

County of Santa Clara

Department of Planning and Development
Planning Office

County Government Center, East Wing, 7th Floor
70 West Hedding Street
San Jose, California 95110-1705
(408) 299-5770 FAX (408) 288-9198
www.sccplanning.org



STAFF MEMORANDUM
Zoning Administration
September 6, 2018
Item #1

Staff Contact: Joanna Wilk – Assistant Planner
(408) 299-5799, joanna.wilk@pln.sccgov.org

File: 11115-17DR-18G
Design Review and Grading Approval modification to construct a new 11,775 square foot (2-story) single-family residence.
Address: 22635 Lago Vista Court

On June 7, 2018, a public hearing was opened for File No. 11115-17DR-18G. At the meeting, Staff described the merits of the project and informed the hearing officer that the required story pole structure was not properly constructed pursuant to County of Santa Clara Guidelines. As such, the public hearing was continued to the July 12, 2018 Zoning Administration hearing with direction for the applicant to reconstruct the story poles to meet County standards.

On June 28, 2018, the applicant informed Staff the story poles were reconstructed. Subsequently, on July 2, 2018, Staff visited the project site and verified that the story poles continued to not be constructed in accordance with County standards. As such, the public hearing was continued to a date uncertain, pending compliance with County story pole standards. In an effort to help guide the applicant with the County's expectations, Staff met with the project applicant and provided them with required edges of the structure that need to be visible.

On July 28, 2018, the applicant informed Staff the story poles were reconstructed. Subsequently, on August 2, 2018, Staff visited the project site and verified that the story poles were erected in accordance with County standards, and subsequently scheduled the project application for the September 6, 2018 Zoning Administration hearing.

Based on Staff's analysis of the reconstructed story poles, Staff found that no new impacts were observed in relation to bulk, mass or scale as seen from the valley floor or neighboring properties. As such, in accordance with the findings of fact described in the June 7, 2018 Staff Report, Staff continues to recommend approval of the proposed project for Design Review and

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extension of time to the Permit Streamlining Act. The new decision deadline is September 28, 2018.

REVIEWED BY

Prepared by: Joanna Wilk, Associate Planner *JW*

Reviewed by: Leza Mikhail, Principal Planner / Zoning Administrator *LM*

Attachment: June 7, 2018 Staff Report

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STAFF MEMORANDUM
Zoning Administration
July 12th, 2018
Item #1

Staff Contact: Joanna Wilk – Assistant Planner
(408) 299-5799, joanna.wilk@pln.sccgov.org

File: 11115-17DR-18G
Design Review and Grading Approval modification to construct a new 11,775 square foot (2-story) single-family residence.
Address: 22635 Lago Vista Drive

DISCUSSION

On June 7, 2018, a public hearing was opened for File No. 11115-17DR-18G. At the meeting, Staff described the merits of the project and informed the hearing officer that the required story pole structure was not properly constructed pursuant to County of Santa Clara Guidelines, and were not erected a minimum of seven (7) days prior to the June 7, 2018 public hearing. As such, the public hearing was continued to the July 12, 2018 Zoning Administration hearing with direction for the applicant to reconstruct the story poles to meet County standards.

On June 28, 2018, the applicant informed Staff the story poles were reconstructed. Subsequently, on July 2, 2018, Staff visited the project site and verified that the story poles continued to not be constructed in accordance with County standards. As such, Staff is recommending that the application be continued to the August 2, 2018 public hearing.

ADDITIONAL INFORMATION

Permit Streamlining Act

The subject application was deemed complete for processing on May 2, 2018, with a Permit Streamlining Act deadline of June 30, 2018. Prior to the June 7, 2018 meeting, the applicant, acting on behalf of the property owner, agreed to continue the public hearing to allow time to reconstruct the silhouette in compliance with the County guidelines, thereby granting an

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Grading approval for the construction of a new 11,775 square foot residence with 3,929 cubic yards of cut, 880 cubic yards of fill, and 8 feet in maximum vertical depth.

ADDITIONAL INFORMATION

Permit Streamlining Act

The subject application was deemed complete for processing on May 2, 2018, with a Permit Streamlining Act deadline of June 30, 2018. Prior to the June 7, 2018 meeting, the applicant, acting on behalf of the property owner, agreed to continue the public hearing to allow time to reconstruct the silhouette in compliance with the County guidelines, thereby granting an extension of time to the Permit Streamlining Act. The new decision deadline is September 28, 2018.

REVIEWED BY

Prepared by: Joanna Wilk, Assistant Planner

Reviewed by: Leza Mikhail, Principal Planner / Zoning Administrator

- Attachment:**
- 1) July 12, 2018 Memorandum
 - 2) June 7, 2018 Staff Report

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STAFF REPORT
Zoning Administration
June 7th, 2018
Item #4

Staff Contact: Joanna Wilk – Assistant Planner
(408) 299-5799, joanna.wilk@pln.sccgov.org

File: 11115-17DR-18G
Design Review and Grading Approval modification to construct a new 11,775 square foot (2-story) single-family residence.

Summary: DESIGN REVIEW and GRADING APPROVAL modification to construct a new 11,775 square foot (2-story) single-family residence with attached garage and basement (Tier 2 Project 5,001 to 12,500 sq. ft.). Grading quantities consist of approximately 3,929 cubic yards cut, 880 cubic yards fill and a vertical depth of 8 feet

Owner: Kim Nguyen
Applicant: Ninh Le, LC Engineering
Lot Size: 10.3 acres
APN: 708-47-031
Supervisory District: 1

Gen. Plan Designation: Hillside
Zoning: HS-d1
Address: 22635 Lago Vista Court
Present Land Use: Vacant
Approved Building Site: Yes

RECOMMENDED ACTIONS

- A. Approve the determination that the proposed project qualifies for a Categorical Exemption, under Section 15303 (Class 3) of the CEQA Guidelines, Attachment A
- B. Grant Architecture and Site Approval and Grading Approval modifications, subject to conditions outlined in Attachment D

ATTACHMENTS INCLUDED

Attachment A – Proposed CEQA Determination
Attachment B – Proposed Conditions of Approval
Attachment C – Location & Vicinity Map
Attachment D – Proposed Plans

PROJECT DESCRIPTION

The proposed project includes a modification to a previously approved Design Review and Grading application. The original approval was for an 8,415 square-foot two-story residence with an attached garage and associated site improvements totaling to 2,675 cubic yards cut and 739 yards fill. The original project included a Variance to reduce the front yard setback from 30 feet to 4 feet. The proposed modification is to increase the size of the single-family residence to a 11,775 square foot two-story residence with an attached garage and basement. The addition of the basement increased grading quantities to 3,929 cubic yards cut and 880 cubic yards fill. The modification does not propose a change to the previously approved Variance.

The lot is a 10.25 gross-acre parcel on the northern side of Lago Vista Court in the unincorporated area of Santa Clara County. Associated site improvements include a driveway, onsite wastewater system, fire truck turnaround, retaining walls and a retention pond.

