

## Emi Sugiyama

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**From:** Monica Diaz  
**Sent:** Tuesday, September 10, 2024 4:49 PM  
**To:** [REDACTED]  
**Cc:** Chad Mosley; Luke Connolly; Sean Hatch, CASp; City of Cupertino Public Works - Engineering Div; Emi Sugiyama  
**Subject:** G&D Violations - APNs 356-05-007, 356-05-008, 356-27-026  
**Importance:** High

Good afternoon Mr. Chen,

This is to inform you of pending violations related to your properties: APNs 356-05-007, 356-05-008, and 356-27-026. There are active code enforcement cases related to work which requires permits, and for which valid permits are not on file. The Cupertino Municipal Code requires that a grading permit be obtained prior to working on or disturbing land at a property. The following is a list of the pending issues:

- 1.** Unpermitted grading work: *Based on recent observations from the City, the project site has experienced significant land disturbance that would require a grading permit per Cupertino Municipal Code (CMC) Chapter 16.08.060. You must obtain a retroactive grading permit and then immediately address erosion and sediment control issues as a result of the unpermitted grading work. Please complete the following corrective actions as soon as possible:*
  - **Stop all work at the subject properties** which is of a type that requires permits and/or approvals from the City of Cupertino. No further alterations of the property, earth moving activities or expansions may take place until authorized to do so.
  - Submit a grading permit application for processing.
  - Submit a complete Grading plan prepared by a licensed civil engineer, which includes earthwork quantities and the limits of disturbed area(s).
  - Submit an erosion and sediment control plan.
  - Provide the engineer's cost estimate of the grading work.
  - Provide a grading bond and the payment of fees (to be assessed at the time of submission).
  
- 2.** Remediation required. *Once the plans are approved and the grading permit is issued, erosion and sediment control issues need to be addressed immediately. Any disturbed area(s) and/or project site(s) shall be stabilized, and erosion control work completed on or before October 1, 2024.*

The issues described above would create an unsafe condition as seasons and weather conditions change. These may be significant in nature and may lead to enforcement actions, which can include the issuance of citations, and/or the posting of an Unsafe Placard (i.e., "Redtag") at the property. I would appreciate your help to avoid that process by applying for the required permits as soon as possible. Please work with your respective contractors and our Public Works staff, who can be reached via email at [engineering@cupertino.gov](mailto:engineering@cupertino.gov). I will be reviewing this case on or after Wednesday, September 25, 2024, for any progress made and any next level enforcement actions needed.

Please reach out to me if you have any questions concerning this matter.

Thank you,

**Monica Diaz**



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