STAFF REPORT
Zoning Administration
March 1, 2018

Item #5

Staff Contact: Mark Connolly
(408) 299-5786, mark.connolly@pln.sccgov.org

File: 10871-16G-16DR
Design Review and Grading Approval for a new Single-Family Residence

Summary: DESIGN REVIEW and GRADING APPROVAL, for a new single-family residence, approximately 12,475 s.f. (Tier 2 project). Estimated grading quantities are 4,569 c.y. of cut and 909 c.y. of fill.

Owner: Sam Salah
Applicant: Sam Salah
Address: 20745 Scenic Vista Court, San Jose
APN: 689-34-018
Supervisory District: #1

Gen. Plan Designation: Hillsides
Zoning: HS-d1
Lot Size: 3.50 acres
Present Land Use: Vacant
HCP: Covered project

RECOMMENDED ACTIONS

A. Approve the determination that the proposed project qualifies for a Categorical Exemption, under Section 15303 (Class 3)(a) of the CEQA Guidelines, Attachment A

B. Grant Design Review Approval, subject to conditions outlined in Attachment B.

C. Grant Grading Approval, subject to conditions outlined in Attachment B.
ATTACHMENTS INCLUDED

Attachment A – CEQA Determination
Attachment B – Preliminary Conditions of Approval
Attachment C – Proposed Plans and Vicinity Map

PROJECT DESCRIPTION

The proposed project is for design review and grading approval for a new single-family residence, approximately 12,475 s.f. (Tier 2 project). Estimated grading quantities are 4,569 c.y. of cut and 909 c.y. of fill.

The site has an average slope of approximately 14%, however, the building pad has a slope less than 10%. Associated site improvements include a driveway, onsite wastewater system, water tanks and landscaping. San Jose Water Company would serve the property for domestic water supply.

Setting/Location Information

The subject parcel is currently vacant and located at 20745 Scenic Vista Court, in the southwest portion of unincorporated San Jose. The surrounding neighborhood is either low density single-family residences on larger lots, or vacant parcels. The City of San Jose abuts the project site to the west. The site is moderately sloped and mostly visible from the valley floor. The building pad is located just above a recently planted grove of four (4) 60-inch box Coast Live Oak trees, which were planted by the Applicant to screen visibility from the valley floor.

The property is located in the Santa Clara Valley Habitat Plan area. The property includes vegetative land covers of Coast Live Oak forest and woodland, as well as California annual grasslands.

REASONS FOR RECOMMENDATIONS

A. **Environmental Review and Determination (CEQA)**

   The environmental impacts of the proposed project were analyzed, resulting in a proposed Categorical Exemption (See Attachment A). The aesthetic impacts of the proposed project and its visibility from the valley floor have been addressed through the design review process. The biological impacts associated with special status species, habitat and construction impacts to native Oak trees have been addressed through the County Habitat Plan and Arborist reports with recommended conditions of approval (See Attachment B). The project would not create any Cultural Resource impacts as evaluated through prior Archaeological studies and construction monitoring.

   The County Geologist has included conditions of approval to ensure the project would not create Geologic impacts and could be safely developed on the slopes of the lot. If approved, the design and conditions would limit the viewshed impacts, reflectivity, and glare from the residence toward the valley floor. Overall, the potentially significant
environmental impacts can be sufficiently mitigated through County Ordinances and policies as well the Santa Clara County Habitat Plan. Therefore, the project qualifies for a Class 3, Section 15303 Exemption from CEQA.

B. Project/Proposal

1. General Plan: Hillsides

2. Approval Building Site: The site is an approved building site as a result of a subdivision processed in 1997 by the County (Lot 3 of Parcel Map 754-48. File # 6496-47-51-97CS).

