

# RAFAEL VIÑOLY ARCHITECTS

Craig Bacheller Project Director  
cbacheller@rvapc.com

10333 N Wolfe Road  
Cupertino, CA 95014  
United States  
T 408 627 7090  
M 917 374 3398  
www.rvapc.com

HAND DELIVERED AND MAILED TO THE CITY OF CUPERTINO

July 31, 2018

**Aarti Shrivastava**

Assistant City Manager and Community Development Director  
City of Cupertino  
Community Development Department, Planning Division  
10300 Torre Avenue  
Cupertino, CA 95014

Project: **Valico Town Center**  
Subject: **Response to City of Cupertino SB 35 dated June 22, 2018**

Dear Ms. Shrivastava:

Please find transmitted a partial submittal in response to the SB 35 letter dated June 22, 2018 with the following materials:

1. Partial Response to City of Cupertino SB 35 Letter
2. Planning Application Revised Drawings
3. Tentative Mapping Revised Drawings

Sincerely,



Craig Bacheller  
Project Director  
Rafael Viñoly Architects

Attachments

1. Partial Response to City of Cupertino SB 35 Letter
2. Planning Application Revised Drawings (by hand delivery only)
3. Tentative Mapping Revised Drawings (by hand delivery only)

**I. General Requirements**

1. Identify tentative locations for public artwork in compliance with Section 19.148.050(B).

**REFERENCE:** Drawing Sheet P-0511\_REV-0 issued July 31, 2018.

**RESPONSE:** Drawing Sheet identifies tentative locations for public artwork.

2. Submit a fiscal impact analysis pursuant to General Plan Strategy: LU\_8.2.1

**RESPONSE:** The Applicant has engaged with Keyser Marsten and Associates and is working on finalizing the fiscal impact report, which will be provided at a later date.

3. Provide a preliminary Trash Management Plan and contact Environmental Services Division for coordination with Recology. Chapters in the Municipal Code related to garbage, recycling, and organic waste collection include Chapters 6.24, 9.16, and 9.18.

**RESPONSE:** The Design Team is meeting with Public Works and Environmental Services Division. A preliminary Trash Management Plan will be provided at a later date.

4. Please provide a preliminary Affordable Housing Plan including a plan for administration of affordable units.

**RESPONSE:** The Applicant recently hired a Chief Housing Officer and is working with her to prepare an Affordable Housing Plan, which will be provided at a later date.

**II. Information for Planning Review:**

5. P-1001 through P-1015 – Show vantage point location on Key Plan for all perspective views.

**REFERENCE:** Drawing Sheets P-0001 – P-0015 REV-1 Issued July 31, 2018.

**RESPONSE:** Revised drawing sheets include vantage point locations, re-numbered so that the PDFs collate, and P-0005 is revised to coordinate with the road network on the left side of the illustrative rendering.

6. P-0101 – Provide information on proposed number of parking stalls for all non-residential land uses in Data Table.

**RESPONSE:** The sheet P-0101 will be provided at a later date when all updates have been incorporated.

7. P-0201 –  
a. Indicate square footage for each building to be demolished.

**REFERENCE:** Reference Drawing Sheets P-0201 REV-1 issued on July 31, 2018.

**RESPONSE:** Existing square footages for each building are to be added to data tables of P-0101 REV-1 to be provided at a later date. Existing square footages per floor of each building are included in the revised P-0201 REV-1 drawing issued July 31, 2018.

- b. Provide Tree protection plan for all trees to be retained. Show tentative location of protective fencing to be installed with construction period recommendation from an ISA certified arborist.

**REFERENCE:** Reference Drawing Sheets P-0602A REV-0 Issued on July 31, 2018.

**RESPONSE:** See Sheet P-0602A REV-0 Tree Protection Plan for tentative location of protective fencing to be installed during construction per Arborist recommendation. See Chapter 11.0 in Arborist tree report for more information regarding tree protection.

- c. Indicate portions of Perimeter Road to be demolished / removed.

**REFERENCE:** Drawing Sheets P-0201 REV-1 Issued July 31, 2018.

**RESPONSE:** Revised drawing indicates portions of Perimeter Road to be demolished / removed.

- d. Please provide plans at a scale so that one building / block fits on one sheet of paper. Smaller scale plans may be included for context.

**REFERENCE:** Drawing Sheets P-0110 REV-0 and P-0211 REV-0 Series

**RESPONSE:** Sheets (13 drawings) Issued July 31, 2018.

8. P-0202 –  
a. Indicate adjacent land uses

**REFERENCE:** Drawing Sheet P-0202 REV-1 Issued July 31, 2018.

**RESPONSE:** Revised drawing indicates adjacent land uses.

- b. Please note that improvements proposed in the right-of-way will require subsequent encroachment permit(s) through the Public Works Department.

**RESPONSE:** Acknowledged.

- c. Show all new property lines after dedication. Indicate length of new property line after dedications.

**REFERENCE:** Drawing Sheet P-0202 REV-1 Issued July 31, 2018.

**RESPONSE:** Revised drawings show both existing and new property lines after dedication.

- d. Show all property setbacks from the new property lines after dedication.

