returned "Utility Easement Vacation Letter". District have no facilities in current easements. 03/10/2026 - Received BLD-2026-0491 for Demo of existing buildings & BLD-2026-0493 for Site Improvements
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	FY26-27	0%	\$ -	\$ 135,784.00	\$ 5,000.00	05/01/2025 - Received ASA-2025-005 05/27/2025 - Submitted review for ASA-2025-005 10/10/2025 - Responded to Sub #2 for ASA-2025-005. Requested deposit from developer for admin/Engineering/Inspection Fees 12/23/2025 - Received Sub#3 for ASA-2025-005 1/12/26: Responded to Submittal #2 for permit ASA-2025-005. The Installer's Agreement and associated fees were noted. A \$5,000 deposit is required to proceed with permit review. 4/24/2026: Deposit \$5000 collected and planning permit is ready to be approved in the next submittal #5.
36	Demolish Office Building & Build 92 Townhomes & 1 Mixed Use Building with 16 Units	19925 Stevens Creek Blvd (APN 316-21-089)	Planning	*	\$ 1,312,477.00	FY27-28	1%	\$ 13,124.77	\$ 1,299,352.23		07/02/2025 - Received ASA-2025-011 on ProjectDox 08/06/2025 - Responded to ASA-2025-011 11/13/2025 - Approved Sub#2 for ASA-2025-011
37	Demolish Office Building & Build 105 Townhomes (Current County Sheriff Offices and other office space)	1601 S De Anza Blvd (APN 366-10-131, -132, -133, -137, & -138)	Planning	*	\$ 1,402,170.00	FY27-28	0%	\$ -	\$ 1,402,170.00		10/03/2025: Receive Preplanning application (PR-2025-019) 11/03/2025: Responded to Submittal #1 of planning phase permit (PR-2025-019). Requested deposit from developer for admin/engineering/inspectino fees 12/23/2025: Received Submittal #1 for ASA-2025-017 02/26/2026: Received Submittal #2 for ASA-2025-017 04/15/2026: Received Submittal #3 for ASA-2025-017
38	Demolish 1 SFD and Split into 3 Lots with 1 SFD Each	10581 Madera Dr (APN 326-35-056)	Planning	*	\$ 37,104.00	FY27-28	0%	\$ -	\$ 37,104.00		12/19/2025 - Received TM-2025-005 for Lot Split
39	Subdivide Lot into 4 Lots each with 1 SFD & 1 ADU	21710 Regnart Rd (APN 356-23-057)	Planning	*	\$ -	FY27-28	100%	\$ -	\$ -	\$ 5,000.00	12/15/2025 - Received TM-2025-011 for Lot Split 01/29/2026 - Received \$5,000 deposit for Planning Phase Permit #25-718_Z-2025-001_TM-2025-011, EXC-2025-010

Future Development Projects:

Prep. Date: 3/10/2026

Items	Descriptions:	Address:	Phase	IA	Estimated Sewer Development, Treatment Plant Capacity and Pump Zone Fees	Estimated Construction	FY 2025-2026 Probability of collection	Collected in 25/26	Collected After 25/26	Deposit Fee Received	Remarks
40	VILLAGES AT CUPERTINO (16) NEW STATE APPROVED PRE-MANUFACTURED DETACHED ADUS (12,020 SF);	20875 Valley Green Dr (APN: 326 09 064)	Planning	*	\$ -	FY27-28	100%	\$ -	\$ -		
								\$ 3,791,776.52	\$ 69,971,942.82	\$ 1,045,000.00	

**CUPERTINO SANITARY DISTRICT  
MEETING/EVENT SCHEDULE**

**Item 11.B.**

	MAY 2026						
	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1	2
05/06: 1st Regular Meeting	3	4	5	6 1st Regular Meeting	7	8	9
05/11: TAC Meeting		TAC	12	CASSE	TPAC	15	16
05/13: CASSE Meeting	10						
05/14: TPAC, BACWA Meetings					BACWA		
05/20: 2nd Regular Meeting	17	18	19	20 2nd Regular Meeting	21	22	23
	24	25	26	27	28	29	30
	31						

	JUNE 2026						
	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3 1st Regular Meeting	4 CASSE	5	6
06/01: SCCSDA Meeting		SCCSDA					
06/03: 1st Regular Meeting	7	8	9	10	11 TPAC	12	13
06/04: CASSE Meeting		TAC					
06/08: TAC Meeting	14	15	16	17 2nd Regular Meeting	18	19	20
06/11: TPAC Meeting							
06/17: 2nd Regular Meeting	21	22	23	24	25	26	27
	28	29	30				

	JULY 2026						
	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1 1st Regular Meeting	2	3	4
07/01: 1st Regular Meeting	5	6	7	8	9	10	11
07/06: TAC Meeting		TAC		CASSE	TPAC		
07/08: CASSE Meeting							
07/09: TPAC Meeting	12	13	14	15 2nd Regular Meeting	16	17	18
07/15: 2nd Regular Meeting							
	19	20	21	22	23	24	25
	26	27	28	29	30	31	