Setting/Location Information

The subject property is located in the southwestern portion of the unincorporated area of Santa Clara County, north of the Calero Reservoir in Calero Lake Estates between Lago Vista Court and Country View Court. The neighborhood character consists of new estate homes ranging from approximately 7,000 to 12,000 square feet. The property is located between Santa Teresa and Calero County Parks.

The site is located within the Santa Clara Valley Habitat Plan Area and is a covered project. Based on County GIS data, the property consists of coast Live Oak Forest and Woodland, and Serpentine Bunchgrass and Grassland. Two ordinance sized trees (12 inches or more in diameter) are proposed for removal. Based on County GIS data, the slope of the development area ranges from approximately 6% to 24%. Water would be supplied by Great Oaks Water Company and the residence would be served by an onsite waste water treatment system.

REASONS FOR RECOMMENDATIONS

A. Environmental Review and Determination (CEQA)

The proposed project qualifies for a Categorical Exemption, Section 15303 (Class 3a) for one single-family residence.

B. Project/Proposal

1. **General Plan:** Hillsides
2. **Zoning Standards.** The proposed project satisfies the required development standards for a single-family residence in the HS-d1(Hillsides with Design Review Tier 2) combined zoning district as summarized below:

Front Setback:	4 feet*
Side Setbacks:	30 feet
Rear Setback:	30 feet
Height:	35 feet
Stories:	3 stories

Tier 2: floor area ranging from 5,001 to 12,500 square feet.

* Front yard setback reduction from 30 feet to 4 feet approved on August 25, 2016.

C. Design Review Findings:

Per Section §5.50.040 of the County Zoning Ordinance, all Design Review applications are subject to the stated scope of review. 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 findings are listed 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;

The proposed residence is designed to soften the structure's appearance by incorporating multiple rooflines, undulating facades, and an LRV value less than 45.

The residence includes grading that follows the existing contours of the site. Grading quantities increased from the original Grading Approval to accommodate the newly proposed basement.

A proposed landscape plan is not required. Just the location of replacement trees on the site plan due to the minimal viewshed impact.

As conditioned, the proposed residence will not create any significant adverse visual impacts due to the quality of the overall design and limited visibility from the valley floor.

2. Compatibility with the natural environment;

The proposed residence is located on the most suitable building pad to minimize grading and tree removal. Any other location would require significantly more grading, create scarring on the hillside and additional tree removals. 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;

The proposed project conforms to the Design Review Guidelines as the siting of the proposed residence utilizes the existing flat area and its related improvements are designed to follow the natural contours in the surrounding area to minimize excessive grading. As most of the neighboring parcels are undeveloped with a few new estate homes nearby, and the development area is surrounded by dense trees to the north; impacts on privacy and view of neighboring properties is minimal. The bulk of the building has undulating facades and is broken up by incorporating

varied roof planes. As a condition of approval, exterior colors for the house façade, trim and roof materials are to have a Light Reflectivity Value less than or equal to 45. Proposed retaining walls that are for the rear yard range from 0.5 vertical feet to 8.0 vertical feet.

4. Compatibility with the neighborhood and adjacent development;

The proposed residence is keeping with the characteristics of the surrounding neighborhood. The proposed size is compatible to adjacent developments. The architectural design is an Art Deco style with multiple rooflines and undulating facades. The project will not be obtrusive compared to the other developed parcels in the immediate vicinity.

5. Compliance with applicable zoning district regulations; and

Residential use is an allowed use in HS hillsides zoning district, and the project complies with the HS zoning regulations. The proposed residence is in compliance with required setbacks and the approved Variance for the front yard setback reduction, (30-feet from rear and side property lines and 4-feet from the front property line) 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.

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

The proposed residence is located in a suitable portion of the site where the slope is modest to reduce grading and disturbance to the site. The two-story residence with a basement is evenly massed and does not create the need for excessive grading. The exterior color and materials will be conditioned to have an LRV of 45 or less to ensure compatibility with the surrounding environment. The proposed development substantially conforms with the Santa Clara County General Plan and Hillside Grading Guidelines

Grading Approval 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:

- (a) 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.**

The project includes 3,929 c.y. of cut and 880 c.y. of fill to accommodate the new residence and associated site improvements, which necessary for the primary use

of the lot (residential) in the HS zoning district. 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.

- (b) 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. No unnecessary cuts or 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.

- (c) Grading will minimize impacts to the natural landscape, scenic, biological and aquatic resources, and minimize erosion impacts.**

The proposed grading has been designed to follow contours of 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 extensions and contour grading for the residence pad. The grading will not impose any impacts to the natural landscape, biological, or aquatic resources.

- (d) 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 driveway and contour grading for the building pad. The grading is designed to follow the natural contours to the maximum extent possible. No on-site alternative location would minimize grading amounts. Overall, the grading is designed minimally to establish the use.

- (e) 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. Any other location would require significantly more grading and create scarring on the hillside.

(f) 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- 27.

(g) 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 where grading has already occurred, or in relatively flat areas. Therefore, the need for grading and longer driveways into hillside areas are not required. Further, the driveway is designed in keeping with Guidelines 5, 7, 8 and 9 that require the proposed driveway design to follow the existing contours, while meeting the minimum emergency access standards.

BACKGROUND

The proposed project includes a modification to a previously approved Design Review and Grading application with a Variance to reduce the required front-yard setback. The original approval was for an 8,415 square-foot two-story residence with an attached garage and associated site improvements totaling to 2,675 cubic yards cut, 739 yards fill. The Variance was to reduce the front yard setback from 30 feet to 4 feet. The proposed modification is to increase the size of the single-family residence to a 11,775 square feet two-story residence with a with attached garage and basement and increase grading quantities to 3,929 cubic yards cut and 880 cubic yards fill with no change to the vertical depth. The modification does not propose a change to the approved Variance.

The Design Review modification application was submitted on October 5, 2017 and due to the increase in grading quantities, Staff determined that a Grading Approval modification was necessary. The Grading Approval modification was submitted on April 13, 2018. The application was deemed complete on May 2, 2018. A public notice was mailed to all property owners within a 300-foot radius on May 23, 2018 and was also published in the Post Records on May 23, 2018.