**REFERENCE:** Drawing Sheets P-0202 REV-1 Issued July 31, 2018.

**RESPONSE:** Revised drawings show property setbacks from new property lines after dedication.

- e. Remove note about portions of road to be closed "permanently".

**REFERENCE:** Drawing Sheet P-0202 REV-1 Issued July 31, 2018.

**RESPONSE:** Reference to permanent closure has been revised / removed to indicate temporary or seasonal closures.

- f. Provide roadway dimensions, and ensure all measurements are dimensioned to the property lines, curb lines, and centerline of road.

**REFERENCE:** Drawing Sheets P-0202 REV-1 Issued July 31, 2018.

**RESPONSE:** To provide every dimension on this sheet will make it illegible at this scale. Roadway dimensions to property lines, curb lines, and centerline of road will be generally indicated on this sheet but please also refer to the P-0800.01 REV-1 to be issued at a later date, which will provide greater detail.

9. P-0202.A – Provide summary table of building areas and difference between the two alternatives presented. Please indicate the change in the floor plan at the street level.

**RESPONSE:** Drawing Sheet P-0202.A depicting this alterative scenario is withdrawn.

10. P-0203 – Show all building setbacks from new property lines after street dedication.

**REFERENCE:** Drawing Sheets P-0203 REV-1 Issued July 31, 2018.

**RESPONSE:** To provide every dimension on this sheet will make it illegible at this scale. All rooftop building setbacks are adjusted to the new property line after street dedication. P-0800.24 REV-1, to be issued at a later date, will provide this detail.

11. P-0301 – Coordinate the existing surface plan with the Civil Engineer to ensure consistency. There are errors in the existing topography that must be corrected and rectified in the Development Application plan set.

**REFERENCE:** Drawing Sheets P-0301 REV-1 Issued July 31, 2018.

**RESPONSE:** Topographic survey has been updated to reflect the existing conditions at the time of the survey.

12. P-0303 – Show all parcel line dimensions and parcel areas. Also show in data table with grand total to document total parcel size before and after required street dedications.

**REFERENCE:** Drawing Sheets P-0303 REV-1 Issued July 31, 2018.

**RESPONSE:** Line and curve table for parcel property lines have been added. Table showing total existing parcel size has been added.

13. P-0304 – Same as above.

**REFERENCE:** Drawing Sheets P-0304 REV-1 Issued July 31, 2018.

**RESPONSE:** Line and curve table for parcel property lines have been added. Table showing total proposed parcel size and comparison before and after are been added.

14. P-0305 – Show horizontal and vertical dimensions for all easements shown.

**REFERENCE:** Drawing Sheets P-0305 REV-1 Issued July 31, 2018.

**RESPONSE:** Dimensions have been added to the easements shown on this sheet.

15. P-0306 – Show all existing easement widths.

**REFERENCE:** Drawing Sheets P-0306 REV-1 Issued July 31, 2018.

**RESPONSE:** Existing easement widths are shown.

16. P-0307 – Show all existing easements widths.

**RESPONSE:** Revised drawing to be provided at a later date.

17. P-0307.A – Show all proposed easement widths.

**RESPONSE:** Drawing Sheet P-0307.A depicting this alternative scenario is withdrawn.

18. P-0401 – Show extent of any underground shoring structures or devices that will extend past the outside line of the parking garage. Please note that no shoring devices or structures may be placed within the public right-of-way without review and approval of the City.

**RESPONSE:** Revised drawing to be provided at a later date.

19. P-0403 – Explain how yellow landscape areas are not on green roof or podium structure (in that most of them are interior of the red line indicating the extent of the below grade parking structure) capture and treat storm water.

**RESPONSE:** Revised drawing to be provided at a later date.

- a. Indicate approximate depth and vertical dimensions of cisterns adjacent to the garage.

**RESPONSE:** Revised drawing to be provided at a later date.

- b. Some green areas are at street level and not on the green roof as indicated, please correct.

**RESPONSE:** Revised drawing to be provided at a later date.

- c. Indicate percentages of each type of Site Drainage Areas in the table.

**RESPONSE:** Revised drawing to be provided at a later date.

20. P-0405 – Indicate if communication & electrical lines are above or below ground. Pursuant to Section 19.60.060(G), all wires, pipes, cables, utilities, and connections shall be placed in underground or subsurface conduits subject to the specifications of the subdivision ordinance of the City.

**RESPONSE:** It is our intention to have all communication and electrical lines below ground in underground vaults, joint trench in soil, or run within the basement. Final configuration and design is subject to approval by other regulatory entities, such as PG&E and Caltrans, which in some circumstances may limit the ability to underground all utilities.

21. P-0406 –

- a. Indicate approximate size of below grade cisterns in gallons.

**RESPONSE:** Revised drawing to be provided at a later date.

- b. Please explain what "outline of optional underground garage addition" means.

**RESPONSE:** Revised drawing, with this note deleted, to be provided at a later date.

- c. Include Recycled Water in the legend, and show the full extents of Recycled Water facilities.