3. Zoning Standards: The Zoning Ordinance specifies the required development standards for HS-d1 Zoning District as summarized below, followed by a Table noting the project’s conformance with Section 3.20.040 “-d1” Combing District:

   Setbacks (HS): 30-ft from all property lines
   Height: 35-feet
   Stories: 3-stories

<table>
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<tr>
<th>STANDARDS &amp; REQUIREMENTS</th>
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<td>Color &amp; LRV</td>
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<td>Ridgeline Development</td>
<td>§ 3.20.040(E)</td>
<td>Y</td>
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<tr>
<td>Design Review Guidelines</td>
<td>§ 3.20.040(F)</td>
<td>Y-See Findings Below</td>
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C. Design Review Findings

All Design Review applications are subject to the scope of review as listed in §5.50.040 of the County Zoning Ordinance. The overall purpose of design review is to encourage quality design and mitigate potential adverse visual impacts of development. In the following discussion, the scope of review criteria is in **bold**, and an explanation of how the project meets the required standard is in plain text below.

1. Mitigation of any adverse visual impacts from proposed structures, grading, vegetation removal and landscaping;

   Existing mature Oak trees and four (4) 60-inch box Coast Live Oak trees planted preemptively by the Owner below the home site will help screen the proposed residence from view. Retention of these oaks is required and will help the project blend into the natural environment. A proposed landscape plan including perimeter and landscaping to screen retaining walls will mitigate visibility from both the valley floor and the
The proposed residence is largely one-story and includes natural colors and materials with a Light Reflectivity Value (LRV) of 45 or less. Also, the footprint location has been modified from the original design to be pushed back from the ridgeline to help minimize views from the immediate valley floor below.

2. **Compatibility with the natural environment;**

The proposed residence is located on the most suitable building pad on the site with minimal grading and tree removal to accommodate onsite improvements. Thus, the proposed residence is designed to be compatible with the natural environment.

3. **Conformance with the “Design Review Guidelines,” adopted by the Board of Supervisors;**

4. **Compatibility with the neighborhood and adjacent development;**

The proposed residence is in keeping with the characteristics of the surrounding neighborhood. The proposed size and architectural design are compatible to adjacent developments. The surrounding residences range in sizes from 3,000 s.f. to 14,000 s.f., mostly two-story designs. The architectural styles are predominantly Mediterranean for the newer developments or ranch style for the older homes. The proposed residence is a two-story design. The project will not be obtrusive or stand out compared to the other developed parcels in the immediate vicinity and is compatible with the immediate neighborhood.

5. **Compliance with applicable zoning district regulations; and**

Residential use is an allowed use in HS Hillside zoning district, and the project complies with the HS zoning regulations. The proposed residence is in compliance with required setbacks (30-feet from all property lines) and height (maximum of 35-feet). The proposed design is also in keeping with the -d1 design standards, building massing standards, and exterior colors are conditioned to be less than 45 in LRV. The proposed retaining walls are minimal and designed to be less than 10-feet in height, cumulatively.

6. **Conformance with the general plan, any applicable specific plan, or any other applicable guidelines.**

The General Plan Growth and Development Chapter for Rural Unincorporated Areas contains specific policies under Strategy #3, to *Ensure Environmentally Safe and Aesthetic Hillside Development*. To address policies intended to minimize or avoid unnecessary grading and for development of lots which propose hilltop or ridgeline development, the applicant has modified the design to reduce the footprint from a previous design and push the footprint back from the ridge.
The subject parcel is located on a ridgeline. The proposed building site has been modified from a previous location to be behind the ridge to limit visibility toward the portion of the Santa Teresa hillsides, below the parcel. Its elevation and location as viewed from the valley floor immediately below would be perceived as projecting above the natural topography. To address the potential visual impacts of the building location, the footprint has been shifted back away from the ridge, natural colors and materials with an LRV below 45 are proposed and mature trees have been proposed. The trees have been strategically placed on the hillside to provide screening for the site from valley floor. Overall, as modified and conditioned, the project would be in conformance with the General Plan.

D. Grading Findings:

Pursuant to Section C12-433, all Grading Approvals are subject to specific findings. In the following discussion, the scope of review findings are listed in bold, and an explanation of how the project meets the required standard is in plain text below.

1. The amount, design, location, and the nature of any proposed grading is necessary to establish or maintain a use presently permitted by law on the property.