STAFF REPORT REVIEW

Prepared by: Joanna Wilk, Assistant Planner

Reviewed by: Leza Mikhail, Principal Planner/Zoning Administrator

ATTACHMENT A

Notice of Exemption from CEQA

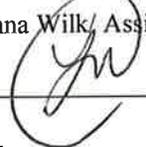
To: County Clerk-Recorder
County of Santa Clara

Office of Planning & Research
PO Box 3044, Room 222
Sacramento, CA 95812-3044

Project Title Residence: 22635 Lago Vista Court	File Number (if applicable) 11115-17DR-18G modification	
Project Location 22635 Lago Vista Court, east of McKean Road, near Calero Lake County Park. Zoning HS-d1		
Public Agency Approving Project County of Santa	Person or Agency Carrying Out Project Joanna Wilk, Assistant Planner	
Project Description (including purpose and beneficiaries of project) DESIGN REVIEW and GRADING APPROVAL modification to construct a new 11,775 s.f. (2-story) single-family residence with attached garage and basement (Tier 2 Project 5,001 to 12,500 sq. ft.). Grading quantities consist of approximately 3,929 cubic yards cut, 880 cubic yards fill and a vertical depth of 8 feet.		
Exempt Status check one/indicate type of State CEQA Guidelines section number: <input checked="" type="checkbox"/> Categorical Exemption [CEQA Guidelines 15301-15333]: <input type="checkbox"/> Statutory Exemption [CEQA Guidelines 15260-15285]: <input type="checkbox"/> Declared Emergency [15269(a)]: <input type="checkbox"/> Emergency Project [15269(b)(c)]: <input type="checkbox"/> General Rule [CEQA Guidelines 15061(b)(3)]:		
Reasons the project is exempt: Class 15303 (a) One single-family residence, or a second dwelling unit in a residential zone. Class 15304(a) Grading on land with a slope of less than 10 percent, except that grading shall not be exempt in a waterway, in any wetland, in an officially designated (by federal, state, or local government action) scenic area, or in officially mapped areas of severe geologic hazard such as an Alquist-Priolo Earthquake Fault Zone or within an official Seismic Hazard Zone, as delineated by the State Geologist. The residential development is located on the flattest portion of the lot which has a slope ranging from eight to ten percent. Additional grading proposed for other site improvements such as the leach field, will be restored once the work is completed.		
County Contact Person Joanna Wilk	Title Assistant Planner	Telephone Number (408) 299-5799

Date: 5/29/18 Signature: 

Name/Title: Joanna Wilk, Assistant Planner

Approved by:  _____

ATTACHMENT B

Preliminary Conditions of Approval

11115-17DR-18G modification

DESIGN REVIEW CONDITIONS OF APPROVAL

Owner/Applicant: Kim Nguyen/ Ninh Le, LC Engineering
File Number: 11115-17DR-18G modification
Location: 22635 Lago Vista Court (APN: 708-47-031)
Project Description: Design Review and Grading Approval modification to construct a new 11,775 s.f. (2-story) single-family residence with attached garage and basement (Tier 2 Project 5,001 to 12,500 sq. ft.). Grading quantities consist of approximately 3,929 cubic yards cut, 880 cubic yards fill and a vertical depth of 8 feet

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.

PLANNING

Contact Joanna Wilk (408-299-5799 / joanna.wilk@pln.sccgov.org) regarding the following conditions:

1. Development must take place in accordance with the approved plans, prepared by Ninh Le (LC Engineering) and Carolyn Van Lang (architect), dated May 13, 2018.
2. Existing zoning is HS-d1. Maintain the following minimum setbacks:

Front	4 feet *
Sides	30 feet
Rear	30 feet

*Front yard setback reduction from 30 feet to 4 feet approved on August 25, 2016.

Light Reflectivity Value (LRV).

- 3.* With the exception of trim and minor details, the exterior surfaces of the structure must be of muted colors with light reflectivity value (LRV) of 45 or lower. Provide two sets of color samples for review prior to building permit issuance.

Landscaping

- 4.* The requirements of Division B33 of the County Ordinance Code (Water Conservation in Landscaping) shall apply. At a minimum, 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. No tree planting or other landscaping for visual mitigation purposes is required as a condition of approval. Elective landscaping must comply with the aforementioned County Ordinance Code provisions for water use efficiency.

The landscape ordinance and supporting information can be found on the following web page: www.sccplanning.org > Plans & Ordinances > Landscape Ordinance

- 5.* A final site plan shall be submitted and approved by the Planning Division, showing four 24-inch box native or naturalized replacement trees for the two ordinance sized trees removed.

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 following web page: www.sccplanning.org > Plans & Ordinances > Landscape Ordinance.

Ongoing Compliance

- 6.* 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.
- 7.** Prior to final inspection, contact Joanna Wilk, at least a week in advance to schedule a site visit to verify the approved exterior colors have been installed as approved.
8. If archaeological resources or human skeletal remains are discovered during construction, work shall immediately halt and the County Coroner's Office notified. Upon determination that the remains are Native American, no further disturbance of the site may be made except as authorized by the County Coordinator of Indian Affairs, in accordance with state law and Chapter B6-18 of the County Ordinance Code.

SANTA CLARA VALLEY HABITAT PLAN

Contact Kim Rook at 408 299- 5790 or kim.rook@pln.sccgov.org for questions regarding the following

Santa Clara Valley Habitat Plan Fees and Conditions

The subject property is located in the Santa Clara Valley Habitat Plan “Area 1: Private Development Covered” and “Area 2: Rural Development Equal to or Greater Than 2 Acres Covered” with land cover designated Serpentine Bunchgrass Grassland and Coast Live Oak Forest and Woodland. The property is located in the Habitat Plan Wildlife and Plant Survey Areas, as well as Potential Serpentine Fee Zone. According to a Bay Checkerspot Butterfly and Special-Status Plant Survey (June 30, 1998) and Bay Checkerspot Butterfly Surveys (December 8, 1992) for Calero Lake Estates, conducted by H. T. Harvey, the entire property consists of serpentine soils.

- 9.* Submit land cover verification and mapping by a qualified biologist that clearly delineates land cover, as described in the Habitat Plan, on the project site, Habitat Plan covered plant species, temporary and permanent impacts, and impact area calculations, as described in the Habitat Plan Fees and Conditions Worksheet and Application for Private Projects. Wildlife surveys shall be conducted per Table 2 and plant surveys shall be conducted per Table 3 of the Application Form. This information shall be used to determine required fees and applicable conditions.

Habitat Plan Fees

- 10.* New development that is covered by the Habitat Plan is required to pay fees to compensate for the loss of endangered species habitat. Fees are based on land cover verified by a qualified biologist and shall be paid prior to issuance of any grading/drainage or building permits. This project is subject to the following Habitat Plan fees:
- a. Land Cover Fee Zone A –Ranchlands and Natural Lands.
 - b. Serpentine Specialty Fee Zone.
 - c. Nitrogen Deposition Fee for new single-family residence.

Development fees are paid based on the development area associated with the project, as described below. Temporary development fees are based on the amount of time the land is disturbed during construction, plus 1 year after completion of construction and cannot exceed a combined total of 2 years.

- 11.* Prior to issuance of the grading/drainage or building permit, submit a completed Habitat Plan Application for Private Projects and the required submittal materials, as described in Required Attachments in the Application form, with GIS compatible file (Shape or CAD file). The required site plan shall show the development area of the project, including a delineation of the permanent and temporary development buffer areas. Plans do not need to show buffer areas that cross property boundaries.
- Permanent development area is defined as all land that will have permanent improvements (house, driveway, access road, landscaping), plus a 50-foot buffer surrounding these areas.
 - Temporary development area is defined as land that will be temporarily affected during development (construction laydown areas, subsurface utilities, septic

system) that will be restored within one year of completing construction, plus a 10-foot buffer surrounding these areas.

