

# County of Santa Clara

Department of Planning and Development  
Planning Office

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STAFF REPORT  
Zoning Administration  
April 4, 2019  
**Item #6**

Staff Contact: Kim Rook  
(408) 299-5790, kim.rook@pln.sccgov.org

**File: 11185-17DR-18G**  
**Design Review and Grading Approval for a garage addition with stairwell to an existing single-family residence.**

**Summary:** Design Review and Grading Approval for a 1,015 square-foot garage addition, with stairwell, to an existing 6,250 square foot single-family residence. Site improvements for the garage addition include an expanded driveway parking area and retaining walls. Ancillary site improvements include new a secondary dwelling, retaining walls, lap and play pools, patio areas, and landscaping. Proposed grading for the garage addition and driveway consists of 335 cubic yards cut and no fill. Grading for all site improvements consist of 1,030 cubic yards cut and 90 cubic yards fill (1,120 cubic yards total).

**Owner:** John S. and Stacey L. Winter  
**Applicant:** Natalie Bolercio  
**Lot Size:** 1.6 acres  
**APN:** 612-10-018  
**Supervisorial District:** 3

**Gen. Plan Designation:** Hillside  
**Zoning:** HS-d1  
**Address:** 4070 Soelro Court, San Jose  
**Present Land Use:** Residential  
**Approved Building Site:** Yes

## **RECOMMENDED ACTIONS**

- A. Accept a Categorical Exemption, under Section 15303(e) (Class 3 – New Construction) of the CEQA Guidelines, Attachment A.
- B. Grant Design Review and Grading Approval, 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

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The proposed project is for construction of an 899 square-foot garage with 184 square-foot stairwell (total 1,015 square feet) addition to an existing 6,250 square-foot single-family residence. Additionally, the project includes associated site improvements that consist of an expanded driveway parking area, retaining walls, new detached secondary dwelling, lap and play pools, outdoor barbeque patio area, and associated landscaping. Grading consists of 1,030 cubic yards cut and 90 cubic yards fill (1,120 cubic yards total).

The Design Review (Tier 2) approval is associated with the proposed 1,015 square-foot garage and stairwell addition to the existing 6,250 square foot existing single-family residence (total floor area 7,265 square feet), per Section 3.40(2) Design Review of the County Zoning Ordinance.

Retaining walls with a vertical height ranging from 5 feet to 9.75 feet, and less than 80 horizontal feet in length, are proposed in the driveway parking area (west), patio area (east), and pool area (southwest). Retaining walls will consist of painted stucco in a warm medium earth-brown tone with LRV less than 45, and a combination of stone veneer and cast stone caps accents.

One 12-inch (diameter) ornamental pear tree (*pyrus*) is proposed to be removed, along with 2 additional pear trees (6-inch and 10-inch). Tree protection fencing will be provided for all remaining trees within the development area. Proposed landscaping consists of low water shrubs, such as rosemary, lavender, and sage, and annual flowering plants.

### Setting/Location Information

The subject property is a 1.6 gross-acre parcel located at the southeast terminus of Soelro Court, east of Alum Rock Avenue, San Jose, in the unincorporated area of Santa Clara County. The property is developed with a 6,250 square foot single-family residence, driveway, landscaping, unpermitted cabana, vineyards, and landscaping. Surrounding uses consist of one and two-story single-family residences on similar sized properties. The property is connected to a public sewer system and water service is provided by San Jose Water Company.

The site is not located within the Santa Clara Valley Habitat Plan Area and, therefore, is not a covered project. According to County GIS data, land cover on the property consists of Urban-suburban, annual grasslands, vineyards, and ornamental landscaping. Based on County GIS data, slopes of the grading area range approximately 15% to 34%. The property is located in the Santa Clara Valley Viewshed and designated medium visibility.

## REASONS FOR RECOMMENDATIONS

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

The proposed project qualifies for a Categorical Exemption per Section 15301(e) for additions to existing structures.

