

ATTACHMENT B
Preliminary Conditions of Approval
TENTATIVE MAP SUBDIVISION APPROVAL
CONDITIONS OF APPROVAL

Owner/Applicant: Khalil Sheikh / Hannah and Brunetti Engineering
File Number: PLN18-11011
Location: 11014 Columbet Ave San Martin, CA 95046
Project Description: Tentative Parcel Map to subdivide an approximately 10.00-gross-acre parcel into two lots of five gross-acres, respectively

If you have any question regarding the following preliminary conditions of approval, call the person whose name is listed as the contact for that agency. He or she represents a particular specialty or office and can provide details about the conditions of approval.

Agency	Name	Phone	E-mail
Planning	Mark Connolly	(408) 299- 5786	mark.connolly@pln.sccgov.org
Land Development Engineering	Eric Gonzales	(408) 299 – 5731	eric.gonzales@pln.sccgov.org
Department of Environmental Health	Darrin Lee	(408) 918-3435	Darrin.lee@pln.sccgov.org
Fire Marshal’s Office	Alex Goff		Alex.goff@pln.sccgov.org
Geology	Jim Baker		Jim.baker@pln.sccgov.org
Roads and Airports	Leo Camacho		Leo.camacho@rda.sccgov.org
Building Inspection		(408) 299-5700	www.sccbuilding.org

STANDARD CONDITIONS OF APPROVAL

Planning

1. Approval of a Tentative Parcel Map with a configuration as shown on the tentative map received by the Planning office on February 19, 2020, and stamped as APPROVED on August 6, 2020.

2. No development is proposed or approved as part of this subdivision, beyond the minimum necessary subdivision improvements.
3. Existing zoning is RR-5ac (Rural Residential base district 5-ac minimum). Future development shall comply with all setbacks required by the County Zoning Ordinance at the time applications for development are submitted.
4. Should the project not meet the exceptions to Section C12-407 of the County Grading Ordinance, applicant shall apply to the Planning Office for a grading approval.

Land Development Engineering

5. 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.

Department of Environmental Health

6. 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.

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO RECORDATION OF THE FINAL MAP

Planning / Airport Land Use Commission

7. Dedicate an avigation easement to the County of Santa Clara on behalf of San Martin Airport. Submit current grant deed and parcel map, or an acceptable location map, to the Roads and Airports Department for preparation of avigation easement.

Land Development Engineering

Maps

8. Prepare and submit a Parcel Map for review and approval by the County

Surveyor.

9. Parcels 1 and 2 must be surveyed by a Licensed Land Surveyor or Registered Civil Engineer. Monuments shall be set, reset, or verified in accordance with County standards, the California Subdivision Map Act, and/or the California Land Surveyor's Act map recordation.
10. All Easements shall be dedicated as part of the Final Parcel Map.
11. A monument bond shall be posted prior to recording the Parcel Map.

Utilities

12. Provide letters from the utility companies stating that all easements and financial obligations have been satisfied. These shall include:
 1. Gas Company
 2. Electric Company
 3. Telephone Company
13. (Contact the utility companies immediately as these clearances may require over 90 days to acquire.)

Soils and Geology:

14. Submit one copy of the signed and stamped of the geotechnical report for the project.

Agreements

15. 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).

Department of Environmental Health

16. The site plan indicates that domestic water is supplied by a well. Prior to

map recordation, it must be demonstrated that the shared well provides an adequate supply of water to each developing lots. A well log must be submitted which shows a 50-foot sanitary seal, and satisfactory pump tests must be completed. In addition to the above referenced information, a shared well agreement and engineered plans shall be required for water clearance and recorded within 60 days of the Final Parcel Map recordation.

Fire Marshal's Office

17. Final map shall include verification of recorded shared water (well and above ground storage for fire protection) agreement for both lots in perpetuity.

Roads and Airports

18. Obtain a Santa Clara County Roads and Airports Department (RAD) Encroachment Permit for the following required improvements:
 - Improvement of the property's Columbet Avenue frontage to County Standard B/4A.
19. The process for obtaining an Encroachment Permit and the forms that are required can be found at: www.countyroads.org > Services > Apply for Permits > Encroachment Permit.
20. Construct all of the improvements approved under the Encroachment Permit.

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO FUTURE BUILDING PERMIT ISSUANCE

Planning

21. **Prior to building permit issuance**, 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 pursuant to §5.20.125.

Land Development Engineering

Drainage

22. Fill out and submit the forms in the Low Impact Development and Post Construction Stormwater Management Requirements (PCR) Applicant's Packet.
23. Comply with the requirements of the Central Coast Regional Board Requirements for development

Department of Environmental Health

Parcel A

24. Based upon an average adjusted percolation of 65.4 minutes per inch (0.33 gallons per day per square feet), sewage disposal conditions have been determined at 341 lineal feet plus 341 lineal feet of subsurface drainline. The two drainline systems must be connected through a positive diversion valve. A 1500-gallon septic tank shall be required. This septic system is adequate to serve a three-bedroom house.

Parcel B

25. Based upon an average adjusted percolation of 14.6 minutes per inch (0.72 gallons per day per square feet), sewage disposal conditions have been determined at 156 lineal feet plus 156 lineal feet of subsurface drainline. The two drainline systems must be connected through a positive diversion valve. A 1500-gallon septic tank shall be required. This septic system is adequate to serve a three bedroom house.
26. At the time of application for a building permit, submit four (4) revised plot plans to scale (1" = 20') on a grading and drainage plan showing the house, driveway, accessory structures, septic tank and required drainlines to contour, in order to obtain a septic system permit. Maintain all setbacks as outlined within County of Santa Clara Onsite Manual. The original plans must be submitted to Environmental Health for sign-off prior to the issuance of the septic system permit and submitted as the final grading plan to Land Development Engineering when a grading permit is required. Contact Jeff Camp at 408-3473 for signoff.

County Geologist

27. Submit a geotechnical report that includes an evaluation of the potential for ground surface deformation due to liquefaction. The site is partially (the southwestern 1/4) within a County Liquefaction Hazard Zone. That is the area where the proposed building pads are shown. Contact the County Geologist to discuss the scope of study required. Pay the appropriate report review fee when submitting one wet-signed original and an electronic version (pdf on CD) to the Planning Office.
28. Submit a geotechnical report (prepared and signed by a Registered Geotechnical Engineer) that addresses the potential for ground deformation and the feasibility of siting a house on each of the proposed parcels. The southwestern portion of the site is located within a County Liquefaction Hazard Zone. Pay the appropriate report review fee when submitting one wet-signed original and an electronic version (pdf on CD or attached to an email) of the report to the Planning Office.

Roads and Airports

29. Obtain a Santa Clara County Roads and Airports Department (RAD) Encroachment Permit for the following required improvements:
 - Installation of the driveway approach to County Standard B/4.
 - The process for obtaining an Encroachment Permit and the forms that are required can be found at: www.countyroads.org > Services > Apply for Permits > Encroachment Permit.
 - Demonstrate that the post-development maximum flow rate into the County Road right-of-way is equal-to or less-than the pre-development corresponding storm event flow rate per the County Drainage Manual. Provide engineered plans and drainage calculations for any detention or retention system necessary to satisfy this requirement.

Building Inspection Office

30. 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).

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO BUILDING / PERMIT FINAL

Land Development Engineering

31. 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.

Environmental Health

32. 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.

Roads and Airports

33. Construct all of the improvements approved under the Encroachment Permit

NOTE: Contact the County Building Department at: www.sccbuilding.org for information on submittal requirements.