**RESPONSE:** Revised drawing to be provided at a later date.

- d. Coordinate with Cupertino Sanitary District and show the full extent of sanitary sewer work necessary to serve the project.

**RESPONSE:** The Applicant consultant team will continue to coordinate with the Cupertino Sanitary District. Revised drawing to be provided at a later date.

22. P-0408 – Show location of planned street closures for special events.

**RESPONSE:** Revised drawing to be provided at a later date.

23. P-0411 –

- a. Show location of planned pedestrian access along Stevens Creek Blvd and N. Wolfe Road during construction. The construction fencing appears to fence off the sidewalk. Show path of travel for pedestrians on all public street frontages. Indicate any structures needed to ensure pedestrian safety.

**REFERENCE:** Drawing Sheets P-0411 REV-1 Issued July 31, 2018.

**RESPONSE:** Fence has been revised to not block off the sidewalk. Water Pollution Control Note N added which states "An approved pedestrian access along Stevens Creek Boulevard and N. Wolfe Road must be maintained during all phases of construction".

- b. Show inlet protection on all inlets within and surrounding the site. This includes the inlets in the tunnel.

**REFERENCE:** Drawing Sheets P-0411 REV-1 Issued July 31, 2018.

**RESPONSE:** All inlets within the surrounding site indicate inlet protection, including the inlets within the tunnel.

- c. Refine the location of the fiber rolls to ensure adequate vehicular access to the properties to the north. Further the plan show access being blocked to some of the driveways to the properties to the north. Either modify the plans to show access is being provided or provide an approval letter from both the property owners and the Fire Department stating this is acceptable.

**REFERENCE:** Drawing Sheets P-0411 REV-1 Issued July 31, 2018.

**RESPONSE:** Fiber roll locations have been adjusted to ensure vehicular access to the properties to the north are not blocked.

24. P-501 – Show residential only and residential / retail separately on the Street Level Land Use Plan for clarity.

**REFERENCE:** Drawing Sheets P-0501 REV-1 Issued July 31, 2018.

**RESPONSE:** Drawing Sheet has been revised to include residential and residential / retail separately.

25. P-0503 – Indicate path of travel over bridge between public elevators to accommodate pedestrians.

**REFERENCE:** Drawing Sheets P-0503 REV-1 Issued July 31, 2018.

**RESPONSE:** Drawing Sheet has been revised to show pedestrian paths for travel over the bridge.

26. P-0504 – Clarify whether there is a Class III Bikeway on the entire length of Street B and Street 9. If not, please update.

**REFERENCE:** Drawing Sheets P-0504 REV-1 Issued July 31, 2018.

**RESPONSE:** Drawing Sheet has been revised to show Class III Bikeway on entire lengths of Street B and Street 9.

27. P-0505 – Clarify why Street 5 and Street A would need to be closed to vehicles during community events.

**REFERENCE:** Drawing Sheets P-0505 REV-1 Issued July 31, 2018.

**RESPONSE:** Drawing has been revised. Portions of Street 5 and Street A are proposed to be temporarily closed to allow for a safe park usage at the children's playground / green rooftop at the Western edge for seasonal events while providing access to the parking facilities.

28. P-0507 – Provide summary table of all open space areas indicated with square footages and acreages.

**REFERENCE:** Drawing Sheets P-0507 REV-1 Issued July 31, 2018.

**RESPONSE:** Summary table has been added to the P-0101 REV-1 data tables.

- a. Clearly indicate which areas are publicly accessible and during which hours of the day.

**REFERENCE:** Drawing Sheets P-0507 REV-1 Issued July 31, 2018.



**RESPONSE:** Publicly accessible areas of the Green Roof are available on the West side from dusk to dawn. Publicly accessible areas of the Green Roof on the East side are dependent upon the Office tenant configuration.

- b. Clearly indicate the amounts of private open space for each unit. Do units have private open space provided? All the private open space indicated on this plan is common private open space.

**REFERENCE:** Drawing Sheets P-0507 REV-1 Issued July 31, 2018.

**RESPONSE:** Summary table of private residential open space, private common open space, and open space will be provided on the P-0101 REV-1 and P-0102 REV-1 data tables at a later date.

29. P-508 – Cross sections shall provide property lines and dimensions from the property line to the road center line, road improvements and the buildings.

**REFERENCE:** Drawing Sheets P-0508 REV-1 Issued July 31, 2018.

**RESPONSE:** Cross section updated with dimensions as requested.

30. P-0510 –

- a. Indicate the construction sequencing of the parking garage(s) on this plan.

**REFERENCE:** Drawing Sheets P-0510 REV-1 Issued July 31, 2018.

**RESPONSE:** Sequencing of the parking garages have been more clearly defined in the drawing.

- b. AMC Theater is no longer an operating tenant. Please correct the plans.

**REFERENCE:** Drawing Sheets P-0510 REV-1 Issued July 31, 2018.

**RESPONSE:** AMC removed from the drawing.

31. P-0602 – Provide the quantity of trees anticipated for removal within the Public Right of Way.

**REFERENCE:** Drawing Sheets P-0602B REV-1 Issued July 31, 2018.

**RESPONSE:** Quantity of 'Existing Street Tree to be removed' within the Public Right of Way is added, and Quantity of 'Existing Street Tree to remain' within the Public Right of Way is added.