- 12.* The Land Cover Fee shall be paid based on the total area included within the Permanent and Temporary development areas. All SCVHP fees must be paid prior to the issuance of grading/drainage or building permits to start construction. Worksheets used to calculate Habitat Plan fees are provided as Exhibit 2 (Permanent Fees) and Exhibit 3 (Temporary Fees) on the Habitat Agency website at <http://www.scv-habitatagency.org>.

Habitat Plan Conditions of Approval

- 13.* Based on the location of the project, the following Conditions of Approval will be required as prescribed in the Habitat Plan:
- Condition No. 1 – Avoid Direct Impacts on Legally Protected Plant and Wildlife Species
 - Condition No. 3 – Maintain Hydrologic Conditions and Protect Water Quality.
 - Condition No. 7 – Rural Development Design and Construction Projects.
 - Condition No. 13 – Serpentine and Associated Covered Species Avoidance and Minimization.
 - Conditions 19 – Plant Salvage when Impacts are Unavoidable.
 - Condition 20 – Avoid and Minimize Impacts to Covered Plant Occurrences.

Submit written documentation to the Planning Office and show on the grading and building plans how the project complies with the required conditions, above. These Conditions are described in more detail within Chapter 6 of the Santa Clara Valley Habitat Plan. For more information regarding the Habitat Plan and the applicability of fees and conditions to your project, please contact Kim Rook at (408) 299-5790 or kim.rook@pln.sccgov.org.

- 14.* Incorporate the Habitat Plan conditions of approval (Exhibit A) for the above conditions into the grading and building plans.

LAND DEVELOPMENT ENGINEERING:

Contact Darrell Wong (408-299-5735/ darrell.wong@pln.sccgov.org) regarding the following conditions:

- 15.* **PLAN REVIEW:** Obtain a grading permit prior to beginning any construction activities. Grading permit forms and process information can be found at the following web page:

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

LDE will provide the final amount of the engineer's estimate. A performance bond for the engineer's estimate is required; this can 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.

Expect six (6) to 12 weeks for plan review and plan check comments. Please contact LDE at (408 299-5734) for additional information and timelines.

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.

17.* IMPROVEMENT PLANS: Preliminary plans prepared by LC Engineering and received on November 12, 2015 have been reviewed. Submit final improvement plans prepared by a registered civil engineer for review and approval by LDE.

Include plan, profile, typical sections, contour grading for the driveway, structures and other improvements as appropriate for construction. The final design shall be consistent with the following standards, as appropriate;

- March 1981 Standards and Policies Manual, Volume 1 (Land Development)
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

Final improvement plans shall include the following:

ROADS/ ACCESS: Final plans shall reflect the following:

- i. Driveway approaches per County Standard SD4. The driveway approach shall conform to County standard slopes of less than 5% grade 20 feet from edge of pavement, or to the right-of-way, whichever is greater.
- ii. Single-lot driveways per County Standard SD5 from station 10+00 to station 11+69.88. All geometries shall be consistent with the conditions imposed by the Fire Marshal's Office, below.
- iii. Drainage ditch linings per County Standard SD8.
- iv. Energy dissipaters per County Standard SD10.
- v. Standard turnarounds per County Standard SD16.

GRADING: Final plans shall reflect the following:

- i. Cross sections of the access road, driveway and house pad.
- ii. Location for the disposition of excess grading material.

- iii. Engineered slopes that conform to County Standard Detail SD6 and Section C12-543 of the County Grading Ordinance with regard to slope height and use of drainage terraces.
- iv. Retaining wall plans and sections necessary to establish the grades shown, including retaining wall structural calculations.
- v. Clear note acknowledging the requirement to take all exported materials from the site to a County-approved disposal site.
- vi. Indicate how the graded areas shall comply with setback requirements from property line for cuts and fills per Section C12-558.

EROSION CONTROL: Provide an erosion/sediment control plan that provides seasonally appropriate erosion and sediment controls during construction in accordance with Section C12-568 through C12-571 of the grading ordinance and NPDES municipal regional permit. The plan should include BMPs (Best Management Practices) as appropriate, such as:

- i. Erosion and Sediment Control: soil binders, geotextiles, mats, creek and hillside stabilization, hydroseeding, silt fence, sediment basin, check dams, fiber rolls, gravel bags, drainage inlet protection, construction entrance/exit, street sweeping requirements, perimeter controls, etc.
- ii. Good Site Management: containment, spill prevention, material storage/protection, sanitary waste management, etc.
- iii. Non-Stormwater Management: dewatering operations, paving operations, concrete washouts, vehicles and equipment storage and refueling, etc.
- iv. Include the County's standard best management practices plan sheets (BMP-1 and BMP-2) in the plan set.

DRAINAGE: Final plans shall reflect the following:

- i. Provide for the uninterrupted flow of water in swales and natural courses on the property, any access road, or within the ROW. No fill or crossing of any swales or watercourses is allowed unless shown on the approved plans.
- ii. 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.
- iii. Demonstrate the subject property has adequate existing and proposed storm drainage facilities in accordance with criteria as designated in the County Drainage Manual. At the minimum, plans and calculations shall demonstrate all of the following:
 - a. The site and proposed graded areas can be adequately drained,
 - b. The development of the site will not cause problems to nearby properties,
 - c. The site is not subject to significant damage from the one-percent flood, and
 - d. The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow or cause a hazard or public nuisance. If this cannot be demonstrated, provide a detention system pursuant to the design guidelines in Section 6.3.3 of the 2007 Santa

Clara County Drainage Manual. The mean annual precipitation for the site is 21 inches.

EASEMENTS: Final plans shall indicate all applicable easements affecting the parcel, with benefactors and recording information.

- i. Supply one copy of a preliminary title report, dated within 60 days of the day of submittal, with the submission of the grading/improvement plans for review by Land Development Engineering.
- ii. 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 right-of-ingress and egress.

STORM WATER TREATMENT: This project is located within the San Francisco Bay watershed. Provide at least one of the following site design measures:

- i. Direct roof runoff into cisterns or rain barrels for reuse.
- ii. Direct roof runoff onto vegetated areas.
- iii. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.
- iv. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.
- v. Construct driveways, sidewalks, walkways, and/or patios with permeable surfaces.

18. UTILITIES: All new on-site utilities, mains and services shall be placed underground and extended to serve the proposed residence. All extensions shall be included in the improvement plans submitted to LDE for review. Off-site work should be coordinated with any other undergrounding to serve other properties in the immediate area.
- 19.* SOILS AND GEOLOGY: Submit one copy of the geotechnical report for the improvements, prepared by a registered civil engineer, as required by the Santa Clara County Ordinance Code, to Land Development Engineering.
- 20.* Submit a plan review letter by the project geotechnical engineer certifying that the geotechnical issues identified in the above geotechnical report have been mitigated on the improvement plan. This letter shall be submitted to and reviewed by Land Development Engineering.
- 21.* NOTICE OF INTENT: This project may/ will disturb one acre (43, 560 square feet) or greater of land area. Provide a calculation showing the final area disturbed with this project.