### B. Project/Proposal

#### 1. General Plan: Hillsides

2. **Approved Building Site:** The site is an approved building site as a result of a subdivision processed in 1981 by the County (Tract 7122, lot 8). File #17S77.2.
3. **Zoning Standards.** The Zoning Ordinance specifies the required development standards for HS-d Zoning District as summarized below, followed by a Table noting the project’s conformance with Section 5.50-d” Combing District:

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

| <b>STANDARDS &amp; REQUIREMENTS</b>                      | <b>CODE SECTION</b> | <b>Meets (Y) or Does Not Meet Standard (N)</b> |
|--|---------------------|--|
| Mitigation of Visual Impacts                             | § 5.50.040(A)       | Y  |
| Compatibility of Natural Environment                     | § 5.50.040(B)       | Y  |
| Conformance with Design Review Guidelines                | § 5.50.040(C)       | Y  |
| Compatibility with Neighborhood and Adjacent Development | § 5.50.040(D)       | Y  |
| Compliance with Zoning District                          | § 5.50.040(E)       | Y  |
| Conformance with General Plan                            | § 5.50.040(F)       | Y  |
|  |                     | Y-See Findings Below                           |

**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 is 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 garage addition is designed to soften the appearance and blend in with existing topography as seen from the street. The project has been designed to be constructed mostly below grade by locating the garage into the hillside, adjacent to the existing residence, with only the front of the structure visible from the street. The applicant has designed the addition to utilize similar materials and colors that match the exiting residence. The materials and colors for the proposed retaining walls

consist of painted stucco in a warm, medium earth-brown tone, with LRV less than 45, and a combination of stone veneer and cast stone caps accents to soften and blend in with the natural environment.

As proposed, the attached garage with stairwell addition and retaining walls will not create any significant adverse visual impacts due to the quality of the overall design, materials, and colors and will minimize visibility from the valley floor or street right-of-way.

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

The proposed attached garage is located on the most suitable area of the property in order to minimize grading and blend in with the natural topography and existing development. Any other location would require significantly more grading and create scarring on the hillside. In addition, planter walls with stone veneer are incorporated into the driveway court retaining wall to help minimize visual impacts of the vertical wall face, as seen from the street and neighboring properties. Proposed materials and colors of the retaining walls consist of painted stucco in a warm medium earth-brown tone with LRV less than 45, and a combination of stone veneer and cast stone caps accents. Therefore, the proposed attached garage and retaining walls are designed to be compatible with the natural environment.

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

The proposed attached garage conforms to the Design Review Guidelines, as the siting of the garage is tucked into the hillside and designed to follow the natural contours in the surrounding area to minimize excessive grading. As most of the neighboring parcels are estate homes with significant setbacks to the front, side, and rear, impacts on privacy and view of neighboring properties is minimal.

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

The proposed attached garage with stairwell is in keeping with the character of the surrounding neighborhood by blending the design with the existing natural surroundings. The project will not be obtrusive, as it is designed to mitigate any visual impacts by stepping the garage into the hillside, use of similar materials and colors of the existing residence, and integrating planter walls to minimize the vertical face of the retaining wall. Similar construction and use of planter walls can be seen throughout the immediate neighborhood.

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

Residential uses are allowed uses in HS hillsides zoning district, and the project complies with the HS zoning regulations. The proposed attached garage with stairwell is a component of the existing residential use of the property. Per Zoning Ordinance Section 4.20.020(B)(2), retaining walls are exempt from accessory structure zoning development standards. The proposed design of the retaining wall is in keeping with

the –d1 design standards, and are colored and textured through use of stucco and stone veneer materials with colors LRV less than 45 to mitigate any visual impacts.

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

The proposed attached garage with stairwell is located in a suitable portion of the site where the hillside slope is modest in order to minimize grading and disturbance to the site. The landscaping and 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, as the proposed attached garage with stairwell is used to provide access to an existing single-family residence, stepped into the natural terrain, and preserves the natural environment and topography (R-GD-25).

D. **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 is 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 1,030 cubic yards of cut and 90 cubic yards of fill to accommodate the proposed garage addition, stairwell, driveway, and ancillary site improvements, which are uses permitted in the HS zoning district. The amount, design, location and the nature of proposed grading is necessary and appropriate to establish the attached garage with stairwell and driveway for the the existing single-family residential use, which is a permissible use in the HS zoning district.

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

All proposed grading will be located on-site and will be engineered to ensure that the construction of the attached garage and associated improvements does not endanger public and/or private property, and will maintain the public health and safety of nearby residences and property. 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 retaining walls will not result in slope instability or erosion.