Estimated grading quantities are 4,569 c.y. of cut and 909 c.y. of fill associated with the proposed project that include establishing the landscape area, driveways, retaining walls and recreational space. The proposed grading is mostly related to establishing the onsite driveway and fire-truck turn-around. In addition, as a result of modification of proposed plans, grading quantities have been further reduced from those originally proposed, due to the modification of driveway access, modifying the orientation of the house farther back from the ridgeline and shortening the main driveway. Consequently, the amount, design, location and the nature of proposed grading is necessary and appropriate to establish the single-family residential use, which is a permissible use in the HS zoning district.

2. The grading will not endanger public and/or private property, endanger public health and safety, will not result in excessive deposition of debris or soil sediments on any public right-of-way, or impair any spring or existing watercourse.

No excessive grading will be conducted. All export will be deposited at an approved site. No unnecessary fills will occur. Standard conditions of approval and requirements of final grading plans will ensure that grading around the building pad will not result in slope instability or erosion.

3. Grading will minimize impacts to the natural landscape, scenic, biological and aquatic resources, and minimize erosion impacts.

The proposed grading has been designed to contour to the natural topography to the maximum extent possible, with the residence sited on the most suitable building pad
location. The majority of the proposed grading is for onsite improvements, such as the driveway and retaining walls for yard space. The grading will not impose any impacts to the natural landscape, biological, or aquatic resources. Furthermore, maximum cuts for the proposed grading will generally not exceed 5 feet in height in most areas and are consistent with design guidelines for retaining walls located in the -d1 zoning district.

4. For grading associated with a new building or development site, the subject site shall be one that minimizes grading in comparison with other available development sites, taking into consideration other development constraints and regulations applicable to the project.

The majority of the proposed grading is related to the onsite driveways and improvements to serve the new residence and create yardspace. The grading is designed to follow the natural contours to the maximum extent possible. No on-site alternative location would minimize grading amounts. All other alternatives downslope of the proposed location would greatly exacerbate grading amounts and would be found unnecessary and excessive, as well as aesthetically inferior.

5. Grading and associated improvements will conform with the natural terrain and existing topography of the site as much as possible, and should not create a significant visual scar.

The proposed grading is designed to conform with natural terrain and existing topography and will not create any significant visual scar. Access to the site is via the existing road.

6. Grading conforms with any applicable general plan or specific plan policies; and

The proposed grading is in conformance with specific findings and policies identified in the County General Plan. The proposed grading is designed to follow the natural terrain, to minimize grading and to reduce visual impacts from hillside development in keeping with General Plan policies R-GD 22- 36.

7. Grading substantially conforms with the adopted "Guidelines for Grading and Hillside Development" and other applicable guidelines adopted by the County.

The proposed grading is in conformance with the adopted “Guidelines for Grading and Hillside Development,” in particular, the specific guidelines for siting, road design, building form and design, and landform grading. The proposed residence will be located in areas with more gentler slopes, away from the ridgeline, which minimizes the need for grading for longer driveways. The driveway is designed in keeping with Guidelines 5, 7, 8 and 9 that require the proposed driveway design is curved to follow the existing contours, while meeting the minimum emergency access standards. The retaining walls are also designed to be less than 10 feet in height and to follow the existing hillside contours to minimize visual impacts to the valley floor.
The proposed grading is in conformance with specific findings and policies identified in the County General Plan. The proposed grading is designed to follow the natural terrain, to minimize grading, and to reduce visual impacts caused by hillside development and in keeping with General Plan Policy R-GD 22-36, as discussed above.

BACKGROUND

Subject parcel is one of the four lots that was approved through a cluster subdivision by the Board of Supervisors in 1998 (County file 6496-97CS). Specific open space dedication, building envelope for each lot, and design guidelines were incorporated in the conditions of approval (Exhibit x – Cluster Subdivision conditions of approval).

The current property owner submitted the Building Site Approval, Grading Approval and Design Review (Tier 2 project, 5,000 s.f. – 12,500 s.f.) applications in June 2016 to construct an approximately 12,499 s.f. house, a 1,000 s.f. secondary dwelling unit, a 1,000 s.f. barn/garage, a tennis court, an infinity swimming pool with outdoor deck and associated road and onsite improvements. An alternative wastewater septic system was also proposed to support the development.

The initial incomplete letter was issued in July 2016 and the letter outlined numerous issues with the size of overall development, viewshed analysis and its visibility to the valley floor, siting of the proposing house, and the large amount of grading (specifically related to the proposed large circular driveway). The applicant then revised the initial design to reduce the amount of grading, the overall size of development and the application was subsequently deemed complete in May 2017.