32. P-0603 – Provide the quantity of new trees anticipated to be planted in the Public Right of Way. Species and locations to be coordinated with the Department of Public Works.

**REFERENCE:** Drawing Sheets P-0603 REV-1 Issued July 31, 2018.

**RESPONSE:** Quantity of 'Existing Street Tree to remain' within the Public Right of Way is added, and quantity of 'Proposed Street Tree' is added. The species are consistent with the street tree species list provided by Department of Public Works. See street tree planting palette on P-0607.

33. P-0607 –

- a. The Tree Disposition Plan does not indicate the trees within the parking lots closest to the Bay Club. These trees are considered "development trees," a subset of "protected trees". Please update the Tree Disposition Plan, the total number of trees proposed to be removed and the Arborist Report.

**REFERENCE:** Drawing Sheets P-0607 REV-1 Issued July 31, 2018.

**RESPONSE:** Trees within the parking lots closest to the Bay Club are added to the sheet. 'Development Trees to remain' and 'Development Trees to be removed' are added to the tree legend with quantities. The Tree Disposition Plan is updated with information from the arborist and an updated Arborist Report will be submitted at a later date.

- b. Indicate which trees are street trees. Please note that tree removal and planting within the public right-of-way will require subsequent encroachment permits by the Public Works Department.

**REFERENCE:** Drawing Sheets P-0607 REV-1 Issued July 31, 2018.

**RESPONSE:** Street Tree planting palette images are added.

34. P-0609 – Clarify the material for the flexible paving designed for the Secondary Walkways.

**REFERENCE:** Drawing Sheets P-0609 REV-1 Issued July 31, 2018.

**RESPONSE:** The paving material for the Secondary Walkways is: Flexible Porous Paving. A sample will be provided with the material boards at a later date.

35. P-0701 –

- a. Provide photometric plan that shows that no light spills over the property line.

**RESPONSE:** Public Works meeting from July 24, 2018 confirmed requirements; a revised photometric plan will be provided at a later date.

- b. Please indicate property lines on this plan to confirm whether the lights proposed on the adjacent property near Stevens Creek Blvd; along Perimeter Road on the western side of the Project are on the project site.

**RESPONSE:** Public Works meeting from July 24, 2018 confirmed requirements, revised drawings will be provided at a later date.

- c. Provide lighting types for Residential Amenity Area; currently called out as "TBD". Lighting from these fixtures must be included in the Photometric Plan.

**RESPONSE:** Public Works meeting from July 24, 2018 confirmed requirements; a revised photometric plan will be provided at a later date.

36. P-0751 – P-0755 – Signage is not being reviewed or approved at this stage of the planning process. These are subject to subsequent approvals as acknowledged in your project description and plans.

**RESPONSE:** Acknowledged.

37. P-0800.B2 / B3 –

- a. Indicate number of parking spaces by type (residential / office / retail / shared).

**REFERENCE:** Drawing Sheets P-0900.B2/B3 REV-1 issued July 31, 2018. Updated P-0800.B2/B3 to be provided at a later date.

**RESPONSE:** Parking spaces by type and level are further clarified in the table schedules on the Parking P-0900 sheets, not the P-0800 sheets.

- b. Provide key section to show below/above ground location of each level. Indicate ramp slopes and provide finished floor elevations.

**RESPONSE:** Revised drawing to be provided at a later date.

- c. Indicate "safe pedestrian routes" in all parking garages at all levels.

**REFERENCE:** Drawing Sheets P-0900.B2/B3 REV-1 issued July 31, 2018

**RESPONSE:** Safe pedestrian routes in parking garages are identified by level in the Parking P-0900 sheets.

38. P-0800.B1 – **Same as above.**

- a. Indicate number of parking spaces by type (residential / office / retail / shared).

**REFERENCE:** Drawing Sheets P-0900.B1 REV-1 Issued July 31, 2018. Updated P-0800.B1 to be provided at a later date.

**RESPONSE:** Parking spaces by type and level are further clarified in the table schedules on the Parking P-0900 sheets.

- b. Provide key section to show below/above ground location of each level. Indicate ramp slopes and provide finished floor elevations.

**RESPONSE:** Revised drawing to be provided at a later date.

- c. Indicate "safe pedestrian routes" in all parking garages at all levels.

**REFERENCE:** Drawing Sheets P-0900.B1 REV-1 Issued July 31, 2018. Updated P-0800.B1 to be provided at a later date.

**RESPONSE:** Safe pedestrian routes are shown on all Parking P-0900 sheets.

- 39. P-0800.BM – Same as above.

- a. Indicate number of parking spaces by type (residential / office / retail / shared).

**REFERENCE:** Drawing Sheets P-0900.BM REV-1 Issued July 31, 2018. Updated P-0800.BM to be provided at a later date.

**RESPONSE:** Parking spaces by type and level are further clarified in the table schedules on the Parking P-0900 sheets.

