File: 11162-17B-17G-17DR
Building Site Approval, Grading Approval and Design Review for an addition to an existing one-story, single-family residence.

Summary: Consideration of Building Site Approval, Grading Approval and Design Review, for a 3,683 square-foot addition to an existing 4,440 square foot one-story, single-family residence. Grading quantities are approximately 484 cubic yards of cut with 323 of fill.

Owner: Wumin & Hongying Huang Liu
Applicant: Ninh Le
Lot Size: 2.80 acres
APN: 510-26-032
Supervisorial District: 5

Gen. Plan Designation: Hillsides
Zoning: RHS-d1
Address: 19730 Glen Una Dr, Los Gatos
Present Land Use: Single-family residential
HCP: N/A

RECOMMENDED ACTIONS
A. Accept the determination that the proposed project qualifies for a Categorical Exemption, under Section 15303 (Class 3(a) – One Single-Family residence in an urbanized area) of the CEQA Guidelines, Attachment A.

B. Grant Building Site Approval, Grading Approval and Design Review, subject to conditions outlined in Attachment B.

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 is to construct a 3,683 square-foot addition to an existing 4,440 square foot one-story, single-family residence. Grading quantities are approximately 484 cubic yards of cut with 323 of fill.

The property is served by San Jose Water Company for domestic water supply and West Valley Sanitation District for sanitary sewer. No trees would be removed.

Setting/Location Information

The subject parcel is approximately 2.8 acres in size and is currently developed with a 4,400 square-foot single-story residence. Access to the subject property is via a public maintained road, Glen Una Drive. The property is in an urbanized area in unincorporated Los Gatos. However, the parcel is located within the City of Saratoga Urban Service Area, not subject to annexation due to distance from the City border. Parcels surrounding the subject property are also larger lots and developed with a mixture of one (1) to two (2) story single-family residences. The slope of the subject lot is approximately 18%.

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, or a second dwelling unit in an urbanized residential zone.

B. Project/Proposal

1. General Plan: The project is a single-family residence within the RHS-d1-combining zoning district with a jurisdictional Urban Service Area of the City of Saratoga. The City of Saratoga General Plan land use designation for the subject parcel is RVLD (Residential Very low Density), which is intended to allow low density single-family residential use. As one sing-family residence on 2.8 acres, the subject parcel is consistent with the General Plan.

2. Building Site Approval: Per County Ordinance Section C12-307 and C12.309.2, Building Site Approval is required for new single-family or two-family dwellings, including any RHS zoning district. An application for Building Site Approval was applied on November 14, 2017 and will be considered simultaneously with Design Review and Grading.

3. Zoning Standards. The proposed project satisfies the required development standards as summarized below:

   - Front Setback: 30 feet
   - Side Setbacks: 20 feet
   - Rear Setback: 25 feet
   - Height: 35 feet
   - Stories: 3 stories
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;**

According to County GIS viewshed mapping, the subject property is highly visible from the valley floor to the north and west of the site. However, existing mature Oak trees along the frontage of the property facing the valley floor will adequately screen the proposed residence from view. Retention of these oaks is required and will help the project blend the addition into the natural environment. Also, the fact that the residence is remaining single-story will significantly reduce any visible bulk and mass. The project avoids tall retaining walls around the addition, and the landscape grading only necessitates small landscape wall not visible from the valley floor or surrounding neighborhood around the curve of the driveway. The proposed residence will be 8,123 square feet, but as a single-story design that includes natural colors and materials with a Light Reflectivity Value (LRV) of 45 or less the visual impacts are minimal.

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

The proposed additions are integrated into and around the existing footprint, with minimal grading and no 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;**

The proposed project conforms to the Design Review Guidelines as the addition will be in the same scale and mass as the rest of the residence. The bulk and mass of the building has been designed to minimize long single-story wall planes and incorporates 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. As conditioned, Staff recommends this finding can be made.