Since the application was deemed complete, staff advised the applicant to fully erect the story poles for the design that was reviewed and deemed complete so that a full visibility analysis can be prepared. At the same time, numerous inquiries were received by the Department questioning the status of subject application. Staff advised the applicant of a voluntary neighborhood meeting. On June 29, 2017, a meeting was held with neighbors within 500 feet from the subject parcel as well as the Sant Teresa Foothills Neighborhood Association and other interested neighborhood groups. At the meeting, neighbors expressed and were concerned of the overall scale of the proposed development, the potential loss of open space and negative visual impact that may be imposed to the residential neighborhood along Colleen Drive and Curie Drive.

Since the neighborhood meeting, the Department met with the property owner and concurred with some of the concerns identified by the neighbors. The Department also discussed various design revisions with the applicant.

In late July 2017, the applicant shared a revised design with the Department that shifted the house location away from the ridge by approximately 15-feet to the south and 30-feet to the west, reduced the overall building height by 4-feet and eliminated the proposed tennis court and 1,000 s.f. secondary dwelling unit. The total amount of outdoor deck and patio area were also reduced. The revised design started a new Permit Streamlining Act requirement.
In October 2017, staff conducted visibility analysis by situating the proposed development in three different locations on site, one of which is the latest revised design submitted in July 2017.

Staff then shared the results with the applicant and advised the applicant to erect another set of story poles to reflect the revised design. In December 2017, the applicant notified staff that the revised story poles have been fully erected. In addition, four (4) sixty-inch box live coast oaks along the northern property line where an existing line of mature oaks are in place were planted to further reduce any visual impacts imposed by the proposed development. The applicant also proposed a second neighborhood meeting to share the revised design in January 2018.

During the second neighborhood meeting on January 11, 2018, approximately 5 neighbors were present and were unanimously in support of the project.

A public notice was posted to the San Jose Post Record on February 15, 2018 and immediate neighbors were also noticed.

**STAFF REPORT REVIEW**

Prepared by: Mark Connolly, Senior Planner

Reviewed by: Leza Mikhail, Principal Planner/Zoning Administrator

File 10871-16DR-16G
Salah Building Site Approval Design Review and Grading          Page 8            Zoning Administration Meeting
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Notice of Exemption from CEQA

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<th>Office of Planning &amp; Research</th>
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<tr>
<td>County of Santa Clara</td>
<td>PO Box 3044, Room 222</td>
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<td>Sacramento, CA 95812-3044</td>
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<td>Salah Residence Design Review and Grading</td>
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<td>County of Santa</td>
<td>Mark J Connolly, Senior Planner</td>
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<td>DESIGN REVIEW and GRADING APPROVAL, for a new single-family residence, approximately 12,475 s.f. (Tier 2 project). Estimated grading quantities are 4,569 c.y. of cut and 909 c.y. of fill.</td>
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<td>☐ Statutory Exemption [CEQA Guidelines 15260-15285]:</td>
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<td>☐ Declared Emergency [15269(a)]:</td>
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<td>☐ Emergency Project [15269(b)(c)]:</td>
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<td>☐ General Rule [CEQA Guidelines 15061(b)(3)]:</td>
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<th>Reasons the project is exempt:</th>
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<tr>
<td>Class 15303 (a)</td>
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<td>One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.</td>
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<thead>
<tr>
<th>County Contact Person</th>
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<th>Telephone Number</th>
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<tr>
<td>Mark J Connolly</td>
<td>Senior Planner</td>
<td>(408) 299-5786</td>
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ATTACHMENT B

Preliminary Conditions of Approval

GRADING APPROVAL AND DESIGN REVIEW
CONDITIONS OF APPROVAL

Owner/Applicant: Sam Saleh / Hannah and Brunetti
File Number: 10871-16G-16DR

Location: 20745 Scenic Vista Court

Project Description: The proposed project is for design review and grading approval for a new single-family residence, approximately 12,475 s.f. (Tier 2 project). Estimated grading quantities are 4,569 c.y. of cut and 909 c.y. of fill.

