

# County of Santa Clara

Department of Planning and Development  
Planning Office

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STAFF REPORT  
Zoning Administration  
December 7, 2018

## Item #5

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

### **File: 11203-18G-18DR Grading Approval and Design Review Approval for a new single-family residence**

**Summary:** GRADING APPROVAL AND DESIGN REVIEW APPROVAL, to construct a new 5,536 square-foot two-story residence. Proposed grading is 563 c.y. of cut and 648 c.y. of fill.

**Owner:** Zia Malik

**Applicant:** Tom Sloan

**Lot Size:** 42,689 square feet

**APN:** 517-32-005

**Supervisory District:** 5

**Gen. Plan Designation:** Hillside

**Zoning:** HS-d1

**Address:** 15487 Bohlman Road, Saratoga CA

**Present Land Use:** Vacant

**HCP:** N/A

### **RECOMMENDED ACTIONS**

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- A. Accept a Categorical Exemption, under Section 15303 Class 3(a) outlined in Attachment A.
- B. Grant Grading Approval and Design Review, subject to conditions outlined in Attachment B.

### **ATTACHMENTS INCLUDED**

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- Attachment A – Proposed CEQA Determination
- Attachment B – Proposed Conditions of Approval
- Attachment C – Location & Vicinity Map
- Attachment D – Arborist Report prepared by Live Oak Associates on March 26, 2018
- Attachment E – Biologic Report prepared by Live oak Associates on March 12, 2018
- Attachment F – Proposed Plans

## PROJECT DESCRIPTION

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The proposed project is to construct a new 5,536 square-foot two-story residence. Proposed grading is 563 c.y. of cut and 648 c.y. of fill. No trees would be removed. All other ordinance size protected trees are proposed for protection pursuant to County tree protection measures and Arborist recommendations. The new residence would be served by an onsite wastewater system and well. The parcel frontage is physically located along Quail Run Court and, at the time of a building permit, will be reassigned a Quail Run Court address. However, because the lot is vacant it currently identified as Bohlman Road.

### Setting/Location Information

The subject parcel is approximately one acre in size, and is currently vacant. Access to the subject property is via Bohlman Road and Quail Run Court, public, non-county-maintained roads. The property is located in the unincorporated Saratoga hills area.

The subject property is downward sloping from Bohlman Road, with a 50-foot drop in elevation from the road to the rear of the property. The average slope of the property is 21%. The lot has a mixture of trees and shrubs, including 9 trees on the site, 8 of which are Coast Live Oak trees. All trees are proposed to be protected during construction. Parcels surrounding the subject property are larger developed and vacant lots developed with a mixture of one (1) to two (2) story single-family residences. Hakone Gardens, a City of Saratoga Park, is located below the subject property.

## REASONS FOR RECOMMENDATIONS

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### 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

- General Plan:** The project is a single-family residence within the HS-d1 combined zoning district, with no jurisdictional Urban Service Area. However, the property is within the Sphere of Influence of the City of Saratoga. The General Plan land use designation for the subject parcel Hillside, which is intended to allow low density single-family residential use
- Building Site Approval:** The parcel is an approved building site per a Parcel Map recorded in January 5, 2015 (PM 317-54).
- Zoning Standards.** The proposed project satisfies the required development standards as summarized below:

<b>Front Setback:</b>	30 feet
<b>Side Setbacks:</b>	30 feet
<b>Rear Setback:</b>	30 feet
<b>Height:</b>	35 feet
<b>Stories:</b>	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;**

The property is downward sloping from Quail Run Ct. / Bohlman Road, and the driveway curves between two existing mature Oak trees. The two existing mature Oak trees along the frontage of the property will partially screen the proposed residence and driveway, as viewed from the street. Retention of these Oak trees is required and will help the project blend into the natural environment. A condition of approval requiring maintenance of these trees has been included. Furthermore, the proposed building footprint is located approximately in the middle of the property, with a finished floor elevation of approximately 1120. The elevation of the street level is approximately 1150, so the residence is approximately 30 below the street, with a total height of 33 feet tall proposed for the residence. The combination of existing topography and mature trees will ensure that the proposed residence and retaining walls will be adequately screened from the road and upslope neighboring properties. There is one immediate rear yard residence on parcel 517-32-005 that has mature Oak trees facing the subject lot that provides some screening of the proposed residence that would be upslope from the neighboring property.

The Santa Clara Valley Floor is to the rear of the property and presents the biggest viewshed impact to the immediate neighborhood and the valley floor. A two-story façade and retaining walls that vary between 2-5.5 feet tall are proposed to be facing toward the valley floor. A combination of mature oak trees both on the subject property and below the property, plus one mature Madrone, create a large canopy that will help blend the proposed residence into the surrounding environment and screen the proposed residence from the valley floor. The retaining walls are proposed to be screened with vines and shrubs, as well as be painted earthen tones with a Light Reflectivity Value (LRV) of 45 or less. The body, trim and roof of the two-story residence is also proposed to be less than 45 LRV.

An Arborist Report prepared by Live Oak Associates on March 26, 2018 provides construction impact analysis and tree preservation measures to ensure the long-term survival of mature trees that will help blend the residence into the environment.

The project has been designed and sited to help minimize views from the immediate street and valley floor below, thus mitigating any adverse visual impacts from the residence and grading retaining walls. Implementation of the landscape elements will

further mitigate any adverse visual impacts. As such, Staff recommends that this finding can be made.

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

The proposed residence is located on a suitable location on the site, with modest grading. The project does not propose any tree removal and all existing mature trees on site are proposed to be protected. An Arborist Report provides long term preservation measures to maintain mature tree habitat on the site. Additionally, a Biology report, prepared by Live Oak and Associates, evaluated the potential habitat and species occurrence on the site of the Kangaroo rat, which was an identified species of concern by the California Natural Diversity Database (CNDDDB). The results of the report indicated that the habitat was not suitable for the species to occur.

Thus, the proposed residence is designed to be compatible with the natural environment. The grading and retaining walls will not leave a lasting scar in the natural environment and would not create any impacts to special status species or habitat. Therefore, this finding can be made.