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

The proposed residence is in keeping with the characteristics of the surrounding neighborhood. The neighboring parcels are developed with low density single-family development and surrounded by dense trees to minimize impacts on privacy and view of neighboring properties, which the subject project is also consistent with. The
architectural styles are predominantly Mediterranean and ranch style residences. 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 RHS Hillside zoning district, and the project complies with the RHS zoning regulations. The proposed residence exceeds all required setbacks and is below the maximum allowed building height at 19 feet tall (maximum of 35-feet). The proposed design is also in keeping with the –d1 design standards, building massing standards, and natural exterior colors and materials.

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

The City of Saratoga governs the subject property for use and density. Single-family residences are allowed under this general Plan designation and as one dwelling unit per 2.80 acres, the proposed project meets the applicable low-density requirement. No other specific plan or guideline applies to the subject project.

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.

The project includes 484 cubic yards cut and 323 cubic yards fill to accommodate the new residential addition and associated site improvements. The majority of the proposed grading is necessary to establish the onsite driveway and fire-truck turnaround for the residence. 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 RHS zoning district and this finding can be made.

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.

The Applicant proposes minimal grading and retaining walls on modest slopes along the driveway and behind the residence. All remaining export will be deposited at an approved disposal site. Standard conditions of approval and requirements of final
grading plans will ensure that grading around the building pad and driveway 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 is designed to the natural topography to the maximum extent possible. 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 2 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 residence and create yard space. The grading is designed to follow the natural contours to the maximum extent possible. No on-site alternative location would minimize grading amounts.

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, because the grading is designed using low retaining walls and contour grading.

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

The proposed grading is in conformance with single-family residential use under the City’s 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- 33.

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 minimizing grading for additions and landform grading. The proposed residence will be located in the same general footprint, post addition. The proposed driveway follows the existing contours. The project must meet the minimum emergency access standards for width and slope of driveway and turnarounds.

BACKGROUND

In November of 2017 Building Site Approval, Grading Approval and Design Review applications were applied for. After submitting all required information, the application was deemed complete on September 26, 2018. A public notice was mailed to all property owners within a 300-foot radius on October 2, 2018 and was also published in the Post Record Newspaper on October 19, 2018.

STAFF REPORT REVIEW

Prepared by: Mark J. Connolly, Senior Planner / Deputy Zoning Administrator

Reviewed by: Leza Mikhail, Principal Planner / Zoning Administrator
ATTACHMENT A

Notice of Exemption from CEQA

To: County Clerk-Recorder  County of Santa Clara  
To: Office of Planning & Research  
PO Box 3044, Room 222  
Sacramento, CA  95812-3044

Project Title
Wumin & Hongying Huang Liu Building Site, Grading and Design Review

File Number (if applicable)
File 11162-17B-17G-17DR

Project Location
19730 Glen Una Drive, Los Gatos

Public Agency Approving Project
County of Santa Clara

Person or Agency Carrying Out Project
Mark J Connolly, Senior Planner

Project Description (including purpose and beneficiaries of project)
Building Site Approval, Grading Approval and Design Review for a 3,683 square-foot addition to an existing 4,440 square foot one-story, single-family residence. Grading quantities are approximately 484 cubic yards of cut with 323 of fill.

Exempt Status check one/indicate type of State CEQA Guidelines section number:

- [ ] Categorical Exemption [CEQA Guidelines 15301-15333]:
- [ ] Statutory Exemption [CEQA Guidelines 15260-15285]:
- [ ] Declared Emergency [15269(a)]:
- [ ] Emergency Project [15269(b)(c)]:
- [ ] 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 an urbanized residential zone.