PLANNING
Contact Mark J. Connolly (408-299-5786 / mark.connolly@pln.sccgov.org) regarding the following conditions:

1. Development must take place in accordance with approved plans electronically received on 12/22/2017 and stamped approved on March 1, 2018.

2. Prior to the issuance of a Grading Permit and pursuant to recommendations from the NW information dated 7/19/2016, the project site shall be monitored by a qualified archaeologist during earth moving activities.

Light Reflectivity Value (LRV)
3. Prior to the issuance of a Building Permit, submit color samples for the house façade, trim and roof materials indicating the Light Reflectivity Value is less than or equal to 45, pursuant to Section 3.20.040.B.

Landscaping
4. Prior to the issuance of any Grading or Building Permits, the requirements of Division B33 of the County Ordinance Code (Water Conservation in Landscaping) shall apply, including a landscape water efficiency checklist shall be completed. Depending on the extent and composition of the proposed landscaping, additional plans and supporting documentation may be required.

5. Prior to the issuance of any Grading or Building Permits, a final landscaping plan for visual mitigation and Biotic replacement purposes is required as a condition of approval. The plan shall show the four 60-inch box oak trees already planted. Elective landscaping must comply with the aforementioned County Ordinance Code provisions for water use efficiency.

Note: The landscape ordinance and supporting information can be found on the
Prior to the issuance of any Grading or Building Permits and pursuant to §5.20.125, record a Notice of Permit and Conditions with the County Office of Clerk-Recorder, to ensure that successor property owners are made aware that certain conditions of approval shall have enduring obligation. Evidence of such recordation shall be provided prior to building permit issuance.

Prior to final inspection, contact Mark Connolly, at least a week in advance to schedule a site visit to verify the approved exterior colors have been installed as approved.

DEPARTMENT OF ENVIRONMENTAL HEALTH:
Contact Darrin Lee (408-299-5748 / Darrin.lee@pln.sccgov.org) regarding the following conditions:

Prior to the issuance of a Building Permit, the Onsite Wastewater Treatment System (OWTS) is sized for a 6 bedroom single family home and a 1 bedroom guest house with total of 825 gallons per day waste loading. It consists of a 1,500 gallon septic tank; 1,500 gallon processing tank with AX-20 treatment filter; 1,500 gallon pump tank; drip dispersal fields of 1,375 sqft + 1,375 sqft = 2,750 sqft; application rate of 0.6 gpd/sqft. A curtain drain is required above drip fields. Plans stamped “Approval Recommended” on 4/24/17 by Nicole Jorgensen.

Prior to the issuance of a Building Permit, provide proof of water connection from San Jose Water Company.

All construction activities shall be in conformance with the Santa Clara County Noise Ordinance Section B11-154 and prohibited between the hours of 7:00 p.m. and 7:00 a.m. on weekdays and Saturdays, or at any time on Sundays for the duration of construction.

Prior to Final Inspection, provide proof of garbage service at the time of final occupancy sign-off. Garbage service in the unincorporated areas of Santa Clara County is mandatory.
GEOLOGY
Contact Jim Baker (408-299-5774 / jim.baker@pln.sccgov.org) regarding the following conditions:

12. Prior to the issuance of a Building permit, submit a Plan Review Letter that verifies the plans comply with the recommendations presented in Earth Systems Pacific's "Geotechnical Engineering Investigation and Geologic Hazards Study" report (dated 4-14-2016). The letter must include a revised Figure 2 showing the corrected edge of "State Landslide Hazard Zone" (blue line) where it corresponds with the edge of the County Landslide Hazard Zone.

13. Prior to Final Inspection, submit a Construction Observations Letter that verifies the work was completed in conformance with the approved plans.

Items marked with one asterisk (*) must be completed prior to building permit issuance.

Items marked with two asterisks (**) must be completed prior to occupancy or final inspection permit issuance.

Items marked with three asterisks (***) must be completed prior to issuance of grading permit.

Items marked with four asterisks (****) must be completed prior to completion of grading and release of bonds.