**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 a reasonable footprint and its related improvements are designed to follow the natural contours and to minimize excessive grading. The bulk and mass of the building has been designed to minimize long and tall wall planes and is broken up by incorporating varied roof planes and undulating facade. 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 views of neighboring properties, which the subject project is also consistent with. The architectural styles and stories are varied through the immediate neighborhood. The proposed residence is a two-story design with a basement, designed at 33 feet in height. 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. As such, Staff recommends that this finding can be made.

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

Residential use is an allowed use in HS Hillside zoning district, and the project complies with the HS zoning regulations. The proposed residence exceeds all required setbacks (30-feet from all property lines) and is below the maximum allowed building height at 33 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. As such, Staff recommends that this finding can be made.

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

The General Plan Growth and Development Chapter for Rural Unincorporated Areas contains specific policies under Strategy #3, to *Ensure Environmentally Safe and Aesthetic Hillside Development*. To address policies intended to minimize or avoid unnecessary grading and for development of lots which propose hilltop or ridgeline development, the applicant has designed the project beginning with a suitable building footprint and has located the residence away from the front slope of the property, as well as minimized retaining walls and viewshed impacts to the rear of the property.

The subject parcel is not located on or near a ridgeline. The elevation and location of the residence, as viewed from the valley floor immediately below, would not be perceived as projecting above the natural topography.

As such, as conditioned, the project would be in conformance with the General Plan and this finding can be made.

**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 563 c.y. of cut and 648 c.y. of fill to accommodate the new residence and associated site improvements, which is modest and well balanced. The majority of the proposed grading is necessary to establish the onsite driveway and fire-truck turn-around 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 HS 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.**

Due to the sloping topography, the project includes retaining walls down the driveway, ranging from 0 to 5.5 feet tall. The driveway curves to meet the Fire Marshal slope requirements, thus necessitating the proposed retaining walls. These walls are not excessive, will not create a visual scar and are typical in height for the construction of driveway retaining walls on sloping lots.

Behind the residence and facing the valley floor are two retaining wall systems ranging from 2-5.5 feet tall, with contour grading downslope from the proposed residence toward the leach field, as opposed to steep cuts and retaining walls near the proposed residence and toward the valley floor. The grading is mostly contour cuts and blends slopes to avoid unnecessary fills. The driveway is proposed along an existing dirt driveway, and the footprint of the structures are proposed on the flattest portions of the site. 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 has been designed to blend with 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 access and yard improvements, such as the driveway and retaining walls for yard space. An Arborist Report and Biological report prepared for the project resulted in recommendations and mitigations to ensure that the grading will not impose any impacts to the natural landscape, biological, or aquatic resources. Furthermore, maximum cuts for the proposed grading will generally not exceed 5.5 feet in height in most areas, and are consistent with design guidelines for retaining walls located in the -d1 zoning district.

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

The majority of the proposed grading is related to the onsite driveways, yardspace and improvements to serve the new residence. The grading is designed to follow the natural contours to the maximum extent possible. No on-site alternative location would minimize grading amounts. All other alternatives upslope, or downslope of the

proposed location would greatly exacerbate grading amounts and would be found unnecessary and excessive, as well as aesthetically inferior.

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

The proposed grading is designed to conform with natural terrain and existing topography and will not create any significant visual scar, because the grading is designed to blend with the natural contours to the maximum extent possible. Additionally, all retaining walls are proposed to be natural colors and landscaped to minimize impacts of a visual scar from the proposed grading, and have been conditioned to ensure mitigation of impacts.

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

The proposed grading is in conformance with specific findings and policies identified in the County General Plan. The proposed grading is designed to follow the natural terrain, to minimize grading to that which is necessary for the primary use (single-family residence), and to reduce visual impacts from hillside development in keeping with General Plan policies R-GD 22- 33, which address visual impacts and minimal grading necessary to establish the use.

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

The proposed grading is in conformance with the adopted "Guidelines for Grading and Hillside Development," in particular, the specific guidelines for siting, driveway design, building form and design, and landform grading. The proposed residence will be located in a suitable footprint in the middle of the site, which minimizes the need for grading for longer driveways. The driveway is designed in keeping with Guidelines 5, 7, 8 and 9 that require the proposed driveway design is curved to follow the existing contours. The project must meet the minimum emergency access standards for width and slope of driveway and turnarounds.

## **BACKGROUND**

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On January 12, 2018, an application was submitted to the Planning Department for Grading and Design Review. After working with Staff on the design of the residence and grading, and addressing all incomplete items, the application was ultimately deemed complete on November 8, 2018. A public notice was mailed to all property owners within a 300-foot radius on November 27, 2018 and was also published in the Post Record Newspaper on November 26, 2018.

**STAFF REPORT REVIEW**

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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

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

Project Title Grading and Design Review	File Number (if applicable) File 11203-18G-18DR
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Project Location 15487 Bohlman Road, Saratoga CA
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Public Agency Approving Project County of Santa Clara	Person or Agency Carrying Out Project Mark J Connolly, Senior Planner
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Project Description (including purpose and beneficiaries of project)  
The proposed project is to construct a new 5,536 square-foot two-story residence. Proposed grading is 563 c.y. of cut and 648 c.y. of fill. The property is served by an onsite well and septic system. No trees would be removed.

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: \_\_\_\_\_ 11/26/2018 \_\_\_\_\_

# ATTACHMENT B

## Conditions of Approval

### DESIGN REVIEW and GRADING APPROVAL

**Owner/Applicant:** Zia Malik

**File Number:** 11203-18G-18DR

**Location:** 15487 Bohlman Road, Saratoga CA (APN: 517-32-005)

**Project Description:** The proposed project is to construct a new 5,536 square-foot two-story residence. Proposed grading is 563 c.y. of cut and 648 c.y. of fill. The property is served by an onsite well and septic system. No trees would be removed.