- b. Provide key section to show below/above ground location of each level. Indicate ramp slopes and provide finished floor elevations.

**RESPONSE:** Revised drawing to be provided at a later date.

- c. Indicate "safe pedestrian routes" in all parking garages at all levels.

**REFERENCE:** Drawing Sheets P-0900.BM REV-1 Issued July 31, 2018. Updated P-0800.B1 to be provided at a later date.

**RESPONSE:** Safe pedestrian routes are shown on all Parking P-0900 sheets.

- 40. P-0800.01 through .07 – Same as above

- a. Indicate number of parking spaces by type (residential / office / retail / shared).

**REFERENCE:** Drawing Sheets P-0900.01 - .07 REV-1 Issued July 31, 2018. Updated P-0800.01 - .07 to be provided at a later date.

**RESPONSE:** Parking spaces by type and level are further clarified in the table schedules on the Parking P-0900 sheets.

- b. Provide key section to show below/above ground location of each level. Indicate ramp slopes and provide finished floor elevations.

**RESPONSE:** Revised drawing to be provided at a later date.

- c. Indicate "safe pedestrian routes" in all parking garages at all levels.

**REFERENCE:** Drawing Sheets P-0900.01 - .07 REV-1 Issued July 31, 2018. Updated P-0800.B1 - .07 to be provided at a later date.

**RESPONSE:** Safe pedestrian routes are shown on all Parking P-0900 sheets.

41. P-0800.08 through .11 – Provide key section to show below / above ground location of each level. Indicate ramp slopes.

**RESPONSE:** Revised drawing to be provided at a later date.

42. P-0821 –  
a. Provide top of roof elevation (highest point of structure) both from above sea level and from existing natural grade. Since the application includes a subdivision, please indicate elevation from final proposed grade.

**REFERENCE:** Drawing Sheet P-0821 REV-1, P-0822 REV-1, P-0823 REV-0, and P-0824 REV-0 Issued July 31, 2018.

**RESPONSE:** Key elevation marks from top of roof to final proposed grade have been provided.

- b. Indicate locations and types of all entrances.

**REFERENCE:** Drawing Sheets P-0511 REV-0 and P-0821 REV-1, P-0822 REV-1, P-0823 REV-0, and P-0824 REV-0 Issued July 31, 2018.

**RESPONSE:** Locations and types of all entrances are indicated on the referenced drawings.

43. P-0831 – The building cross sections must be provided by block at a scale of 1/8"=1'-0" or at a scale where on block / building will fit one sheet of paper. Please contact staff to coordinate.

**REFERENCE:** Drawing Sheets P-0831 REV-1 and P-0832 REV-1 Issued on July 31, 2018. Enlarged sections (11 sheets) in the P-0845.01 – P-0845.11 will be issued at a later date.

**RESPONSE:** Enlarged Drawings to be provided at a later date.

44. P-0853 – Include the property lines, and provide dimensions from the street improvements to the property lines and roadway centerline. Ensure adequate dimensions are provided to locate all facades of the buildings.

**REFERENCE:** Drawing Sheets P-0851 REV-1, P-0852 REV-1, and P-0853 REV-1 Issued July 31, 2018.

**RESPONSE:** Dimensions have been revised as requested.

45. Mechanical ventilation of building and garages are not provided or shown. Provide detail on elevations, roof plans, and site plans. These are subject to the requirements of Section 19.60.060(H).

**REFERENCE:** Reference P-0821 Series Elevations and P-0831 Series Sections.

**RESPONSE:** All MEP equipment and exhausts will be screened, as shown on the revised sheets.

46. Other mechanical equipment is not shown, such as on the residential towers. Provide height and screening materials of mechanical equipment and screening on all buildings, including the residential towers.

**REFERENCE:** Reference P-0821 Series Elevations and P-0831 Series Sections.

**RESPONSE:** All MEP equipment and exhausts will be screened with architectural louvers if within the building and with landscape features if found within the site, as shown on the revised sheets.

47. Indicate square footage and % of net lot area (after dedications and access easements) – existing and proposed paving area and amount of paving being replaced.

**REFERENCE:** Drawing Sheets P-0101 REV-1 to be Issued at a later date.

**RESPONSE:** When the P-0101 REV-1 drawing is complete, the requested square footages will have been added to the Data Tables.

48. Provide an estimate of employees projected.

**RESPONSE:** The number of employees depends on the specific office and retail tenants, which are not known at this time, so it would be speculative to provide an estimate. The Applicant notes that in the City's Draft EIR for the Vallco Area Specific Plan, the City used the following programmatic rates: 1 employee/450 square feet of commercial uses and 1 employee/300 square feet of office uses. *Environmental Impact Report Amendment, Vallco Special Area Specific Plan, July 2018, Table 1.0-1*. There is not an objective planning standard in the City's codes or regulations requiring an estimate of employees projected for a project, so no further response is required.

49. Provide a material board.

**RESPONSE:** Material boards will be provided at a later date.

### III. Information for Tentative Map Review:

1. Cover Sheet:

- a. Include total number of proposed condominium units, with types (residential, commercial, etc.) to the title.