LAND DEVELOPMENT ENGINEERING:
Contact Ed Duazo (408-299-5733 / ed.duazo@pln.sccgov.org) regarding the following conditions:

Plan Review and Process:
14.* Obtain a Grading Permit from Land Development Engineering (LDE) prior to beginning any construction activities. Issuance of the grading permit is required prior to LDE clearance of the building permit (building and grading permits can be applied for concurrently). The process for obtaining a Grading Permit and the forms that are required can be found at the following web page;

www.sccplanning.org > I Want to.. > Apply for a Permit > Grading Permit

If the County Roads and Airports Department provides a condition of approval to obtain an encroachment permit, the application for the permit will be submitted to the Land Development Engineering Office with the grading/drainage permit. For your convenience, the grading and encroachment permits are processed concurrently under one set of improvement (grading & drainage) plans.

Expect four to six weeks for plan review and plan check comments. Please contact LDE at (299-5734) for additional information and timelines.
15. Prior to issuance of the grading permit:
   • A performance bond shall be posted based on the County’s estimate of probable
     construction cost. The performance bond may be in the form of cash deposit, assignment
     of a savings account or CD, a surety from an insurance company, or a letter of credit.
   • All applicable fees and outstanding fee balances shall be paid (Note: Initial plan review
     fees are based on the applicant’s engineer’s estimate. Final review fees shall be based on
     the County’s estimate.).

16. Final plans shall include a single sheet which contains the County standard notes and
certificates as shown on County Standard Cover Sheet. Plans shall be neatly and
accurately drawn, at an appropriate scale that will enable ready identification and
recognition of submitted information.

Improvement Plans:
17. Final improvement plans shall be prepared by a licensed civil engineer for review and
approval by LDE and the scope of work shall be in substantial conformance with the
conditionally approved preliminary plans on file with the Planning Office. Include plan,
profile, typical sections, contour grading for all street, road, driveway, structures and
other improvements as appropriate for construction. The final design shall be in
conformance with all currently adopted standards and ordinances. The following
standards are available on-line;

   □ Standard Details Manual, September 1997, County of Santa Clara, Roads and
     Airports Department available at:
     www.sccgov.org/sites/rda > Published Standards, Specifications, Documents and
     Forms
     www.sccplanning.org > Plans & Ordinances > Land Development Standards and
     Policies
   □ 2007 Santa Clara County Drainage Manual
     www.sccplanning.org > Plans & Ordinances > Grading and Drainage Ordinance

18. Survey monuments shall be shown on the improvement plan to provide sufficient
information to locate the proposed improvements and the property lines. Existing
monuments must be exposed, verified and noted on the grading plans. Where existing
monuments are below grade, they shall be field verified by the surveyor and the grade
shall be restored and a temporary stake shall be placed identifying the location of the
found monument. If existing survey monuments are not found, temporary staking
delineating the property line may be placed prior to construction and new monuments
shall be set prior to final acceptance of the improvements. The permanent survey
monuments shall be set pursuant to the State Land Surveyor’s Act. The Land Surveyor /
Engineer in charge of the boundary survey shall file appropriate records pursuant to
Business and Professions Code Section 8762 or 8771 of the Land Surveyors Act with the
County Surveyor.

19. Existing and set permanent survey monuments shall be verified by inspectors prior to
final acceptance of the improvements by the County. Any permanent survey monuments
damaged or missing shall be reset by a licensed land surveyor or registered civil engineer
authorized to practice land surveying and they shall file appropriate records pursuant to Business and Professions Code Section 8762 or 8771 of the Land Surveyors Act with the County Surveyor.

20.* The improvement plans shall include an Erosion and Sediment Control Plan that outlines seasonally appropriate erosion and sediment controls during the construction period. Include the County's Standard Best Management Practice Plan Sheets BMP-1 and BMP-2 with the Plan Set.

21.* All applicable easements affecting the parcel(s) with benefactors and recording information shall be shown on the improvement plans.

Drainage:

22.* Provide a drainage analysis prepared by a licensed civil engineer in accordance with criteria as designated in the 2007 County Drainage Manual (see Section 6.3.3 and Appendix L for design requirements). The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow for the 10-year and 100-year storm event or cause a hazard or public nuisance. The mean annual precipitation is available on the on-line property profile.