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

Agency	Name	Phone	E-mail
Planning	Mark Connolly	(408) 299- 5786	<a href="mailto:mark.connolly@pln.sccgov.org">mark.connolly@pln.sccgov.org</a>
Environmental Health	Darrin Lee	(408) 299 – 5748	<a href="mailto:darrin.lee@pln.sccgov.org">darrin.lee@pln.sccgov.org</a>
Geology	Jim Baker	(408) 299 – 5735	<a href="mailto:jim.baker@pln.sccgov.org">jim.baker@pln.sccgov.org</a>
Fire Marshal	Alex Goff	(408) 299-5763	<a href="mailto:alex.goff@sccfd.org">alex.goff@sccfd.org</a>
Building Inspection		(408) 299-5700	
Land Development Engineering	Ed Duazo	(408) 299 5733	<a href="mailto:Ed.duazo@pln.sccgov.org">Ed.duazo@pln.sccgov.org</a>

### STANDARD CONITIONS OF APPROVAL

#### Planning

1. Development must take place in accordance with the approved plans, prepared by Metro Design Group, submitted to the County on September 18, 2018. If the project is considered a rebuild, all height and setback must conform to current zoning development standards.
2. Existing zoning is HS-dl. Maintain the following minimum setbacks:

**Front:** 30 feet  
**Sides:** 20 feet  
**Rear:** 25 feet  
**Maximum Height:** 35 feet  
**Stories:** 3

3. The exterior color surfaces (including walls, roof, window trim/accent, retaining walls, fences) of the structure must be of muted colors with light reflectivity value (LRV) of 45 or lower.
4. Maintain the existing landscaping and provide tree protection for north and easterly property lines per County tree protection standards during construction. Existing mature trees shall be protected to soften the appearance of the structure as seen from the valley floor. Should any existing trees be removed, they shall be replaced to the satisfaction of the Zoning Administrator.
5. All recommendations of the Arborist Report, prepared by Live Oak and Associates on May 9, 2018, shall be followed.
6. In the event that previously unidentified historic or prehistoric archaeological resources are discovered during construction, the contractor shall cease work in the immediate area and the County Planning Office and Campus Archaeologist shall be contacted. An independent qualified archaeologist retained by the County at the expense of Stanford shall assess the significance of the find and make mitigation recommendations.
7. If archeological resources are discovered as described above, construction monitoring shall be conducted at any time ground-disturbing activities (greater than 12 inches in depth) are taking place in the immediate vicinity of the identified resources. If monitoring does not produce evidence of significant cultural resources within the project area, further mitigation shall be limited to construction monitoring, unless additional testing or other specific mitigation measures are determined by a qualified archaeologist to be necessary to ensure avoidance of damage to significant archaeological resources. A technical report of findings describing the results of all monitoring shall be prepared in accordance with professional standards. The archaeological monitoring program shall be implemented by an individual meeting the Secretary of Interior Professional Qualifications Standards in Archaeology (36 CFR 61); individual field monitors shall be qualified in the recognition of cultural resources and possess sufficient academic and field training as required to conduct the work effectively and without undue delay.
8. In the event that human skeletal remains are encountered, the applicant is required by County Ordinance No. B6-18 to immediately notify the County Coroner. Upon determination by the County Coroner that the remains are Native American, the coroner shall contact the California Native American Heritage Commission, pursuant to subdivision (c) of section 7050.5 of the Health and Safety Code and the County Coordinator of Indian affairs. No further disturbance of the site may be made except as authorized by the County Coordinator of Indian Affairs in accordance with the provisions of state law and this chapter. If artifacts are found on the site a qualified archaeologist shall be contacted along with the County Planning Office. No further disturbance of the artifacts may be made except as authorized by the County Planning Office.
9. In the event that fossilized shell or bone is uncovered during any earth-disturbing operation, contractors shall stop work in the immediate area of the find and notify the

Campus Archaeologist and the County Building Inspector assigned to the project. The Campus Archaeologist shall visit the site and make recommendations for treatment of the find (including but not limited to consultation with a paleontologist and excavation, if warranted), which would be sent to the County Building Inspection Office and the County Planning Office. If a fossil find is confirmed, it will be recorded with the United States Geological Survey and curated in an appropriate repository.

### 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.
11. Maintain garbage service with the local service provider. Garbage service is mandatory within unincorporated areas of Santa Clara County.

### Geology

12. All recommendations from the March 9, 2018 report by UPP Geotechnology shall be followed.

### Fire Marshal

IMPORTANT: Fire protection water system shall be functioning prior to approval of the foundation. System shall be maintained in good working order and accessible throughout construction. A stop work order may be placed on the project if the required hydrant systems are not installed, accessible, and/or functioning.

13. Provide 2-5,000 gallon above ground water tanks for wharf hydrant and 1-5,000 gallon above ground tank for domestic/fire sprinklers.
14. An approved residential fire sprinkler system complying with CFMO-SP6 shall be installed throughout the structure. The fire sprinkler system shall be installed and finalized by this office **prior to occupancy**. A separate permit shall be obtained from this office by a state licensed C-16 contractor **prior to installation**. Please allow for a minimum of 30 days for plan review of fire sprinkler plans by this office.
15. WHARF HYDRANT: One on-site wharf hydrant with 2-1/2-inch orifice is required to be installed when fire protection water is supplied by on-site aboveground storage tank(s). Installation of hydrants shall be in accordance with Fire Marshal Standard Detail CFMO-W4.
  - A) Minimum distance to structure shall not be less than 55 ft. from the closest portion of the structure and shall not exceed 150 ft. from the furthest portion of the structure (measured along path of travel).

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

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

D) Hydrant shall have a positive flow by means of gravity feed or where that is not possible, from a reliable, listed automatic pump approved by the Fire Marshal. Elevation of hydrants and tanks in relation to each other shall be a major consideration.

NOTE: tank and hydrant elevations shall be noted on the site plan submitted for building permit.

#### FIRE DEPARTMENT ACCESS

#### 16. GENERAL REQUIREMENTS:

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

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

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

ACCESS ROADS (roads serving more than two lots) for fire department access shall comply with the following:

A) Width: Clear drivable width of 18 ft. plus a 3 ft. shoulder on each side.

B) Vertical Clearance: Minimum vertical clearance of 15 ft. shall be maintained to building site (trim or remove, tree limbs, electrical wires, structures, and similar improvements).

C) Curve Radius: Inside turn radius for curves shall be a minimum of 42 ft.

D) Grade: Maximum grade shall not exceed 15%.

E) Surface: All driving surfaces shall be all-weather and capable of sustaining 65,000-pound gross vehicle weight.

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

A) Width: Clear width of drivable surface of 12 ft.

B) Vertical Clearance: Minimum vertical clearance of 13 ft. 6 in. shall be maintained between the access road and the building site (trim or remove, tree limbs, electrical wires, structures, and similar improvements).

C) Grade: Maximum grade shall not exceed 16%.

D) Surface: All driving surfaces shall be all-weather and capable of sustaining 75,000-pound gross vehicle weight.

