

Cupertino: Parkside Trails updates residents on housing project

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This summer, Cupertino city officials could make a decision regarding an ambitious housing and open space project slated for the southwestern corner of the city.

On March 26, residents were given new information from representatives of Parkside Trails LLC on the applicant's plans to bring up to 18 homes to southwest Cupertino in exchange for dedicating roughly 33 acres of open space. Parkside Trails hosted a community meeting for neighbors at Rancho Deep Cliff.

Parkside Trails' formal application was filed with the city on Feb. 18 and is undergoing review by city staff, consultants and other outside agencies and departments for commenting, according to the city of Cupertino.

An initial study is also being done, and an environmental review is expected to be completed in April or May. The Cupertino City Council's annual work plan tentatively lists a draft environmental impact report completion date in May or June, with planning commission and council review this summer, possibly in July or August.

Parkside Trails is the owner of property of what was the former McDonald Dorsa Quarry site, located on the east side of Stevens Canyon Road, south of Ricardo Road.

If approved, the project would dedicate nearly 33 acres of open space between Stevens Creek County Park and Fremont Older Open Space. The well-established Coyote Ridge Trail exists to the south.

The undeveloped property will see a corridor parcel preserved as a riparian corridor, with the southern park parcel to be designated as open space.

"Walking onto this land, our neighbors have told us it's like walking into a piece of old California," project representative Darcelle Pruitt told the crowd of residents on March 26.

Parkside Trails is seeking general amendments and a rezoning of the flat parcel from very low-density housing to low-density housing. It was announced at the meeting that potentially 18 homes will have a European cottage, French country and Craftsman designs.

Applicants have been meeting with residents since May 2012. A citywide community meeting was held in August 2012 at the Quinlan Community Center.

The project is subject to environmental review under the California Environmental Quality Act. The upcoming environmental impact report will address land use, aesthetics, transportation, biology, geology, noise, air quality, hydrology and water quality, hazards and hazardous materials, and public services.

Sitting east of Stevens Creek County Park, the area in question has seen development proposals in the past. The project will also attempt to tackle a patch of land with drainage issues to the west.

The March 26 meeting went its full two hours with residents asking many, and often technical, questions

about building heights, drainage, grading, creek access and easements. Residents expressed concern about traffic safety, open space preservation, trail access, tree preservation and project density.

For more information about the project, future meetings and public hearings, visit cupertino.org/parksidetrails.