23.* Property owner is responsible for the adequacy of any drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health or damage to adjoining property.

Utilities

24.* All new on-site utilities, mains and services shall be placed underground and extended to serve the proposed development. All extensions shall be included in the improvement plans. Off-site work should be coordinated with any other undergrounding to serve other properties in the immediate area.

Storm Water Treatment - SF Bay watershed

25.* Include one of the following site design measures in the project design: (a) direct hardscape and/or roof runoff onto vegetated areas, (b) collect roof runoff in cisterns or rain barrels for reuse, or (c) construct hardscape (driveway, walkways, patios, etc.) with permeable surfaces. Though only one site design measure is required, it is encouraged to incorporate as many site design measures as possible into the project. For additional information, please refer to the C.3 Stormwater Handbook (April 2012) available at the following website:


Soils and Geology:

26.* Submit one copy of the signed and stamped of the geotechnical report for the project.
27.* Submit a plan review letter by the Project Geotechnical Engineer certifying that the geotechnical recommendation in the above geotechnical report have been incorporated into the improvement plan.

Notice Of Intent

28.* Indicate on the improvement plans the land area that will be disturbed. If one acre or more of land area will be disturbed, file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) for coverage under the State General Construction Permit. The SWRCB will issue a Waste Discharge Identification number (WDID). The WDID number shall be shown on the on the final improvement plans. The SWRCB web site is at: www.waterboards.ca.gov > Water Issues > Programs > Stormwater

Easements:

29.* Submit evidence of legal access to the site from the nearest publicly maintained road compiled and/or verified by a Licensed Land Surveyor or Registered Civil Engineer who is authorized to practice land surveying. Should access not exist, submit signed, notarized, and recorded agreements to grant rights-of-ingress and egress.

Agreements:

30.* Enter into a land development improvement agreement with the County. Submit an Engineer’s Estimate of Probable Construction Cost prepared by a registered civil engineer with the all stages of work clearly identified for all improvements and grading as proposed in this application. Post financial assurances based upon the estimate, sign the development agreement and pay necessary inspection and plan check fees, and provide County with a Certificate of Worker’s Compensation Insurance. (C12-206).

Other Conditions:

31. Construct all of the aforementioned improvements. Construction staking is required and shall be the responsibility of the developer.

FIRE MARSHAL
Contact Mac Bala at 408-299-5763, or e-mail: mac.bala@pln.sccgov.org regarding the following Conditions:

FIRE PROTECTION WATER

IMPORTANT: Fire protection water system shall be installed, functioning and inspected prior to approval of the foundation. System shall be maintained in good working order and accessible throughout construction. A stop work order may be placed on the project if the required hydrant systems are not installed, accessible, and/or functioning.
32. **ON-SITE WATER STORAGE:** Where on-site storage tanks are required, details for fire protection water supply shall be included with the building permit set of drawings. Submittal shall include, but not be limited to, location of water supply, (e.g. onsite well, shared well; tank location and capacity, pipe size, wharf hydrant orifice size and location, domestic and fire protection water tanks and piping configuration).

A) All installations shall include a primary aboveground storage tank with a capacity of not less than 3,000 gallons dedicated to domestic and fire sprinkler system demand. Storage capacity may be increased due to sprinkler design demand or additional domestic (including landscaping) required by the Environmental Health Department.

B) Provide a 45,000 gallon secondary aboveground storage tank dedicated to the wharf hydrant.

C) Aboveground storage tanks shall be provided with automatic refill. Manual refilling of tanks is not acceptable.

D) Installation of aboveground storage tanks less than 20 ft. to a structure requires tanks to be of noncombustible construction.

E) Installation of the tank system shall comply with Fire Marshal Standard CFMO-W5.

F) Underground storage tanks and swimming pools shall not be accepted in place of aboveground storage tanks.

G) A copy of the Will Serve agreement from Water Purveyor shall be provided at the time of plan submittal for building permit.

33. **WHARF HYDRANT:** One on-site wharf hydrant with 2-1/2 inch orifice is required to be installed when fire protection water is supplied by on-site aboveground storage tank(s). Installation of hydrants shall be in accordance with Fire Marshal Standard Detail CFMO-W4.