County Contact Person  Title  Telephone Number
Mark J. Connolly  Senior Planner  (408) 299-5786

Signature: __________________________ Date: Oct 19, 2018
ATTACHMENT B

Conditions of Approval

BUILDING SITE APPROVAL, GRADING and DESIGN REVIEW

Date: November 1, 2018
Owner/Applicant: Wumin & Hongying Huang Liu / Ninh Le; LC Engineering
Location: 19730 Glen Una Drive, Los Gatos (APN: 510-26-032)
File Number: 11162-17B-17G-17DR
CEQA: Categorical Exemption #15303 (a)
Project Description: Building Site Approval, Grading Approval and Design Review for a 3,683 square-foot addition to an existing 4,440 square foot one-story, single-family residence. Grading quantities are approximately 484 cubic yards of cut with 323 of fill.

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 specialty or office and can provide details about the conditions of approval.

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<th>Agency</th>
<th>Name</th>
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<tr>
<td>Planning</td>
<td>Mark J. Connolly</td>
<td>(408) 299-5786</td>
<td><a href="mailto:Mark.connolly@pln.sccgov.org">Mark.connolly@pln.sccgov.org</a></td>
</tr>
<tr>
<td>Land Development Engineering</td>
<td>Ed Duazo</td>
<td>(408) 299-5733</td>
<td><a href="mailto:ed.duazo@pln.sccgov.org">ed.duazo@pln.sccgov.org</a></td>
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<tr>
<td>Fire Marshal</td>
<td>Alex Goff</td>
<td>(408) 299-5763</td>
<td><a href="mailto:alex.goff@sccfd.org">alex.goff@sccfd.org</a></td>
</tr>
<tr>
<td>Environmental Health</td>
<td>Darrin Lee</td>
<td>(408) 573-2464</td>
<td><a href="mailto:darrin.lee@cep.sccgov.org">darrin.lee@cep.sccgov.org</a></td>
</tr>
<tr>
<td>Roads &amp; Airports Department</td>
<td>Rocelia Kmak</td>
<td>(408) 573-2464</td>
<td><a href="mailto:rocelia.kmak@rda.sccgov.org">rocelia.kmak@rda.sccgov.org</a></td>
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STANDARD CONDITIONS OF APPROVAL

Building Inspection

1. For detailed information about the requirements for a building permit, obtain a Building Permit Application Instruction handout from the Building Inspection Office or visit the website at www.sccbuilding.org.
Planning

2. Development must take place in accordance with the approved plans, submitted by LC Engineering, dated August 24, 2018 (civil plans) and July 24, 2018 (architectural plans).

3. Two (2) off-street parking spaces are required for the residential dwelling, one of which must be covered. The plans submitted into Plan Check shall depict the required parking on the plans.

4. Existing zoning is RHS-dl. Maintain the following minimum setbacks:

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5. In the event of any previously unidentified historic or prehistoric archaeological resources being discovered during building construction, work shall be temporarily halted near the discovered materials. Workers shall not alter or disturb the materials and their context until a qualified professional archaeologist has evaluated the materials and provided recommendations for treatment / preservation and documentation of the discovered archaeological and/or Native American resources. Documentation of treatment of the resources shall be submitted to the County Department of Planning and Development staff upon completion of construction.

6. For all trees to be retained with a canopy in the development area or interfaces with the limits of grading for any proposed development on-site, the trees shall be protected by the placement of 5-foot tall rigid tree protective fencing as shown on final grading and final building plans and must include the following:

a. Fencing should be placed along the outside edge of the dripline of the tree or grove of trees,
b. The fencing should be maintained throughout the site during the entire construction period and should be inspected periodically for damage and proper functions,
c. Fencing should be repaired, as necessary, to provide a physical barrier from construction activities,
d. The following sign shall be placed on all tree protection fencing and must remain until final occupancy. The sign must read: “Warning. This fencing shall not be removed without permission from the Santa Clara County Planning Office. County of Santa Clara tree protection measures may be
found at: http://www.sccplanning.gov, or call 408-299-5770 for additional details.”

e. The oak tree immediately adjacent and behind the existing house must be retained and an arborist report regarding the post-construction viability of the tree, as well as its present condition, must be submitted to the Planning Office.

