



**CUPERTINO**

# WATER-EFFICIENT LANDSCAPE CHECKLIST

Community Development Department  
10300 Torre Avenue  
Cupertino, CA 95014

408.777.3308 / Fax 408.777.3333  
planning@cupertino.org  
http://cupertino.org/planning

## PART 1: CERTIFIED/LICENSED PROFESSIONAL INFORMATION

COMPANY & COMPANY ADDRESS OLIN PARTNERSHIP, LTD.	1617 JOHN F. KENNEDY BOULEVARD, SUITE 1900, PHILADELPHIA, PA 19103	
NAME TIFFANY BEAMER	LIC. / CERT.# CALIFORNIA, LA-5972	
E-MAIL TBEAMER@THEOLINSTUDIO.COM	PHONE 215-440-0030 x 801	

## PART 2: PROPERTY & PROPERTY OWNER INFORMATION

PROPERTY OWNER NAME Valico Property Owner LLC	E-MAIL info@shpco.com
PROPERTY OWNER ADDRESS 2600 El Camino Real, Palo Alto, CA 94306	PHONE 650-344-1500
PROJECT ADDRESS 10123 N. Wolfe Road, Cupertino, CA 95014	A.P.N. See attached Applicant Comments
PROJECT TYPE (CHECK APPLICABLE) <input checked="" type="checkbox"/> New <input type="checkbox"/> Rehabilitated <input type="checkbox"/> Non-Residential	WATER SOURCE <input checked="" type="checkbox"/> Potable <input type="checkbox"/> Recycled <input type="checkbox"/> On-site captured rainwater <input type="checkbox"/> Graywater WATER PURVEYOR _____
TOTAL LANDSCAPE AREA      TURF PLANT AREA 440,949 SQ. FT.      71,209 SQ. FT.	
NON-TURF PLANT AREA      SPECIAL LANDSCAPE AREA 353,019 SQ. FT.      16,721 SQ. FT.	

## PART 3: COMPLIANCE CHECKLIST

Landscape Parameter	Requirements	Compliance
TURF AREA <input type="checkbox"/> no turf	Turf shall not exceed 25% of the landscape area or 1,250 sq. ft., whichever is lesser in area. (No turf in non-residential area)	<input checked="" type="checkbox"/> YES See Applicant Comments
	Turf shall not be planted on slopes more than 25%.	<input checked="" type="checkbox"/> YES
	All portions of turf areas shall be wider than ten (10) feet (unless irrigated with subsurface irrigation or low volume irrigation system).	<input checked="" type="checkbox"/> YES
PLANTING AREA	At least 80% (100% for non-residential area) of non-turf area shall consist of native or low water use plants.	<input checked="" type="checkbox"/> YES
	No invasive and/or noxious plant species shall be planted.	<input checked="" type="checkbox"/> YES
	Plants with similar water needs shall be grouped within hydrozones. Each hydrozone shall be controlled by a separate valve.	<input checked="" type="checkbox"/> YES
SOIL MANAGEMENT	At least 4 cu. yds. of compost, six (6) inches deep, shall be applied per 1,000 sq. ft. of landscape area.	<input checked="" type="checkbox"/> YES
	A minimum three (3) inch layer of mulch shall be applied on all exposed soil surfaces of planting areas, except in areas of direct seeding application (e.g. hydro-seeding).	<input checked="" type="checkbox"/> YES
	Grading shall be designed to minimize soil erosion, run-off, and water waste.	<input checked="" type="checkbox"/> YES
IRRIGATION SYSTEM <input type="checkbox"/> no irrigation system	Automatic irrigation controllers are required and must use evapotranspiration or soil moisture sensor data and utilize a rain sensor.	<input checked="" type="checkbox"/> YES
	Irrigation controllers shall be a type which does not lose programming data in the event the primary power source is interrupted.	<input checked="" type="checkbox"/> YES



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Landscape Parameter	Requirements	Compliance
IRRIGATION SYSTEM	Pressure regulators shall be installed on the irrigation system to ensure the dynamic pressure of the system is within the manufacturer's recommended pressure range.	<input checked="" type="checkbox"/> YES
	Manual shut-off valves (such as a gate valve, ball valve, or butterfly valve) shall be installed as close to possible to the point of connection of the water supply.	<input checked="" type="checkbox"/> YES
	All irrigation emission devices must meet the requirements set in the ANSI standard, ASABE/ICC 802-2014 "Landscape Irrigation Sprinkler and Emitter Standard." All sprinkler heads installed in the landscape must document a distribution uniformity low quarter of 0.65 or higher using the protocol defined in ASABE/ICC 802-2014.	<input checked="" type="checkbox"/> YES
	Dedicated irrigation meters are required for non-residential projects with more than 1,000 sq. ft. of landscape area.	<input checked="" type="checkbox"/> YES
WATER FEATURES <input checked="" type="checkbox"/> pool <input type="checkbox"/> other: _____ <input type="checkbox"/> no water features	Pool and spa covers shall be installed.	<input checked="" type="checkbox"/> YES
	Recirculating water systems shall be used for all water features.	<input checked="" type="checkbox"/> YES
	Water features are limited to 10% of the landscaped area.	<input checked="" type="checkbox"/> YES

I am aware of available informational resources regarding native and low water use plants, irrigation efficiency, and other aspects of water-efficient landscaping. I certify that the information provided on this checklist is correct, and the installed landscape complies with the requirements of Chapter 14.15 and /or the requirements of the Prescriptive Compliance Option. I also understand that any changes to the project will necessitate a new checklist.

\_\_\_\_\_  
 SIGNATURE OF PROPERTY OWNER OR AUTHORIZED REPRESENTATIVE

\_\_\_\_\_  
 DATE

11/17/23

\_\_\_\_\_  
 SIGNATURE OF LICENSED/CERTIFIED LANDSCAPE PROFESSIONAL

11/17/2023  
 DATE

**Applicant Comments**

Use additional paper if necessary

See attached Applicant Comments.

**Staff Evaluation**

Approved

Not Approved

Permit # \_\_\_\_\_

**Staff Comments**

\_\_\_\_\_  
 SIGNATURE

\_\_\_\_\_  
 DATE

**WATER EFFICIENT LANDSCAPE CHECKLIST**

The Rise

(Previously known as Vallco Town Center) Applicant

Comments

November 17, 2023

**1. PART 2: TOTAL LANDSCAPE AREA**

Please note that the "Total Landscape Area" includes the area for water features.

**2. PART 2: APNs**

The APNs for the Property are:

APN 316-20-120

APN 316-20-121

**3. PART 3: CHECKLIST COMPLIANCE**

The Application checklist does not include the option (b) as per the Ordinance that allows the applicant to, "Prepare of a water budget calculation, per the provisions of Section 14.15.070":

Table 14.15.060(A)		
1. Options to demonstrate water efficiency		
a. i. Total turf area shall not exceed 25% of the landscape area, or 1,250 square feet, whichever is lesser in area and ii. At least 80% of the plants within non-turf areas shall be native or low water-use	OR	b. Prepare a water budget calculation, per the provisions of Section 14.15.070.
AND		
2. Turf Restrictions		
a. Turf shall not be planted on slopes greater than 25%.		
b. Turf areas shall not be less than ten feet wide.		

The total turf areas for the Project are less than 25% the landscape area and at least 80% of the plants within non-turf areas shall be native or low water-use. The Application, however, proposes more than 1,250 square feet of turf. Accordingly, the Applicant will provide "Appendix B Water Budget Worksheet" to be reviewed and approved prior to final permit issuance per CMC 14.15.050.