If the above calculation indicates more than one acre of disturbed land area, the owner shall file a notice of intent to comply with the statewide general NPDES

Permit for storm water discharges associated with construction activity with the State Water Resources Control Board (SWRCB). This condition is mandated by the State of California. A filing form, a filing fee, a location map, and a storm water pollution prevention plan are required for this filing. A copy of the application shall be submitted to the SWRCB, with a duplicate copy submitted to the County, prior to building permit issuance, and by state law must be done prior to commencing construction.

Information is available in the 7th floor lobby, and from the SWRCB web site:

www.waterboards.ca.gov > water_issues > programs > stormwater

- 22.* MAPS: A licensed land surveyor, or registered civil engineer authorized to practice land surveying shall set or verify permanent survey monuments (lot stakes), and identify the parcel boundary on the plan. If property was previously surveyed, the monuments must be exposed, verified and shown on grading and building plans. If new monuments will be set, the stakes shall be set pursuant to the State Land Surveyor's Act prior to issuance of a construction or grading permit as necessary. The land surveyor / engineer in responsible charge of the boundary survey shall file appropriate records pursuant to § 8762 or 8771 of the Land Surveyors Act with the County Surveyor.
- 23.* AGREEMENTS: 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)
- 24.** CONSTRUCTION AND STAKING: Construct all of the aforementioned improvements on site and within the ROW. Construction staking is required and shall be the responsibility of the developer.

DEPARTMENT OF ENVIRONMENTAL HEALTH

Contact Darrin Lee (408) 299 - 5748 or email at darrin.lee@deh.sccgov.org for questions regarding the following

25. Based upon a percolation rate of 35 minutes per inch, sewage disposal conditions have been determined at 432 plus 432 lineal feet of subsurface drainline. The two drainline systems must be connected through a positive diversion valve. A 2000 gallon septic tank will be required. This septic system is adequate to serve a nine bedroom single family residence.
26. * Prior to the issuance of a building permit, provide a water will serve letter from the local water purveyor, Great Oak Water Mutual.

27. 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.
28. ** 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 or email at jim.baker@pln.sccgov.org for questions regarding the following

29. * Submit a geotechnical engineer's plan-review letter that confirms the plans conform with the intent of the recommendations presented in the approved report (UPP Geotechnology; 4/21/2006).

FIRE MARSHAL OFFICE

Contact Alex Goff at 408-299-5763 or alex.goff@sccfd.org for questions regarding the following

- 30.* The plans are to state the home will have residential fire sprinklers installed.

Notes: This property is in the Wildland Urban Interface (WUI).

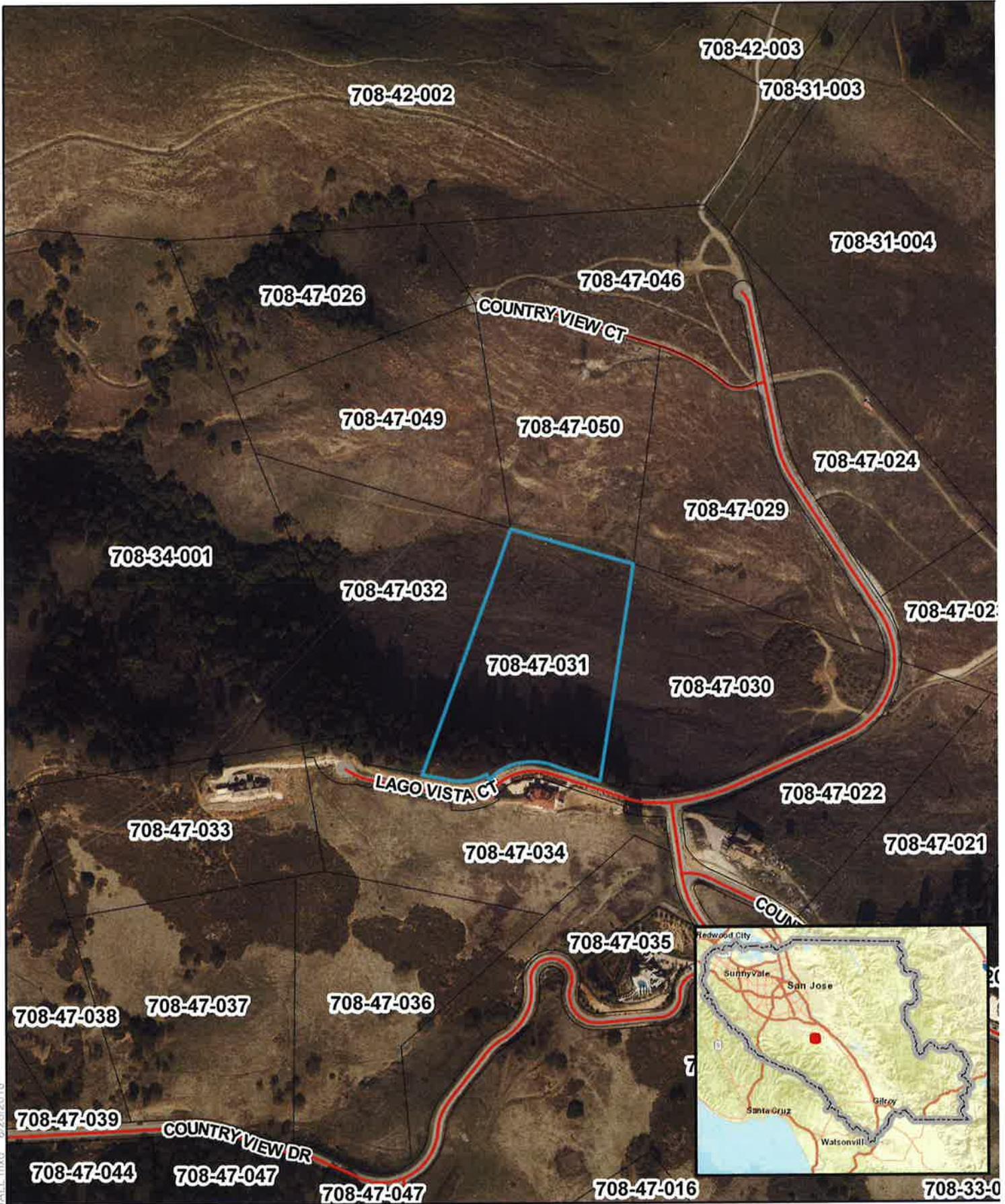
BUILDING INSPECTION OFFICE:

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

- 31.* 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).
32. At the time an application is filed for a building permit, a checklist from either LEED for Homes or Build it Green (GreenPoint) will be required. The checklist must demonstrate compliance with the Santa Clara County Green Building Ordinance (§ C3-50).