E) Gates: Gates shall not obstruct the required width or vertical clearance of the driveway and may require a Fire Department Lock Box/Gate Switch to allow for fire department access. Installation shall comply with CFMO-A3.

MISCELLANEOUS:

18. This property is located in the Wildland/Urban Interface Fire Area. All of the following conditions shall apply:
  - A) A Class "A" roof assembly is required. Detail shall be included in plans submitted for building permit.
  - B) Provide a 1/2-inch spark arrester for the chimney.
  - C) Remove significant combustible vegetation within 30 feet of the structure to minimize risk of wildfire casualty. Maintain appropriate separation of vegetative fuels in areas between 30 and 100 feet from the structure.
19. MAINTENANCE: Fire protection water systems and equipment shall be accessible and maintained in operable condition at all times and shall be replaced or repaired where defective. Fire protection water shall be made available to the fire department.
20. Fire department access roads, driveways, turnouts, and turnarounds shall be maintained free and clear and accessible at all times for fire department use. Gates shall be maintained in good working order and shall remain in compliance with Fire Marshal Standard CFMO-A3 at all times.
21. Property is located within the State Response Area (SRA) and the Wildland Urban Interface (WUI) area.

Building Inspection Office

22. 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.sccbuiding.org](http://www.sccbuiding.org)).

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

Planning

23. 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.**

## Environmental Health

24. Based upon a percolation rate of 4.8 minutes per inch with a sewage application rate of 1.2 gallons per day per square feet, sewage disposal conditions have been determined at 141 plus 141 lineal feet of subsurface drainline. The two drainline systems must be connected through a positive diversion valve. A 1500-gallon septic tank will be required. This septic system is adequate to serve a six bedroom house.
25. Onsite wastewater treatment plans shall be overlaid onto a revised grading and drainage plans and to be submitted to the Department of Environmental Health (DEH) for review.
26. Call the Department of Environmental Health office (DEH) at 408-918-3400 for septic clearance. This is a separate submittal to DEH and additional fees may be required. One plan signed by DEH (3 if septic permit required) are needs to issue permit.
27. Call Nicole Jorgensen at 408-918-3492 for water system clearance. Additional fees may be required. A well log showing a 50-foot sanitary seal, pump test & water testing are required.

## Geology

28. A Plan review letter demonstrating the plans conform to the recommendations in the March 9, 2018 report by UPP Geotechnology shall be followed

## **CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO GRADING PERMIT ISSUANCE**

## Planning

29. For all trees to be retained with a canopy in the development area or interfaces with the limits of 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 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."

## Engineering

30. 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.

31. 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.

32. 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 driveway approach shall be per modified County Standard Detail SD4, as generally shown in the conditionally approved plans on file with the Planning Office, and the driveway per County Standard Detail SD5. 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

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

appropriate records pursuant to Business and Professions Code Section 8762 or 8771 of the Land Surveyors Act with the County Surveyor.

34. 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.
35. All applicable easements affecting the parcel(s) with benefactors and recording information shall be shown on the improvement plans.
36. 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.
37. 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.
38. All new on-site utilities, mains and services shall be placed underground and extended to serve the proposed development. All extensions shall be included in the improvement plans. Off-site work should be coordinated with any other undergrounding to serve other properties in the immediate area.
39. 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)
40. Submit one copy of the signed and stamped of the geotechnical report for the project.
41. 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.

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

Planning

42. **Prior to final inspection**, contact Mark J. Connolly at 408 299 5786, at least a week in advance to schedule a site visit to verify the approved exterior colors have been installed as approved and existing landscaping is maintained.

Fire Marshal

43. An approved residential fire sprinkler system complying with CFMO-SP6 shall be installed throughout the structure (including existing residences when square footage is added).

**NOTE:** The fire sprinkler system shall be installed and finalized by this office **prior to occupancy**. A separate permit shall be obtained from this office by a state licensed C-16 contractor **prior to installation**. Please allow for a minimum of 30 days for plan review of fire sprinkler plans by this office.