A) Minimum distance to structure shall not be less than 55 ft. from the closest portion of the structure and shall not exceed 150 ft. from the furthest portion of the structure (measured along path of travel).

B) Hydrant shall be installed within 8 ft. of driving surface in a location acceptable to the Fire Marshal’s Office.

C) Installation of a hydrant adjacent to a driveway (12 ft. wide) requires a turnout complying with SD-16 to allow additional emergency vehicles to pass.

D) Hydrant shall have a positive flow by means of gravity feed or where that is not possible, from a reliable, listed automatic pump approved by the Fire Marshal. Elevation of hydrants and tanks in relation to each other shall be a major consideration. **NOTE:** tank and hydrant elevations shall be noted on the site plan submitted for building permit.

34. **FIRE SPRINKLER SYSTEM:** An approved residential fire sprinkler system complying with CFMO-SP6 shall be installed throughout the structure to include secondary dwelling and barn.
NOTE: The fire sprinkler system shall be installed and finaled by this office prior to occupancy. A separate permit shall be obtained from this office by a state licensed C-16 contractor prior to installation. Please allow for a minimum of 30 days for plan review of fire sprinkler plans by this office.

FIRE DEPARTMENT ACCESS

35. GENERAL REQUIREMENTS:

A) These are minimum Fire Marshal standards. Should these standards conflict with any other local, state or federal requirement, the most restrictive shall apply.

B) Construction of access roads and driveways shall use good engineering practice.

C) All required access roads, driveways, turnarounds, and turnouts shall be installed, and serviceable prior to approval of the foundation, and shall be maintained throughout construction. A stop work order may be placed on the project if required driving surfaces are not installed, accessible, and/or maintained at all times.

36. DRIVEWAYS shall comply with the following when the distance between the centerline of the access road and any portion of the structure exceeds 150 ft. (measured along the path of travel).

A) Width: Clear width of drivable surface of 12 ft.
B) Vertical Clearance: Minimum vertical clearance of 13 ft. 6 in. shall be maintained between the access road and the building site (trim or remove, tree limbs, electrical wires, structures, and similar improvements).
C) Curve Radius: Inside turn radius for curves shall be a minimum of 42 ft.
D) Grade: Maximum grade shall not exceed 15%.
E) Surface: All driving surfaces shall be all-weather and capable of sustaining 75,000 pound gross vehicle weight.
F) Turnarounds: Turnaround shall be provided for driveways in excess of 150 ft. as measured along the path of travel from the centerline of the access road to the structure. Acceptable turnarounds shall be 40 ft. by 48 ft. pad, hammerhead, or bulb of 32 ft. radius complying with County Standard SD-16. All turnarounds shall have a slope of not more than 5% in any direction.
G) Gates: Gates shall not obstruct the required width or vertical clearance of the driveway and may require a Fire Department Lock Box/Gate Switch to allow for fire department access. Installation shall comply with CFMO-A3.

MISCELLANEOUS:

37. Property is located within the San Jose Fire Department response area.
38. This property is located in the Wildland/Urban Interface Fire Area. All of the following conditions shall apply:
   a) A Class "A" roof assembly is required. Detail shall be included in plans submitted for building permit.
   b) Provide a 1/2 inch spark arrester for the chimney.
   c) Remove significant combustible vegetation within 30 feet of the structure to minimize risk of wildfire casualty. Maintain appropriate separation of vegetative fuels in areas between 30 and 100 feet from the structure.

39. MAINTENANCE: Fire protection water systems and equipment shall be accessible and maintained in operable condition at all times, and shall be replaced or repaired where defective. Fire protection water shall be made available to the fire department.

Fire department access roads, driveways, turnouts, and turnarounds shall be maintained free and clear and accessible at all times for fire department use. Gates shall be maintained in good working order, and shall remain in compliance with Fire Marshal Standard CFMO-A3 at all times.

BUILDING INSPECTION OFFICE:
Contact BIO staff at (408) 299-5700 for information regarding the following conditions.

40.* For detailed information about the requirements for a building permit, obtain a Building Permit Application Instruction handout from the Office of Building Inspection or visit their website (www.sccbuilding.org).
ATTACHMENT C
Proposed Plans Vicinity Map