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

The proposed grading has been designed to follow contours of the natural topography to the maximum extent possible with the attached garage and stairwell built into the existing hillside slope. Man-made slopes throughout the property will continue to follow the surrounding natural topography on-site. The grading will not impose any impacts to biological, aquatic resources, or cultural resources. The plans identify one 12-inch ornamental pear (*Pyrus*) tree will be removed and replacement for the tree is a condition of approval.

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 existing property is developed with a single-family residence. The majority of the proposed grading is related to the new attached garage adjacent to the existing residence, garage and driveway. The grading for the site development is designed to follow the natural contours to the maximum extent possible. No on-site alternative location would minimize grading amounts, and the proposed garage and improvements have been designed to support the adjacent slope. Overall, the grading is designed minimally to establish the attached garage and site improvements.

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 the 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. The attached garage with stairwell is tucked into a hillside slope, adjacent to the existing single family residence. In addition, landscaping with low water native shrubs will minimize visual impacts of ancillary site grading as seen from the street or neighboring properties.

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

The proposed grading is in conformance with specific findings and policies identified in the County General Plan. The attached garage with stairwell is designed to reduce visual impacts by blending the garage with the existing natural environment in keeping with General Plan Policy R-GD 25.

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

The proposed garage and stairwell will be structurally attached to the side of the existing residence. The garage is designed to match the existing terrain, utilizes materials and colors to help blend the garage into the natural terrain, and constructed with materials and colors to minimize visual impacts from surrounding views. The grading is not excessive and the attached garage will not create any significant visual scar or impact to the environment.

## **BACKGROUND**

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On December 14, 2017, the applicant submitted an application for a Design Review Administrative Exemption for a garage addition, new decks, balconies, and hardscape improvements. The application was deemed incomplete, pending clarification of the proposed improvements in order to determine the level of Design Review and legality of existing structures. On June 18, 2018, the applicant submitted Grading and Special Permit applications with a Design Review Tier 1 Administrative Approval resubmittal for review and the application was deemed incomplete pending further clarifications of the proposed garage addition design and use of the accessory structure. After meeting with staff to discuss design issues regarding the garage addition, the applicant submitted revised plan sheets on January 9, 2019 clearly identifying the proposed garage attached to the existing single-family residence and a secondary dwelling. The full application was deemed complete on February 7, 2019. Early public notification was mailed to all property owners within a 300-foot radius on March 7, 2019 and required signage posted on the property on February 19, 2019.

A public notice was mailed to all property owners within a 300-foot radius on March 25, 2019 and was also published in the Post Records on March 25, 2019.

## **STAFF REPORT REVIEW**

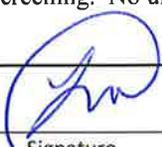
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Prepared by: Kim Rook, Senior Planner   
Reviewed by: Leza Mikhail, Zoning Administrator 

## ATTACHMENT A

# STATEMENT OF EXEMPTION

### from the California Environmental Quality Act (CEQA)

|  |   |                                 |
|--|---|---------------------------------|
| <b>FILE NUMBER</b><br>11185-17DR-18G   | <b>APN(S)</b><br>612-10-018   | <b>3/26/2019</b>                |
| <b>PROJECT NAME</b><br>Winter Garage Addition  | <b>APPLICATION TYPE</b><br>Design Review and Grading Approval   |                                 |
| <b>OWNER</b><br>John S. and Stacey L. Winter   | <b>APPLICANT</b><br>Young & Borlik Architects, Natalie Polercio   |                                 |
| <b>PROJECT LOCATION</b><br>4070 Soelro Court, San Jose   |   |                                 |
| <b>PROJECT DESCRIPTION</b><br>Construction of 1,015 s.f. attached garage with stairwell to existing 6,250 s.f. single-family residence with associated driveway improvements and retaining walls. Additional site improvements consist of retaining walls, new detached secondary dwelling, lap and play pools, outdoor barbeque patio area, and associated landscaping. Grading consists of 1,030 cubic yards cut and 90 cubic yards fill (1,120 cubic yards total). Under the County Zoning Ordinance, design review is required for additions to an existing building in the Design Review combining district resulting in total floor area of 12,500 s.f. or less after the addition shall be reviewed as Tier 2 Design Review focusing on visual impacts of constructed buildings on the natural topography and landscape of hillside areas (§ 3.20.040). |   |                                 |
| All discretionary development permits processed by the County Planning Office must be evaluated for compliance with the California Environmental Quality Act (CEQA) of 1970 (as amended). Projects which meet criteria listed under CEQA may be deemed exempt from environmental review. The project described above has been evaluated by Planning Staff under the provisions of CEQA and has been deemed to be exempt from further environmental review per the provision(s) listed below.   |   |                                 |
| <b>CEQA (GUIDELINES) EXEMPTION SECTION</b><br>Section 15303(e) - Class 3: New Construction – Accessory structures including garages, carports, patios, swimming pools, and fences.   |   |                                 |
| <b>COMMENTS</b><br>House is within Tier 2 size range (5,001 – 12,500 square feet) and not exceptionally large among recently constructed houses in surrounding area hillsides. Garage addition will be constructed within a slightly sloped hillside with materials/colors less than 45 Light Reflectivity Value (LRV). Conditions of approval will require muted color to minimize contrast, and some additional vegetation for screening. No unusual circumstances exist so as to constitute significant effects, per subsection 15000.2(c).   |   |                                 |
| <b>APPROVED BY:</b><br>Leza Mikhail, Principal Planner   | <br>_____<br>Signature | <u>3/26/19</u><br>_____<br>Date |