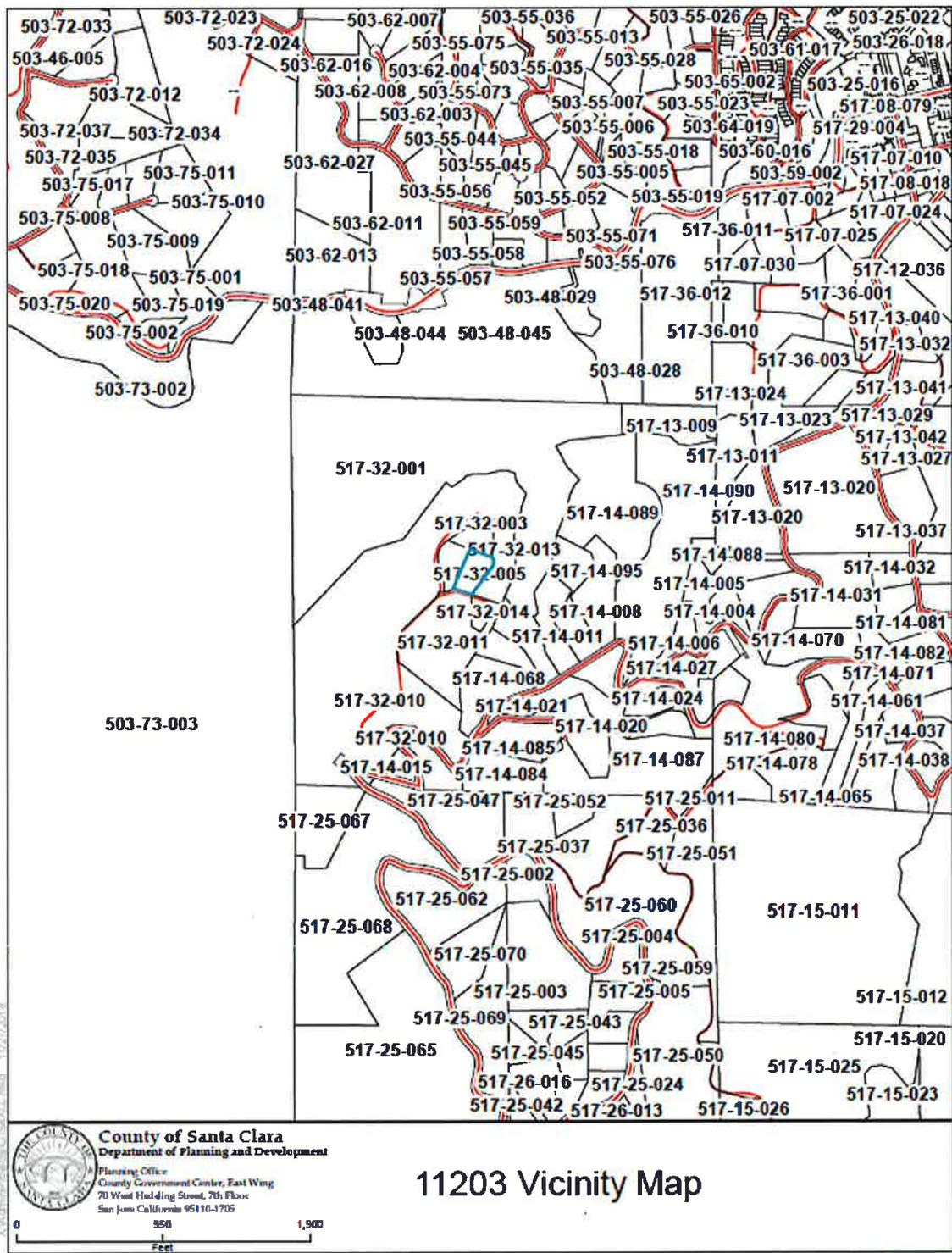
Engineering

44. 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.
45. Construct all of the aforementioned improvements. Construction staking is required and shall be the responsibility of the developer.

Environmental Health

46. 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.

ATTACHMENT C  
Location and Vicinity Map





# LIVE OAK ASSOCIATES, INC.

an Ecological Consulting Firm

March 26, 2018

RECEIVED  
MAY 09 2018

COUNTY OF SANTA CLARA  
PLANNING OFFICE

Mr. Zia Malik  
15505 Archibald Road  
Saratoga, CA 95070

**Subject: Arborist Assessment for Property Located at 15487 Bohlman Road, Saratoga, Santa Clara County, California**

Dear Mr. Malik,

Per your request, Live Oak Associates, Inc. (LOA) conducted an arborist assessment for trees on and adjacent to the property located at 15487 Bohlman Road, Saratoga, Santa Clara County, California (APN 517-32-005). The approximately 1 acre Bohlman Road property is currently vacant land and a new single family residence is proposed for the site. This tree assessment and report documents existing trees on and immediately adjacent to the property and evaluates potential project impacts to trees based on a proposed site plan for the new residence dated March 14, 2018.

## METHODS

A site visit for this survey and report was conducted on March 21, 2018, by LOA Certified Arborist Neal Kramer. Existing fences surrounding the 15487 Bohlman Road property were used to approximate project boundaries for the purposes of the report. All trees with a trunk diameter of 5 inches or greater at 54 inches above the ground on the project site, and all trees immediately adjacent with any portion of their canopy overhanging the project site were surveyed for this report. In addition to trunk diameter, the survey included a record of the tree species and an approximate tree height and tree canopy spread.

A limited visual assessment of tree health and structure was used to assign a general condition rating for each tree according to the following scale:

**Good** = 80-100% healthy foliage and no significant defects;

**Fair** = 50-79% healthy foliage and/or minor defects;

**Poor** = 5-49% healthy foliage and/or other significant defects; and

**Dead** = less than 5% healthy foliage.

Each tree surveyed on the project site was marked with a numbered aluminum tag. For trees outside the project boundary fence, the numbered tag was attached to the fence at a point closest to the tree trunk. The approximate location of each tree was noted on an aerial field map during the site visit.

---

San Jose: 6840 Via Del Oro, Suite 220 • San Jose, CA 95119 • Phone: (408) 224-8300 • Fax: (408) 224-1411  
Oakhurst: P.O. Box 2697 • 33930 Sierra Way, Suite B • Oakhurst, CA 93644 • Phone: (559) 642-4880 • (559) 642-4883  
Truckee: 11050 Pioneer Trail, Suite 203 • Truckee, CA 96161 • Phone: (530) 214-8947

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11203-186 R1-18 DR R1

## **SURVEY RESULTS AND DISCUSSION**

A total of 9 trees were recorded for this survey. Approximate locations for all trees surveyed are shown on Figure 1, and a summary of information collected for each surveyed tree is provided below in Table 1.

Trees surveyed include 8 coast live oaks (*Quercus agrifolia*) and 1 madrone (*Arbutus menziesii*). Two of the coast live oak trees surveyed (Trees 5 and 6) are located just outside the project's northern property boundary, but have canopy overhanging the project site and could potentially be affected by project development.

All trees surveyed for this report are native to the area.

### **Development Impacts**

It is the intent of the project applicant to retain all trees surveyed.

Retained trees near construction activities may be vulnerable to impacts from site grading, excavation and/or trenching requirements. These activities will alter the natural terrain and drainage patterns, can result in soil compaction, and can cause physical damage to tree root systems, trunks and canopies. As such, the long term health and survival of individual trees could be adversely affected.

In consideration of the driveway alignment and septic system layout proposed on the March 14, 2018 Site Plan, the following design/construction recommendations are provided in order to minimize the risk of tree damage and maximize the survivability of trees to be retained:

- To the extent practical, grading, excavation, trenching, and/or activities that may result in soil compaction should be avoided within the canopy dripline of retained trees.
- **Tree 1** – The driveway alignment should be reconfigured so that grading cut and fill requirements occur as far as possible from, and in no case closer than 12 feet from the base of this tree.

Lower branches on this tree directly above the driveway alignment should be raised (pruned up) to the degree necessary to insure adequate clearance for grading and construction equipment. Pruning should occur prior to the commencement of any grading or construction activities. Pruning operations should be conducted under the direction of a certified arborist by a qualified tree service provider and conform to International Society of Arboriculture (ISA) best pruning practices.