Fire Marshal’s Office

7. Fire Department water supply and equipment shall be adequately maintained, and operable, at all times.

8. Fire department access shall be kept clear and accessible at all times.

9. The residence shall have residential fire sprinklers installed throughout the structure.

Department of Environmental Health

10. 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.

Land Development Engineering

11. 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.

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO PERMIT ISSUANCE

Planning

12. Prior to issuance of any permits, the applicant shall pay all reasonable costs associated with the work by the Department of Planning and Development.

13. Existing vegetation, to the greatest extent possible, shall remain to help ensure adequate visual screening. Prior to grading and building permit issuance, a landscape plan shall be submitted which shows all existing and proposed vegetation.

14. If and proposed elective landscaping exceeds 499 square feet in total area, Prior to Building Permit issuance, a landscape permit application must be submitted for
Planning Division review and approval as required by County Ordinance Code Division B33.

a) **Prior to Building Permit issuance**, submit a landscape documentation package per the requirements of Division B33 of the County Ordinance Code.

b) No trees are approved to be removed. If any are proposed to be removed, they shall be so indicated on the plan for approval by the Planning Office.

c) Arrangement of trees and other plant materials shall provide for defensible space for fire protection around proposed buildings. Contact the Fire Marshal’s Office at (408) 299-5760 for more information.

d) Soil must be capable of supporting the proposed installation and must have adequate water storage capacity. Soil characteristics, including structure, texture, percolation, pH, mineral content, and microbiology, shall be evaluated early in the design process. Soil amendments, such as compost or fertilizer, shall be added as appropriate.

15. **Prior to building permit issuance**, submit final color samples for the proposed residence façade, trim and roofing materials for review and approval by the Planning Division. Exterior colors and materials shall use natural dark earth tones such as hues of brown, green and shades of gray, all of which must have LRVs of 45 or less.

16. **Prior to building permit issuance**, submit a detailed lighting plan which includes all new lighting. The lighting plan shall provide light fixture detail with lighting profiles and product-specific information that includes the following information:

   a) Depict the extent of illumination from all new outdoor lighting.

   b) Ensure absence of upward glow.

17. **Prior to building permit issuance** and Pursuant to §5.20.125, record a Notice of Permit and Conditions with the County Office of Clerk-Recorder’s Office, 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.

Department of Environmental Health

18. **Prior to the issuance of a building permit**, provide a sewer connection permit from the West Valley Sanitation District. Call 408-378-2407.

19. **Prior to the issuance of a building permit**, provide a water will serve letter from San Jose Water Company. Contact the San Jose Water Company at 408-279-7827.
20. 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 on the following webpage: www.sccplanning.org > I Want to… > Apply for a Permit > Grading Permit.

21. Prior to the issuance of a Grading Permit, If the County Roads and Airports Department provides a condition of approval to obtain an encroachment permit, the application for the permit must 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) plans. Please contact LDE at (408-299-5734) for additional information and timelines.

22. Prior to the issuance of a Grading Permit and Building Permit, 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.

23. Prior to the issuance of a Grading Permit and Building Permit, final 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. The driveway shall conform to modified Standard Detail SD5, with a deepened retaining curb providing structural support for the edge of pavement, as generally shown in the preliminary plans. 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: www.sccgov.org/sites/rda > Published Standards, Specifications, Documents and Forms,


24. **Prior to the issuance of a Grading Permit**, all survey monuments shall be shown on the improvement plan to provide enough 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.

25. **Prior to the issuance of a Grading Permit**, final 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.

26. **Prior to the issuance of a Grading Permit**, all applicable easements affecting the parcel(s) with benefactors and recording information shall be shown on the improvement plans.

27. **Prior to the issuance of a Grading Permit**, 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.

28. **Prior to the issuance of a Grading Permit**, all new on-site utilities, mains and services shall be shown in the final plans.