ATTACHMENT C

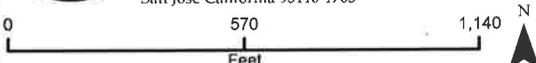
Location & Vicinity Map



County of Santa Clara
 Department of Planning and Development
 Planning Office
 County Government Center, East Wing
 70 West Hedding Street, 7th Floor
 San Jose California 95110-1705

LOCATION & VICINITY MAP

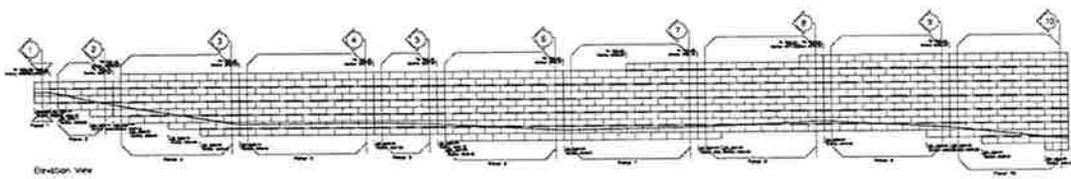
22635 Lago Vista court



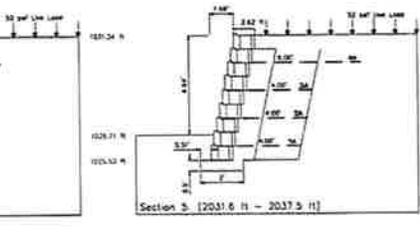
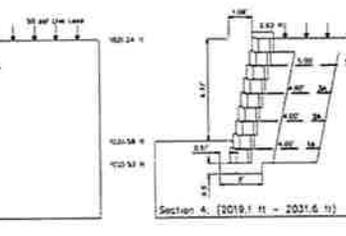
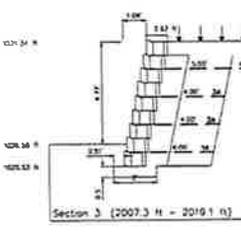
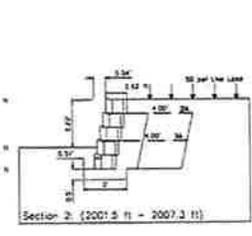
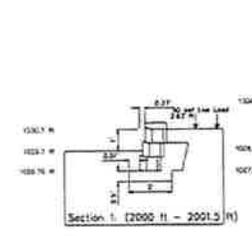
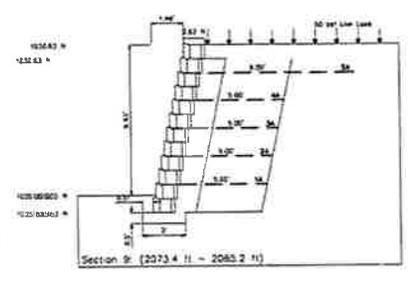
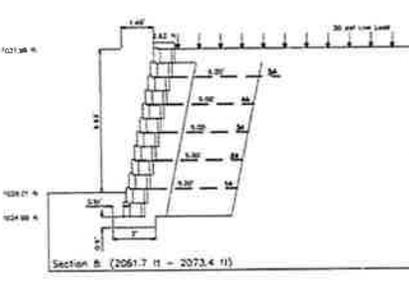
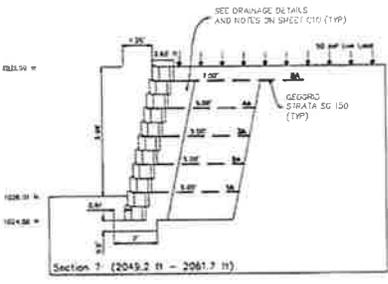
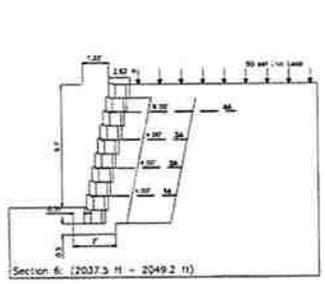
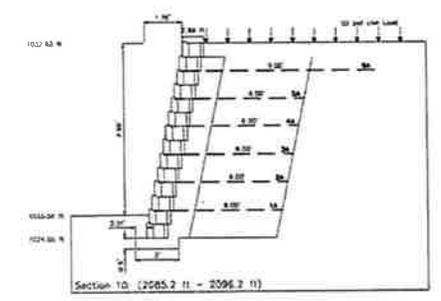
X:\Admin\Projects\GIS\4111.mxd 8/28/2016

ATTACHMENT D

Proposed Plans



RETAINING WALL PROFILE
1" = 5'



GEOGRID LAYOUT FOR RETAINING WALL
1" = 25'

APPROVED FOR SUBMITTAL
NOTE TO DISCREPANCIES AND/OR
CONSTRUCTION REVIEW AND PLAN
CHECK SHEET FOR SPECIFIC
CONDITIONS AND POINT NUMBERS

PROJECT NO.	C6
SHEET NO.	7 OF 11
DATE	09/23
REVISIONS	
NO./BY	DATE
1/1/18	1/1/18
2/1/18	2/1/18
3/1/18	3/1/18
4/1/18	4/1/18
5/1/18	5/1/18
6/1/18	6/1/18
7/1/18	7/1/18
8/1/18	8/1/18
9/1/18	9/1/18
10/1/18	10/1/18
11/1/18	11/1/18
12/1/18	12/1/18

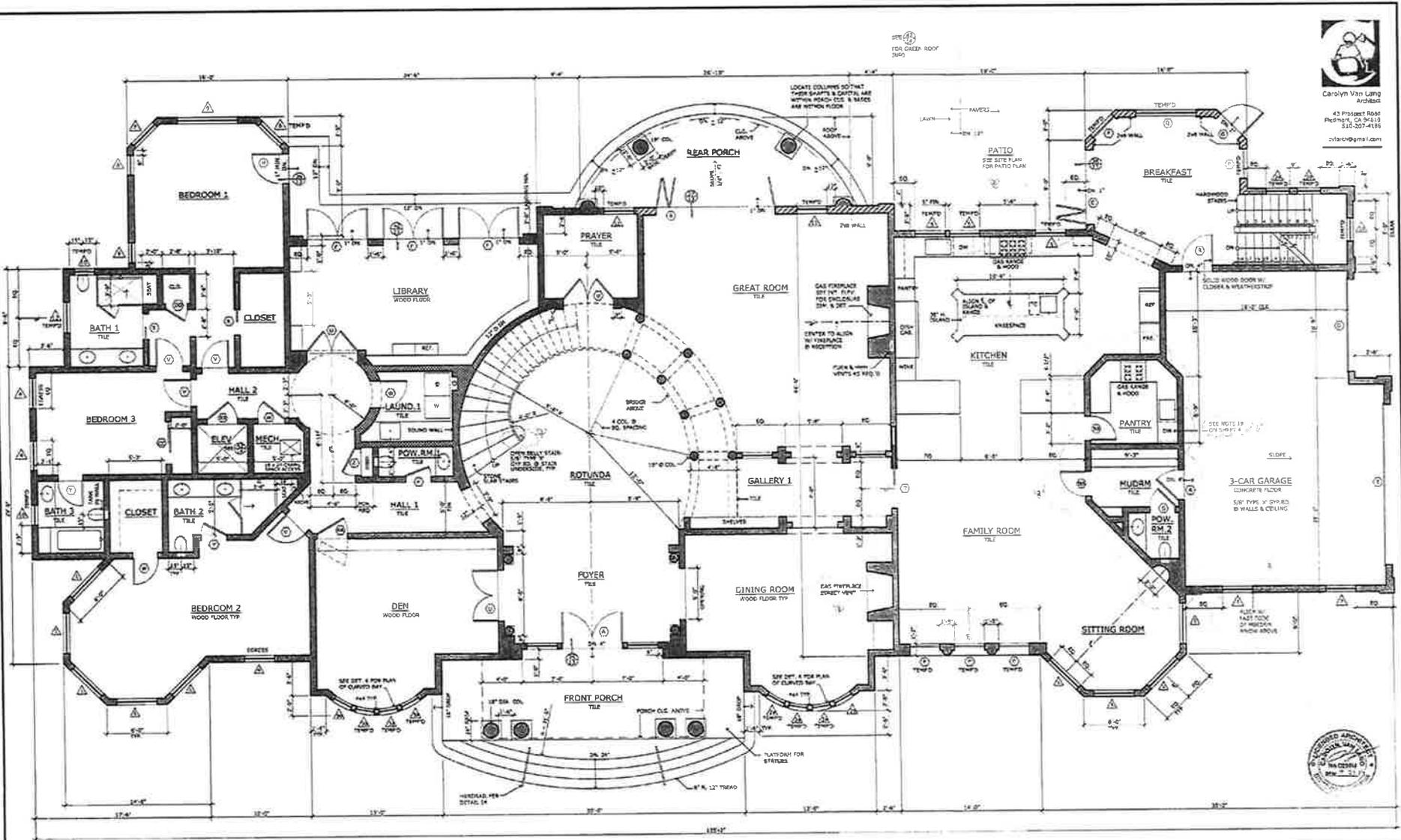
ENGINEERING
508 E Santa Clara St #270
San Jose, CA 95122
Phone: (408) 806-7987
Fax: (408) 580-1000