**RESPONSE:** Revised Drawing to be Issued at a later date.

2. Topographic Survey Sheets:

- a. The topographic survey shows three driveway openings off of Stevens Creek Blvd. The easterly most driveway approach was closed a number of years ago. Please correct the discrepancy with updated and current information.

**REFERENCE:** Drawing Sheets TM2.8 REV-1 dated July 31, 2018

**RESPONSE:** Topographic survey has been updated to reflect the current conditions at this driveway location.

- b. Topographic survey should provide street dimensions, including dimensions to the center line of adjacent rights of way.

**REFERENCE:** Drawing Sheet TM2.0 through TM2.10 REV-1 dated July 31, 2018.

**RESPONSE:** Street dimensions, including dimensions to the center line of adjacent right of way have been added.

- c. Update striping and curb alignments as necessary (i.e. TM2.4 has two sets of striping shown on both Vallco Parkway and Wolfe Rd; and the median island on Wolfe Road does not appear to incorporate recent improvements constructed as part of the AC2 project.

**RESPONSE:** Revised Drawing to be Issued at a later date.

- d. All contours should have elevation numbers for clarity.

**REFERENCE:** Drawing Sheets TM2.0 through TM2.10 REV-1 dated July 31, 2018.

**RESPONSE:** Elevations have been added to all contours.

- e. Ground level finished floor elevations shall be provided for all structures.

**REFERENCE:** Drawing Sheets TM2.0 through TM2.10 REV-1 dated July 31, 2018.

**RESPONSE:** Ground level finished floor elevations have been provided for all buildings. Garages have varying ground level finished floor elevations, so no finished floor elevation has been provided for these.

- f. Provide Right of Way dimensions, including dimensions to the center line of the existing streets.

**REFERENCE:** Drawing Sheet TM2.0 through TM2.10 REV-1 dated July 31, 2018.

**RESPONSE:** Right of Way dimensions, including dimensions to the center line of the existing streets have been added.

- g. Update topographic information for the driveway to the 19800 Development on the east side of Wolfe Road. Two sets of topo lines have been provided.

**RESPONSE:** Topographic survey has been updated to reflect the current condition of this driveway.

3. Existing Easement Sheets:

- a. Provide a legend of the various easements on Sheet TM4.0 for clarity.

**REFERENCE:** Drawing Sheet TM4.0 REV-1 dated July 31, 2018.

**RESPONSE:** Legend for the various easements has been provided on TM4.0.

- b. Provide a list or label the recorded document number for each easement, and which party(ies) hold(s) interest in said easement.

**RESPONSE:** Each easement has been labeled with the recorded document number.

- c. Provide dimensions for the easement as appropriate.

**REFERENCE:** Drawing Sheet TM4.1 through TM4.10 REV-1 dated July 31, 2018.

**RESPONSE:** Dimensions have been added to the easements shown on this sheet.

- d. Ensure all easements of correct and consistent with the recorded documents.

**REFERENCE:** Drawing Sheet TM4.1 through TM4.10 REV-1 dated July 31, 2018.

**RESPONSE:** All existing easements are shown and are consistent with the recorded documents.

- e. Sheet TM4.2 indicates a basis of bearing on Vallco Parkway, however the cover sheet indicates the basis of bearing is on Wolfe Road. Please rectify this discrepancy.

**REFERENCE:** Drawing Sheet TM1.0 REV-1 dated July 31, 2018.

**RESPONSE:** The Basis of Bearing reference on the cover sheet has been revised to reflect the centerline of Vallco Parkway and rectify the discrepancy.



- f. Sheet TM4.3 labels the tunnel easements as air rights. Please clarify that this is a tunnel easement.

**REFERENCE:** Drawing Sheet TM4.3 REV-1 dated July 31, 2018.

**RESPONSE:** Air rights easement has been revised to indicate this is a tunnel easement.

- g. Sheet TM4.4 shows the air rights easement of the bridge over Wolfe Road. Please indicate the vertical limits of the easement.

**RESPONSE:** Upper vertical limit is not defined in the recorded documents.

- h. Sheet TM4.4 shows that certain PUEs under the air rights easement are to be vacated. Please clarify what easements these are, and why they're being vacated.

**REFERENCE:** Drawing Sheet TM4.4 REV-1 dated July 31, 2018.

**RESPONSE:** The public utility easements shown beneath the air rights easements are removed from the plan. These easements are located within the public right-of-way and are no longer needed.

- i. Sheet TM4.4 shows an air rights strip easement east of Wolfe Road. Please clarify what this easement is, and why it is being vacated.

**REFERENCE:** Drawing Sheet TM4.4 REV-1 dated July 31, 2018.

**RESPONSE:** This easement is actually a footing easement and has been revised.

- j. Sheet TM4.5 and TM4.8 shows the stormwater easement to be vacated. Please indicate that these easements are to be relocated in connection with the relocation of the storm water treatment facilities.

**REFERENCE:** Drawing Sheets TM4.1 through TM4.10 REV-1 date July 31, 2018.

**RESPONSE:** All references to changes/modifications to easements have been removed from these sheets. These sheets now just represent the current mapping conditions.