29. **Prior to the issuance of a Grading Permit**, include one of the following site design measures in the project design: (a) direct hardscape and / or runoff onto vegetated areas, (b) collect roof runoff in cisterns or rain barrels for reuse, or, (c) construct hardscape (driveways, walkways, patios, etc.) with permeable materials. Though only one site design measure is required, it is encouraged to include multiple site design measures in the project design. For additional information, refer to the C.3 Stormwater Handbook (June 2016) available on the following webpage:

30. **Prior to the issuance of a Grading Permit**, submit one copy of the signed and stamped of the geotechnical report for the project.

31. **Prior to the issuance of a Grading Permit**, 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.

32. **Prior to the issuance of a Grading Permit**, enter into an Operations and Maintenance Agreement for Stormwater Quality Improvements with the County per Section C11.5-23 of the County Ordinance Code.

**Roads and Airports Department**

33. **ROAD DEDICATION**: **Prior to issuance of the Building Permit**, dedicate the following curvilinear rights-of-ways: 30-foot half street for Canon Drive. All dedications shall include legal descriptions, plats, and corresponding documents to be reviewed and approved by the County.

34. **IMPROVEMENT PLANS**: **Prior to the issuance of a Grading Permit**, preliminary improvement plans prepared by LC Engineering and received on May 3, 2018, by the Santa Clara County Planning Office have been reviewed. Final Grading Plans shall demonstrate that the post-development maximum flow rate onto the Canon Drive Right-of-Way (R/W) is equal-to or less-than the pre-development corresponding storm event flow rate. If this cannot be demonstrated, a detention/retention system shall be located outside the R/W.

35. **ENCROACHMENT PERMIT**: **Prior to issuance of the Building Permit**, should the project impact or alter any R/W features, including but not limited to driveway approach, pavement, roadside drainage, erosion control measures and/or traffic control, then an Encroachment Permit will be required. The process for obtaining an Encroachment Permit and the forms that are required can be found at: [www.countyroads.org](http://www.countyroads.org) > Services > Apply for Permits > Encroachment Permit.

All dedications shall include legal descriptions, plats and corresponding documents to be reviewed and approved by the County.

**CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO OCCUPANCY OR ONE YEAR FROM THE DATE OF THE LAND DEVELOPMENT AGREEMENT, WHICHEVER COMES FIRST**

**Planning**

36. **Prior to final occupancy**, all graded areas shall be re-seeded in conformance with the County Grading Ordinance to minimize the visual impacts of the graded slopes and to
reduce the potential for erosion on the subject site. All excess materials must be removed from the site to a County approved disposal site.

35. **Prior to final occupancy**, contact Mark J. Connolly at (408) 299-5786 to schedule a site visit to verify that the approved landscaping has been installed and the façade, trim and roofing materials have been correctly painted. A nighttime site visit shall also be scheduled to verify that there are no lighting impacts to the surrounding neighborhood. If night time glare impacts are identified, additional landscaping shall be required to provide adequate screening. Contact the Planning Office at least two weeks in advance to set up an appointment.

**Department of Environmental Health**

36. **Prior to final occupancy**, 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.

**Land Development Engineering**

37. **Prior to final occupancy**, all 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.

38. **Prior to final occupancy**, construct all the improvements. Construction staking is required and shall be the responsibility of the developer.

39. **Prior to final occupancy**, all utilities shall be placed underground and extended to serve the proposed development, as shown in the final improvement plans. Off-site work shall be coordinated with any other undergrounding to serve other properties in the immediate area.
ATTACHMENT C  Location and Vicinity Map
ATTACHMENT D
Proposed Plans
### 2014 Low-Rise Residential Mandatory Measures Summary

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### 2015 Low-Rise Residential Mandatory Measures Summary

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### 2016 Low-Rise Residential Mandatory Measures Summary

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### 2017 Low-Rise Residential Mandatory Measures Summary

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### 2018 Low-Rise Residential Mandatory Measures Summary

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### 2019 Low-Rise Residential Mandatory Measures Summary

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Best Management Practices and Erosion Control Details Sheet 2
County of Santa Clara