ALLAN BLOCK RETAINING WALL "A" SYSTEMS
LANDS OF NGUYEN
22835 LAGO VISTA COURT
APN 708-47-031

San Jose California



Carolyn Van Ling
Architect
43 Project Road
Piedmont, CA 94610
510-207-4186
cylarch@gmail.com



- NOTES:
- EXCEPT FOR FRONT DOOR, ALL DOORS & WINDOWS HEAD HTS. ARE 4'-0" AFT. ON THIS FLOOR.
 - SEE GENERAL PLAN NOTES ON SHEET 4.
 - REFER TO CEILING PLANS FOR MORE CEILING DETAILS.
 - SEE SHEET 9 FOR NOTES, WUI & ASHRAE REQUIREMENTS.
 - SEE CS-1 FOR CALGREN REQUIREMENTS.
 - SEE INTERIOR ELEVATIONS FOR DECORATIVE ELEMENTS NOT SHOWN ON PLANS.

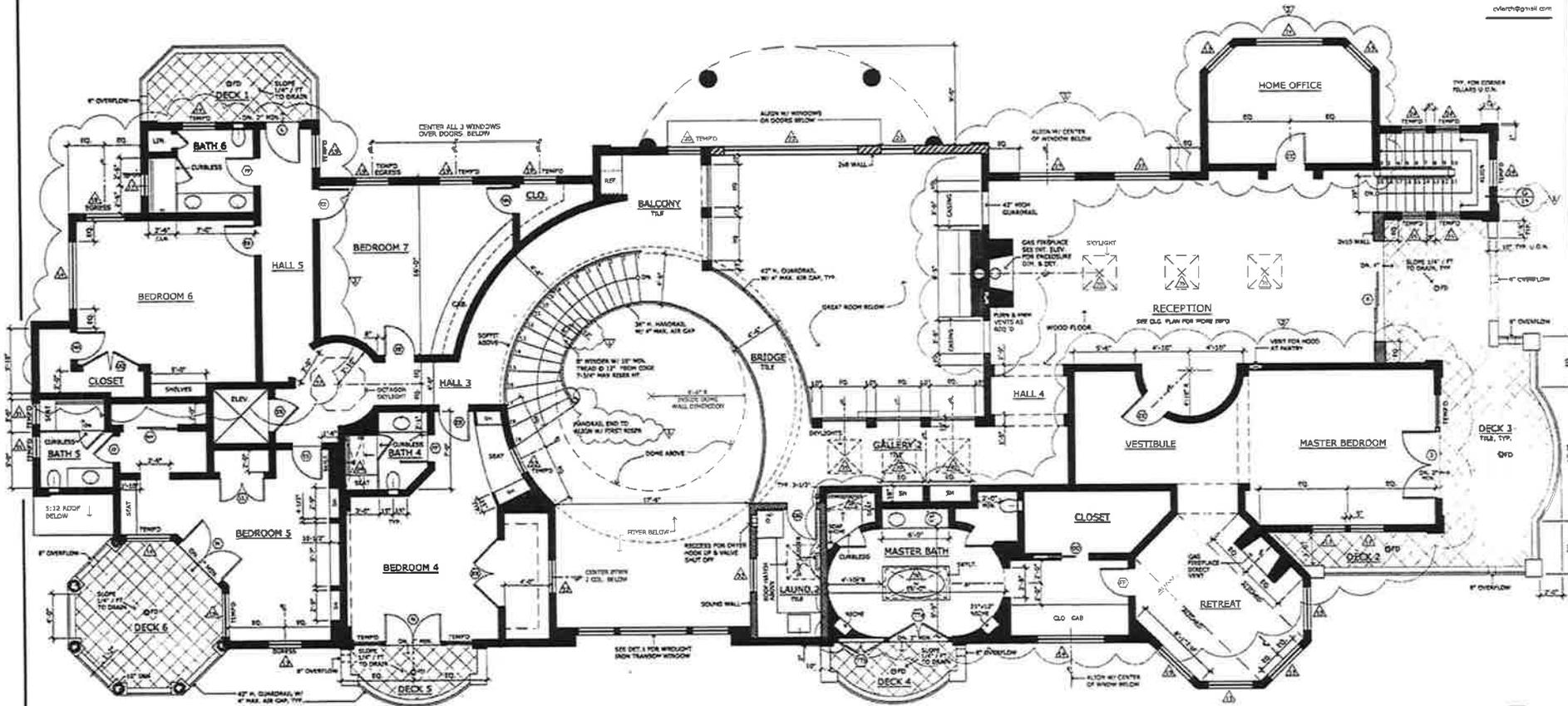
MAIN FLOOR PLAN



NEW RESIDENCE	DATE: 04.15.2018
22635 LAGO VISTA COURT - SAN JOSE CA	SCALE: 1/4" = 1'-0"
MAIN FLOOR PLAN	DRAWN BY:
REVISIONS: 02.05.2017	SHEET: 2
13.02.2017	OF SHEETS:



Carolyn Van Lang
Architect
43 Prospect Road
Piedmont, CA 94610
510-207-4186
cvanl@comcast.com



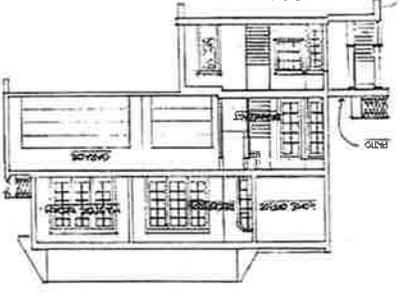
- NOTES:
1. ALL DOOR & WINDOW HEAD HTE. ARE 8'-0" U.D.N. ON THIS FLOOR.
 2. SEE GENERAL PLAN NOTES ON SHEET 1.
 3. REFER TO CEILING PLANS FOR MORE CEILING DETAILS.
 4. SEE SHEET 9 FOR NOTES, MUI & ACHRAE REQUIREMENTS.
 5. SEE CD-1 FOR CALGREEN REQUIREMENTS.
 6. SEE INTRICOR ELEVATIONS FOR DECORATIVE ELEMENTS NOT SHOWN ON PLANS.