- **Tree 2** – The driveway alignment should be configured so that grading cut and fill requirements occur as far as possible from, and in no case closer than 10 feet from the base of this tree.
- **Trees 8 & 9** – Driveway grading cut and fill requirements should be configured to occur as far as possible from, and in no case closer than 6 feet from the base of these trees.
- **Trees 4, 5 & 6** – Septic leach lines proposed in the vicinity of these trees should be configured to avoid trenching within the canopy dripline of the trees.
- **A Tree Protection Plan** should be developed by a certified arborist and implemented prior to the commencement of any grading or construction activities in order to insure trees to be retained are properly protected during project development.

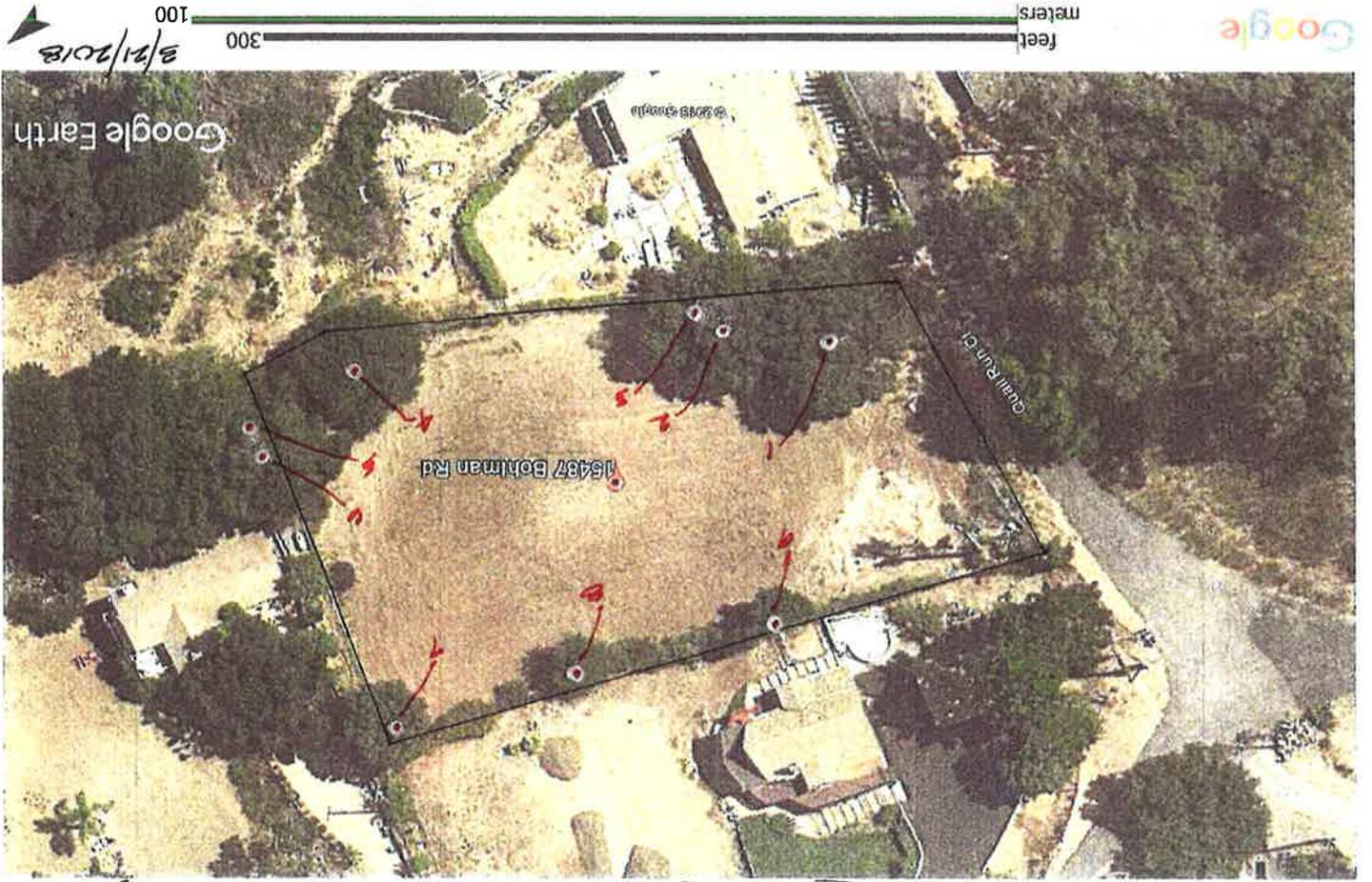


Figure 1: Approximate tree locations 15487 Bohman Rd, Saratoga

**TABLE 1. Results of Tree Survey Results, 15487 Bohlman Road, Saratoga, CA  
March 21, 2018**

Tree #	Species	Trunk diameter @ 54" above ground (inches)	Approx. Canopy Spread (feet)	Approx. Height (feet)	General Condition*	Protected Tree
1	Coast live oak	27+25	52	36	Good	Yes
2	Coast live oak	20	30	40	Fair	Yes
3	Coast live oak	19+19	42	34	Fair	Yes
4	Coast live oak	34 (@ 24")	40	40	Good	Yes
5	Coast live oak <sup>1</sup>	27+28	62	45	Fair	Yes
6	Coast live oak <sup>1</sup>	14	18	34	Fair	Yes
7	Madrone	23	36	36	Good	Yes
8	Coast live oak	13	26	32	Fair	Yes
9	Coast live oak	17	22	34	Fair	Yes

<sup>1</sup> Tree outside project boundary, but canopy overhangs project site and tree could be affected by project development.

\* Condition: **Good** = 80-100% healthy foliage and no significant defects; **Fair** = 50-79% healthy foliage and/or minor defects; **Poor** = 5-49% healthy foliage and/or other significant defects; **Dead** = less than 5% healthy foliage

Unless expressed otherwise, the evaluation of trees discussed in this report is limited to a visual examination of accessible parts without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the trees in question may not arise in the future.

If you have any questions regarding findings or other elements of this report, please feel free to contact me at (650) 563-9943 or (650) 208-0061.

Sincerely,



Neal Kramer  
Certified Arborist #WE-7833A



# LIVE OAK ASSOCIATES, INC.

an Ecological Consulting Firm

March 12, 2018

RECEIVED  
MAY 09 2018

Zia Malik  
15505 Archibald Road  
Saratoga, CA 95070

COUNTY OF SANTA CLARA  
PLANNING OFFICE

**RE: Results of the Santa Cruz kangaroo rat assessment for the property located at 15487 Bohlman Road, Saratoga, Santa Clara County, California**

Dear Mr. Malik:

Live Oak Associates, Inc. (LOA) has conducted a Santa Cruz kangaroo rat (*Dipodomys venustus venustus*) assessment for the property located at 15487 Bohlman Road, Saratoga, Santa Clara County, California. This was conducted to help satisfy item #4 of the County's Response letter.