**ATTACHMENT B  
DESIGN REVIEW & GRADING APPROVAL**

**Preliminary Conditions of Approval**

11185-17DR-18G

**Owner/Applicant:** John S. and Stacey L. Winter

**File Number:** 11185-17DR-18G

**Location:** 4070 Soelro Court (APN: 612-10-018)

**Project Description:** Design Review and Grading for a new 1,015 square foot garage addition with stairwell to existing 6,250 square foot single-family residence with associated driveway and retaining walls. Ancillary site improvements include secondary dwelling, retaining walls, lap and play pools, patio, and landscaping. Proposed grading is 1,030 cubic yards of cut and 90 cubic yards of fill. (Plans submitted January 9, 2019)

If you have any question regarding the following preliminary conditions of approval, call the person whose name is listed below as the contact for that agency. S/he represents a specialty and can provide details about the conditions of approval.

| <b>Agency</b>                       | <b>Name</b>  | <b>Phone</b>    | <b>E-mail</b>  |
|-------------------------------------|--------------|-----------------|--|
| <b>Planning</b>                     | Kim Rook     | (408) 299- 5790 | <a href="mailto:kim.rook@pln.sccgov.org">kim.rook@pln.sccgov.org</a>         |
| <b>Land Development Engineering</b> | Darrell Wong | (408) 299-5735  | <a href="mailto:Darrell.wong@pln.sccgov.org">Darrell.wong@pln.sccgov.org</a> |
| <b>Fire Marshal</b>                 | Alex Goff    | (408) 299-5763  | <a href="mailto:Ext.alex.goff@sccfd.org">Ext.alex.goff@sccfd.org</a>         |
| <b>Environmental Health</b>         | Darrin Lee   | (408) 299-5748  | <a href="mailto:Darrin.lee@cep.sccgov.org">Darrin.lee@cep.sccgov.org</a>     |
| <b>Geology</b>                      | Jim Baker    | (408) 299-5774  | <a href="mailto:jim.baker@pln.sccgov.org">jim.baker@pln.sccgov.org</a>       |
| <b>Building Inspection</b>          |              | (408) 299-5700  |  |

**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](http://www.sccbuilding.org).



**CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO BUILDING AND/OR GRADING 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. **Prior to issuance of a grading and/or building permit** a final landscape plan shall be submitted and approved by the Planning Office. The landscaping plan shall include the location of all required replacement trees and landscaping irrigation.
14. All proposed landscape plant materials shall be drought-tolerant and /or native species and match existing vegetation.
15. Arrangement of trees and other plant materials shall provide for defensible space for fire protection around proposed buildings.
16. In areas where soil properties are less than conducive to hearty vegetation growth, soil augmentation shall be required, particularly in those areas surrounding tree installation pits. The extent of soil augmentation shall be based on the anticipated drip line at maturity, with a depth adequate to promote root development for structural stability and vigor.
17. **Prior to commencement of any grading activity**, tree protective fencing for trees remaining in the development area shall be erected at the dripline of trees as shown on the approved Grading Plans to establish the Tree Protective Zone (TPZ) in which no soil disturbance is allowed and activities are restricted.
18. All trees to be preserved shall be protected with minimum 5-foot high fences. Fences are to be mounted on 2-inch diameter galvanized iron posts, driven into the ground to a depth of at least 2 feet, at no more than 10-foot spacing (See detail, available at [www.sccplanning.org](http://www.sccplanning.org)). This detail shall be shown on **grading and building permit plans**.
19. **Grading and building plans** shall clearly identify the size and species of all trees proposed for removal. For each tree 12-inches (diameter) or greater designated for removal, replacement shall occur per the County of Santa Clara *Guidelines for Tree Protection and Preservation for Land Use Applications*. Removal requires the replacement of [2] 24" box native trees *or* [3] 15-gallon of native trees.
20. Pursuant to §4.10.340, record an Owner Occupancy Deed Restriction with the County Office of Clerk-Recorder, to ensure that at least one of the two dwellings (primary or secondary) will be owner-occupied. Evidence of such recordation shall be provided to the Planning Office **prior to issuance of a building permit**.