4. Easements on proposed Project Sheets:

- a. Provide a legend of the various easements on Sheet TM5.0 for clarity.

**RESPONSE:** Revised Drawing to be Issued at a later date.

- b. All existing easements shall be labelled with their recorded document numbers.

**RESPONSE:** Revised Drawing to be Issued at a later date.

- c. The relocated Public Access Easements on both sides of Wolfe Road shall be expanded to incorporate pedestrian access, and should extend to furthest driveway approach of the properties to the north. Coordinate the extents of the easement with the City Engineer.

**RESPONSE:** Revised Drawing to be Issued at a later date.

- d. Public Utilities Easements shall be provided from Wolfe Road to each of the properties located north of the development. The width of these easements shall be equal to or greater than the existing PUE widths. Coordinate the extents of the easement with the City Engineer.

**RESPONSE:** Revised Drawing to be Issued at a later date.

- e. Provide Public Right of Way dimensions, including dimensions to the center line of the existing streets.

**RESPONSE:** Revised Drawing to be Issued at a later date.

- f. Sheet TM5.4 continues to show the PUEs beneath the air rights easement, even through Sheet TM4.4 indicated these easements were to be vacated. Please clarify the intention for these easements and modify the plans accordingly.

**REFERENCE:** Drawing Sheet TM4.4 REV-1 dated July 31, 2018.

**RESPONSE:** The public utility easements shown beneath the air rights easements are removed from the plan. These easements are located within the public right-of-way and are no longer needed.

- g. The Public Roadway and Landscape easement along the west side of Wolfe Road, between Stevens Creek Blvd and Vallco Parkway shall be expanded as necessary to incorporate the proposed pedestrian and bicycle access. This area shall be dedicated to the City in a form acceptable to the City Engineer.

**RESPONSE:** Sheet Drawing P-0800.01 REV-1 will be issued at a later date.

- h. The pedestrian access along Stevens Creek Boulevard shall be dedicated to the City in a form acceptable to the City Engineer.

**RESPONSE:** Sheet Drawing P-0800.01 REV-1 will be issued at a later date.

- i. If the proposed green roof is to be used for public park purposes, public access shall be provided from the public right of way. Please show public access as appropriate.

**RESPONSE:** Sheet Drawing P-0800.01 REV-1 will be issued at a later date.

- j. Show all easements on adjacent properties that benefit the project.

**RESPONSE:** Revised Drawing to be Issued at a later date.

- 5. Grading and Drainage Project Sheets:

- a. Applicant shall set up a meeting with the City's Public Works Department to review comments and questions on these sheets.

**RESPONSE:** Applicant met with the City's Public Works Department on June 20, 2018, June 27, 2018, and July 3, 2018.

- b. Provide grading quantities on the grading plans, with import and export numbers provided.

**RESPONSE:** An answer will be provided at a later date.

- c. Grading plans do not include adequate information for onsite grading and drainage. Additional information showing how onsite drainage will be collected, treated, and released are required.

**RESPONSE:** Revised Drawing to be Issued at a later date.

- d. Correct existing and proposed land uses to read "Commercial / Office / Residential."

**RESPONSE:** Revised Drawing to be Issued at a later date.

- e. Provide a demolition plan.

**RESPONSE:** An answer will be provided at a later date.

- f. Include cross sections of the lots showing existing and finish grades, pad elevations, building elevations, limits of cut and fill.

**RESPONSE:** An answer will be provided at a later date.

- g. Provide information that clarifies how storm drainage from within the building footprint is to be addressed.

**RESPONSE:** An answer will be provided at a later date.

- h. Provide contour elevation information for all existing contours.

**RESPONSE:** An answer will be provided at a later date.

- i. There appear to be a number of utility conflicts throughout the project site between the proposed sanitary sewer and storm drainage facilities. These will need to be rectified.

**RESPONSE:** An answer will be provided at a later date.

- j. Existing utility mains, both onsite and in the public right of way, should be shown on the plans. This information should include vertical information where available and appropriate, and the utility main size.

**RESPONSE:** An answer will be provided at a later date.

- k. Provide information for the proposed utilities that includes size, slope, and pipe materials.

**RESPONSE:** An answer will be provided at a later date.

- l. Provide more detailed grading information at all underground parking entrances to ensure drainage is directed away from the openings.

**RESPONSE:** An answer will be provided at a later date.

- m. Proposed joint trench facilities, including communications, electrical, gas (if applicable) and cable facilities, are not clearly shown on plans. Please clearly indicate these facilities so that the service connections are easily identifiable.

**RESPONSE:** An answer will be provided at a later date.

- n. All joint trench and dry utility boxes shall be placed behind the curb line. The current plans show a number of utility boxes in the traveled way.

**RESPONSE:** An answer will be provided at a later date.

- o. Street dimensions should also be dimensioned to the property lines (on both sides of the street) and to the street centerline (typical all sheets).

**RESPONSE:** An answer will be provided at a later date.

- p. The complete limits of sanitary sewer and reclaimed water facilities need to be shown on the plan set. Notes referring to future work are not acceptable.