### **Existing Conditions.**

LOA ecologist Katrina Krakow conducted a site visit on March 12, 2018. The site currently consists of low-growing ruderal vegetation with some large native oak trees along the margins of the site, particularly in the northeastern and southeastern corners of the property. Only one open burrow was observed on the property, which was made by a Botta's pocket gopher (*Thomomys bottae*).

### **Assessment of the Likelihood of the Santa Cruz Kangaroo Rat to Occur Onsite.**

The Santa Cruz kangaroo rat is a small kangaroo rat that is endemic to California, and specifically to the Santa Cruz Mountains sandhill habitats, and has been extirpated from many locations; of the 14 California Natural Diversity Database (CNDDDB) locations in California, four currently are presumed to be extirpated. Many locations currently considered to be extant are known from only museum specimens in the early 1900s without updated information in the CNDDDB. The 10 locations currently presumed extant by the CNDDDB are from 1933 (Redwood City), 1936 (Near Bear Creek 2 miles NE of City of Boulder Creek), 1938 (2 miles SW of Saratoga; Stanford University), 1940 (1.8 miles E of Mt. Herman along Bean Creek Road), 1941 (Jasper Ridge), 1942 (Pleasant Valley Canyon 2 miles NW of Corralitos), 1961 (Doyle Gulch), 2001 (Kaiser Quarry adjacent to Mt. Hermon), and 2002 (adjacent to Henry Cowell State Park).

The nearest CNDDDB record to the project site (occurrence #1) is located approximately 1 mile to the northwest of the site and is from 1938 and is considered by the CNDDDB to be presumed extant, although observations at that location have not been updated since 1938 and the original record is known from 7 specimens collected in July of 1938.

---

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Oakhurst: P.O. Box 2697 • 33930 Sierra Way, Suite B • Oakhurst, CA 93644 • Phone: (559) 642-4880 • (559) 642-4883  
Truckee: 11050 Pioneer Trail, Suite 203 • Truckee, CA 96161 • Phone: (530) 214-8947

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11203-186 R1-18 DE (R)

---

The site does not support sandhill habitat or chaparral habitat, as required by this species. Additionally, this species is not currently listed as Endangered, Threatened, or a species of special concern under the California Department of Fish or Wildlife or the U.S. Fish and Wildlife Service.

**Conclusions and Recommendations.**

We conclude the project site does not support potentially suitable habitat for the Santa Cruz kangaroo rat, and therefore, no additional mitigations are necessary for the project regarding this species.

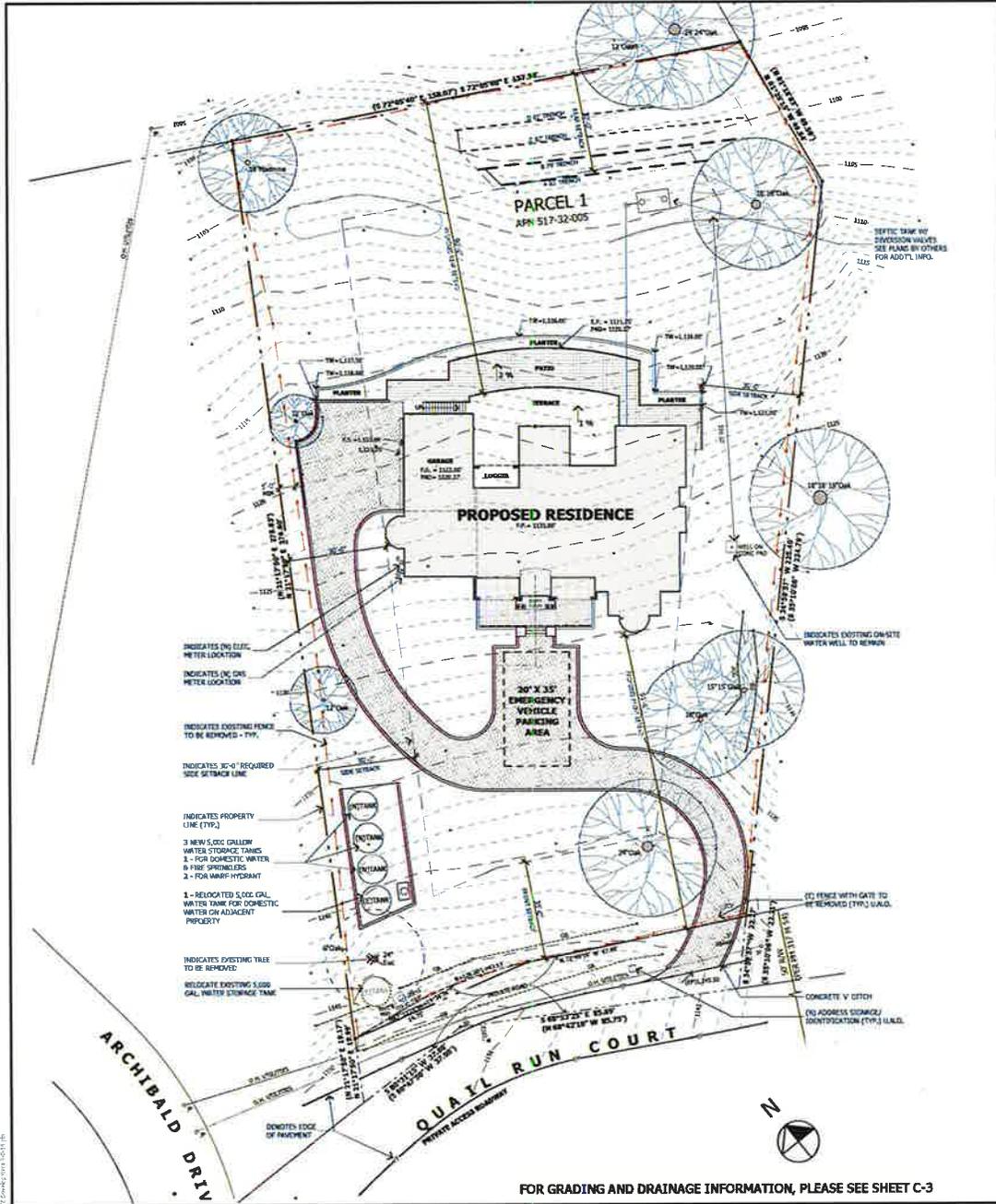
If you have any questions or concerns regarding this letter report, please contact me at (408) 281-5889 or Rick Hopkins at (408) 281-5885, at your convenience.