21. 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.**

#### Land Development Engineering (LDE)

22. Obtain a Grading Permit from Land Development Engineering (LDE) **prior to beginning any construction activities.** Issuance of the grading permit is required **prior to LDE clearance of the building permit** (building and grading permits can be applied for concurrently). The process for obtaining a Grading Permit and the forms that are required can be found at the following web page: [www.sccplanning.org](http://www.sccplanning.org) > I Want to.. > Apply for a Permit > Grading Permit  
Please contact LDE at (299-5734) for additional information and timelines.
23. Final improvement plans shall be prepared by a licensed civil engineer for review and approval by LDE and the scope of work shall be in substantial conformance with the conditionally approved preliminary plans on file with the Planning Office. Include plan, profile, typical sections, contour grading for all street, road, driveway, structures and other improvements as appropriate for construction. The final design shall be in conformance with all currently adopted standards and ordinances. The following standards are available on-line:
  - March 1981 Standards and Policies Manual, Volume 1 (Land Development)  
[www.sccplanning.org](http://www.sccplanning.org) > Plans & Ordinances > Land Development Standards and Policies
  - 2007 Santa Clara County Drainage Manual  
[www.sccplanning.org](http://www.sccplanning.org) > Plans & Ordinances > Grading and Drainage Ordinance
24. The improvement plans shall include an Erosion and Sediment Control Plan that outlines seasonally appropriate erosion and sediment controls during the construction period). Include the County's Standard Best Management Practice Plan Sheets BMP-1 and BMP-2 with the Plan Set.
25. All applicable easements affecting the parcel(s) with benefactors and recording information shall be shown on the improvement plans.

#### *Drainage*

26. Provide a drainage analysis prepared by a licensed civil engineer in accordance with criteria as designated in the 2007 County Drainage Manual (see Section 6.3.3 and Appendix L for design requirements). The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow for the 10-year and 100-year storm event or cause a hazard or public nuisance. The mean annual precipitation is available on the on-line property profile.
27. 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.

*Storm Water Treatment - SF Bay watershed*

28. Include one of the following site design measures in the project design: (a) direct hardscape and/or roof runoff onto vegetated areas, (b) collect roof runoff in cisterns or rain barrels for reuse, or (c) construct hardscape (driveway, walkways, patios, etc.) with permeable surfaces. Though only one site design measure is required, it is encouraged to include multiple site design measures in the project design. For additional information, please refer to the C.3 Stormwater Handbook (June 2016) available at the following website:

- [www.scvurppp.org](http://www.scvurppp.org) > Resources > reports and work products > New Development and Redevelopment > C.3 Stormwater Handbook (June 2016)

*Soils and Geology*

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

30. 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.

Environmental Health

31. This site is located in a sewer area and therefore a sanitary sewer connection will be required. Submit a sewer connection permit from the Sanitation District 2,3 (ph. 408-255-2137).

32. Contact the San Jose Water Company at 408-279-7827 to obtain a water will serve letter.

Geology

33. Submit a **geologic report / Plan Review Letter** prepared and signed by a Certified Engineering Geologist to the County Geologist for review. Contact Jim Baker to discuss scope of work and to request a list of qualified consultants.

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

Planning

34. **Prior to final inspection**, all required replacement trees and irrigation shall be installed to the satisfaction of the Planning Office. Contact Kim Rook (408-299-5790) a minimum of one (1) week prior to final inspection to schedule a site visit to verify tree replacement with irrigation have been installed as approved by these conditions.