**RESPONSE:** An answer will be provided at a later date.

- q. There appear to be random storm drainage infrastructure shown on the plans. The facilities do not have information indicating where they connect to the main storm drainage system. Please provide this information where it is missing, or remove the stray symbols as appropriate.

**RESPONSE:** An answer will be provided at a later date.

- r. Provide details on the stormwater treatment facilities. Various cisterns are proposed throughout the project. Additional information is required to evaluate these facilities.

**RESPONSE:** An answer will be provided at a later date.

- s. The full extent of recycled water main improvements shall be shown on the plan. The southerly end of the recycled water main shall be extended either through the intersection of Vallco Parkway and Wolfe Road, or to the intersection of Stevens Creek Blvd and Wolfe Road.

**RESPONSE:** An answer will be provided at a later date.

- t. Transformers for onsite power should be located onsite and outside of the public sidewalk areas.

**RESPONSE:** Acknowledged.

- u. The median on Wolfe Road, north of Stevens Creek Blvd is proposed to be relocated. This will most likely result in the need to modify the cross-slope of the road in the area. Show the extent of the work needed to perform this work.

**RESPONSE:** Sheet Drawing P-0800.01 REV-1 will be issued at a later date.

- v. The "pork chop" islands at the intersection of Wolfe Road and Stevens Creek Blvd shall be removed as part of this project. This will require modifications to the traffic signals at this intersection, as well as striping modifications. Please show this information on the plans.

**RESPONSE:** Sheet Drawing P-0800.01 REV-1 will be issued at a later date.

- w. There appears to be a conflict between existing electrical facilities and the new sewer line along Wolfe Road, just north of Stevens Creek Blvd.

**RESPONSE:** An answer will be provided at a later date.

- x. New utility facilities are proposed within the property limits of both of the properties to the north of the site, as well as to the property to the east of the easterly project parcel. Provide the recorded easement information, or relocate these facilities outside of the private property.

**RESPONSE:** An answer will be provided at a later date.

- y. Clearly indicate the extents of the existing utilities that are proposed for abandonment or removal.

**RESPONSE:** An answer will be provided at a later date.

- z. Along Perimeter Road, there appear to be a number of joint trench vaults located over storm drain and water utilities. Please ensure utilities are not stacked on top of each other.

**RESPONSE:** An answer will be provided at a later date.

- aa. The storm drain main along Perimeter Road appears to have nearly 1000' between manholes. Please provide intermediate structures to aid in maintenance.

**RESPONSE:** An answer will be provided at a later date.

- bb. Shift the curb ramps across the driveways to Stevens Creek Blvd so that they line up with the sidewalk. This will also place the curb ramps in the area to be dedicated.

**RESPONSE:** Sheet Drawing P-0800.01 REV-1 will be issued at a later date.

- cc. Where do the catch basins shown along Stevens Creek Blvd connect to?

**RESPONSE:** An answer will be provided at a later date.

- dd. There appear to be numerous joint trench vaults located in the travelled right of way on Stevens Creek Blvd. Locate these facilities behind the curb.

**RESPONSE:** An answer will be provided at a later date.

- ee. Ensure street names are provided on all plan sheets (sheet TM6.10 should call out Stevens Creek Blvd).

**REFERENCE:** Sheet Drawing TM6.10 to be provided at a later date.

**RESPONSE:** All street names will be provided on the plan sheets.

- ff. Applicant's engineer shall show all proposed storm drainage from the site does not exceed existing flow quantities. If proposed project increases storm water flows to the City system, applicant's engineer shall provide a report and calculations showing the impact of those flows, and the plans shall show the work necessary to address those impacts.

**RESPONSE:** An answer will be provided at a later date.

- gg. Backflow Preventers: Provide location of backflow preventers. All exterior utilities are subject to the requirements of Section 19.60.060(G).

**RESPONSE:** Backflow Preventers will be shown on the P-0800.01 REV-1 to be submitted at a later date.

6. Stormwater Treatment Project Sheets:

- a. The application will be responsible for coordinating the stormwater treatment design with a qualified stormwater review consultant. The applicant shall provide a letter from the consultant stating that the conceptual design is and adequate and acceptable form of treatment, and that it appears to conform to the NPDES requirements. The approved list of consultants can be found here:

[http://www.scvurppp-w2k.com/pdfs/1415/consultants2015/SCVURPPP\\_Qualified\\_Consultants\\_List\\_2015.pdf](http://www.scvurppp-w2k.com/pdfs/1415/consultants2015/SCVURPPP_Qualified_Consultants_List_2015.pdf)

**RESPONSE:** An answer will be provided at a later date.

- b. The plans indicate 4.508 acres of at grade landscaping. This area does not appear to be called out on the plan view. Please show this area on the plan. If any of this area is located on the building podium, provide information of how drainage will be addressed.

**RESPONSE:** An answer will be provided at a later date.

7. General Requirements:

- a. The City will review the project for compliance with Municipal Code Chapter 13.08, Park Land Dedication.

**RESPONSE:** An answer will be provided at a later date.