UPPER FLOOR PLAN

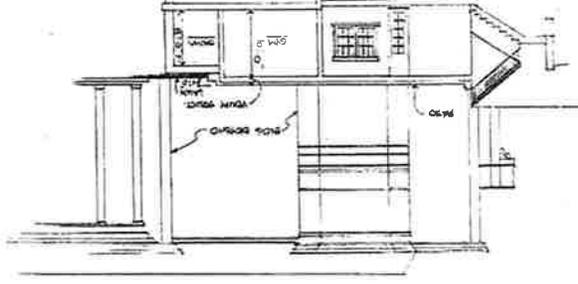


NEW RESIDENCE		Date: 08.15.2016
22635 LAGO VISTA COURT - SAN JOSE CA		Scale: 1/4" = 1'-0"
UPPER FLOOR PLAN		Drawn By:
REVISIONS: 02.06.2017	4 1st, 1B	Sheet: 3
11.02.2017		Of: Sheets

BUILDING SECTION DD, 1/2" = 1'-0"

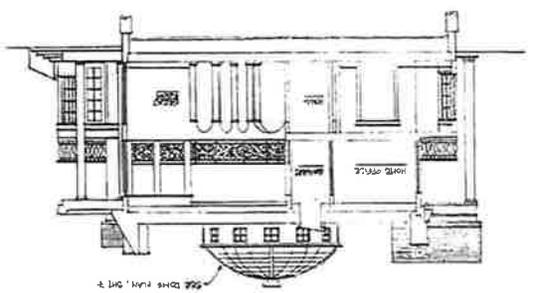


BUILDING SECTION CC, 1/2" = 1'-0"

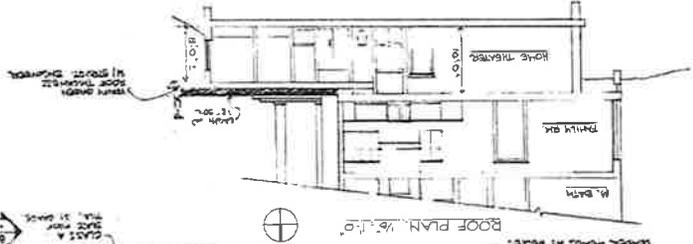


DRY/GAS VENTILATION REQUIRED.
 MAX. 5'0" CLEARANCE FROM TOP OF WALL TO TOP OF CEILING.
 SEE SECTION DD FOR FURTHER DETAILS.
 SEE SECTION DD FOR FURTHER DETAILS.

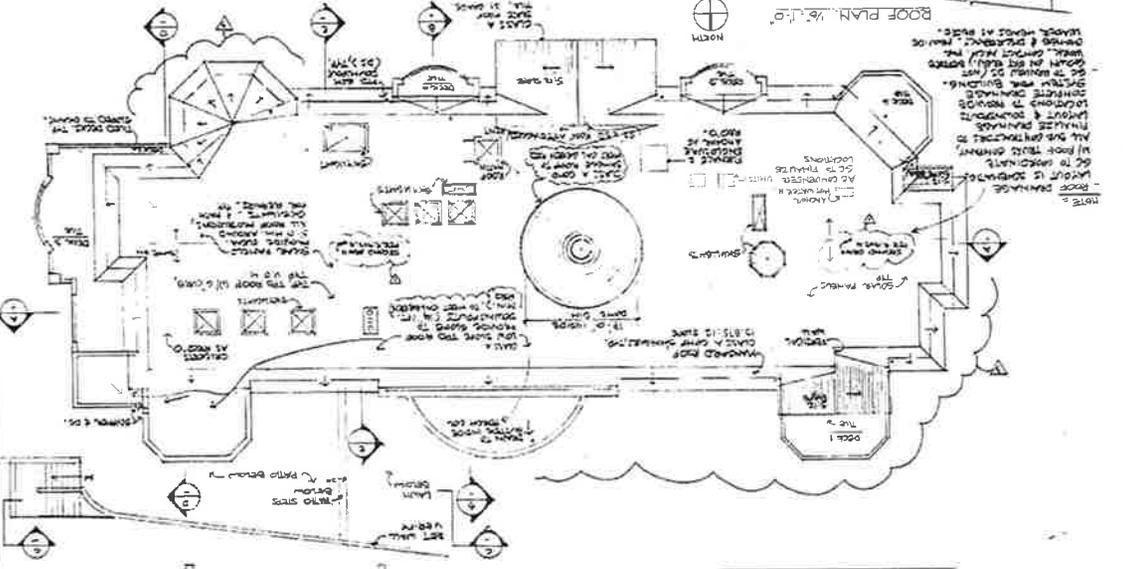
BUILDING SECTION BB, 1/2" = 1'-0"



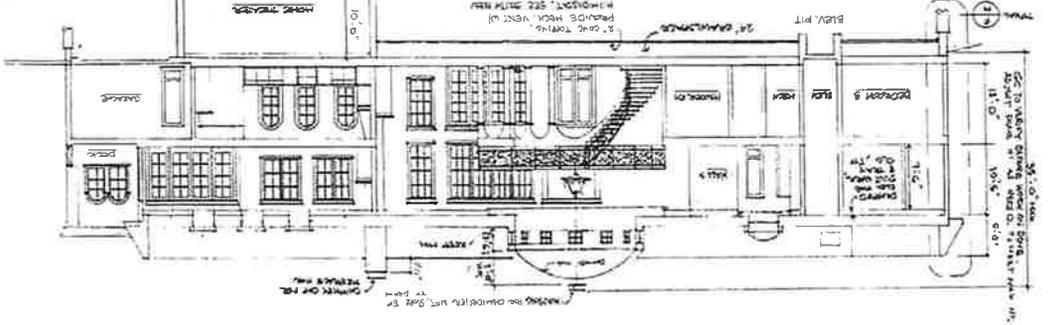
BUILDING SECTION EE, 1/2" = 1'-0"



ROOF PLAN, 1/8" = 1'-0"



BUILDING SECTION AA, 1/2" = 1'-0"



10

BUILDING SECTIONS
 ROOF PLAN

NEW RESIDENCE
 2425 S. LASSO WYCK CT.
 SAN JOSE, CA

ARCHITECT: [Logo]

DATE: 11.15.10

SCALE: 1/8" = 1'-0"

REVISIONS: [Table]