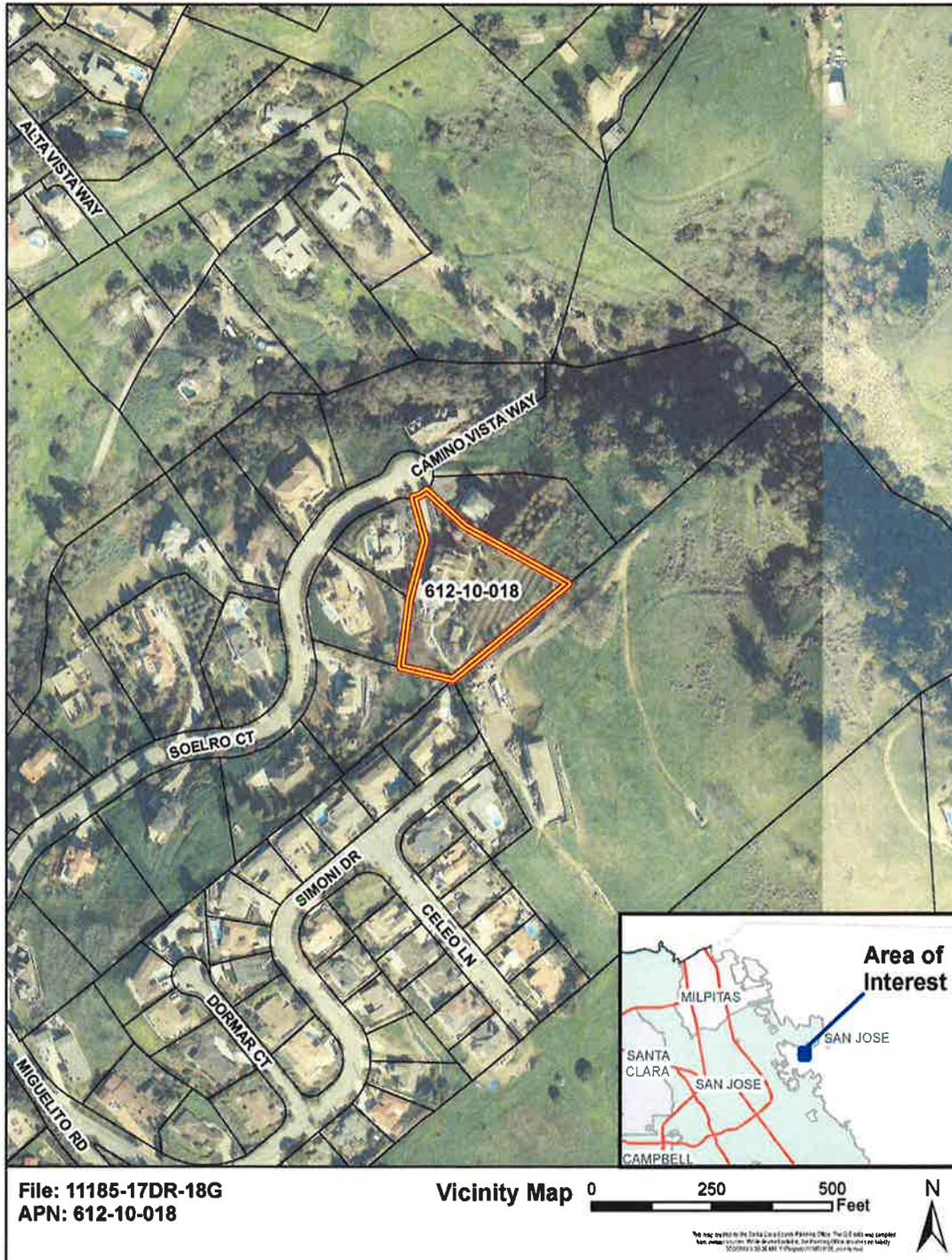
35. **Prior to final inspection**, contact Kim Rook (408) 29-5790) a minimum of one (1) week prior to final inspection to schedule a site visit to verify approved colors have been installed as approved by these Design Review conditions.

Land Development Engineering

36. 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.
  
37. Construct all of the aforementioned improvements. Construction staking is required and shall be the responsibility of the developer.

# ATTACHMENT C

## Location & Vicinity Map



**ATTACHMENT D**

**Proposed Plans**