Sincerely,



Katrina Krakow, M.S.  
Project Manager  
Staff Ecologist

**ATTACHMENT D**  
**Proposed Plans**



### SITE PLAN LEGEND

PROPERTY LINE	
SETBACK LINE	
(2) GRADE MINOR CONTOUR LINE	
(3) GRADE MAJOR CONTOUR LINE	
PROPOSED GRADE CONTOUR LINE	
EXISTING FENCE TO BE REMOVED	
PROPOSED FENCE	
PROPOSED RESIDENCE	
PROPOSED AC DRIVEWAY	
PROPOSED CONCRETE PAVED AREAS	
PROPOSED HARDSCAPE	
EXISTING TREE TO REMAIN (TYP.)	

### VICINITY MAP

PROJECT SITE

### PROJECT INFORMATION

<b>PROPERTY OWNERS</b>	214 WALLE	
<b>PHONE:</b>	(408) 843-4715	
<b>MAILING ADDRESS</b>	15505 ARCHIBALD ROAD SARATOGA CA, 95070	
<b>PROJECT ADDRESS</b>	15487 BOHLMAN ROAD SARATOGA CA, 95070	
<b>SITE GROSS AREA</b>	42,724 SQ. FT. (0.98 AC)	
<b>SITE NET AREA</b>	40,666 SQ. FT. (0.93 AC)	
<b>A.P.N.</b>	517-32-005	
<b>TRACT MAP:</b>	313-54, PARCEL 1	
<b>ZONING</b>	R6-41 (100%)	
<b>SETBACK REQUIREMENTS</b>	<b>REQUIRED</b>	<b>PROPOSED</b>
	FRONT: 30'-0"	FRONT: 11'-0"
	SIDE: 30'-0"	SIDE: 30'-0"
	REAR: 30'-0"	REAR: 10'-0"
<b>LOCATED WITHIN DESIGNATED WILDLAND URBAN INTERFACE FIRE AREA</b>	YES	
<b>MAX HEIGHT</b>	<b>ALLOWED</b>	<b>PROPOSED</b>
	35'-0"	30'-0"
<b>CONSTRUCTION TYPE</b>	V-8	
<b>OCCUPANCY</b>	R-2U	
<b>STORIES</b>	3	
<b>FIRE SPRINKLERS</b>	REQUIRED (MFA-LTD)	
<b>EXISTING USE</b>	RESIDENTIAL, VACANT LOT	
<b>AVERAGE SLOPE</b>	18 %	

### PROJECT CONTACTS

<b>ARCHITECT</b>	<b>GEOLOGICAL &amp; GEOTECHNICAL ENGINEER</b>
<b>METRO DESIGN GROUP</b>	<b>UPP GEOTECHNOLOGY</b>
CONTACT: TOM SLOAN A.E.A.	750 CARMEN AVE, SUITE A
1471 S. HAZELTON AVE., # 208	CAMPBELL, CA 95008
CAMPBELL, CALIFORNIA 95008	(408) 866-5436 PHONE
(408) 871-1371 PHONE	(408) 866-6824 FAX
<b>TOPO SURVEY &amp; BOUNDARIES</b>	<b>SEPTIC SYSTEM ENGINEER</b>
<b>CIVIL ENGINEER</b>	<b>E.A. HARTSELL, R.E.A.S.</b>
<b>CEASARIS &amp; BULL, INC.</b>	P.O. BOX 342
4800 STEVENS CREEK BLVD., SUITE 205	PACIFICA, CA 94044
SAN JOSE, CA 95129	(650) 889-2419 PHONE
(408) 615-4000 PHONE	ehartse@aol.com
(408) 615-4004 FAX	

### AREA TABULATION

<b>1. SITE AREA</b>	
GROSS AREA :	= 42,724 SQ. FT. (0.98 AC)
NET AREA :	= 40,666 SQ. FT. (0.93 AC)
ROAD DEDICATION :	= 2,058 SQ. FT. (0.47 AC)
<b>2. FLOOR AREA</b>	
MAIN FLOOR AREA :	= 3,029.00 SQ. FT.
UPPER FLOOR AREA :	= 1,237.40 SQ. FT.
TOTAL HABITABLE FLOOR AREA :	= 5,266.40 SQ. FT.
MAIN FLOOR AREA PORCHES :	= 449.40 SQ. FT.
UPPER FLOOR AREA DBL. COUNTED :	= 469.60 SQ. FT.
GARAGE AREA :	= 687.40 SQ. FT.
STORAGE ROOM AREA :	= 429.40 SQ. FT.
<b>NON-HABITABLE CHANG. SPACE :</b>	<b>= 1,699.80 SQ. FT.</b>
<b>TOTAL NON-HABITABLE FLOOR AREA :</b>	<b>= 3,722.60 SQ. FT.</b>
<b>TOTAL FLOOR AREA :</b>	<b>= 9,792.00 SQ. FT.</b>

**METRO DESIGN GROUP**  
ARCHITECTURE, PLANNING, INTERIORS

1475 S. BAZZAN RITE SUITE 308  
CAMPBELL, CA 95008  
408.871.1371 phone  
www.metrodesign.com

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**PROJECT NAME**  
**PROPOSED RESIDENCE**

15487 BOHLMAN ROAD  
SARATOGA, CA 95070

REVISIONS	DATE	DESCRIPTION

**PROPOSED SITE PLAN**

VICINITY MAP  
PROJECT INFORMATION  
PROJECT CONTRACT  
AREA TABULATION  
SITE PLAN LEGEND

DATE : 11/30/2018  
SCALE : 1" = 16'-0"  
DRAWN BY : DZ  
CHECKED BY : TS  
ARCHITECT : TOM SLOAN  
PROJECT NO : 17642

SHEET NUMBER

# A-1

PROJECT NAME  
**PROPOSED RESIDENCE**

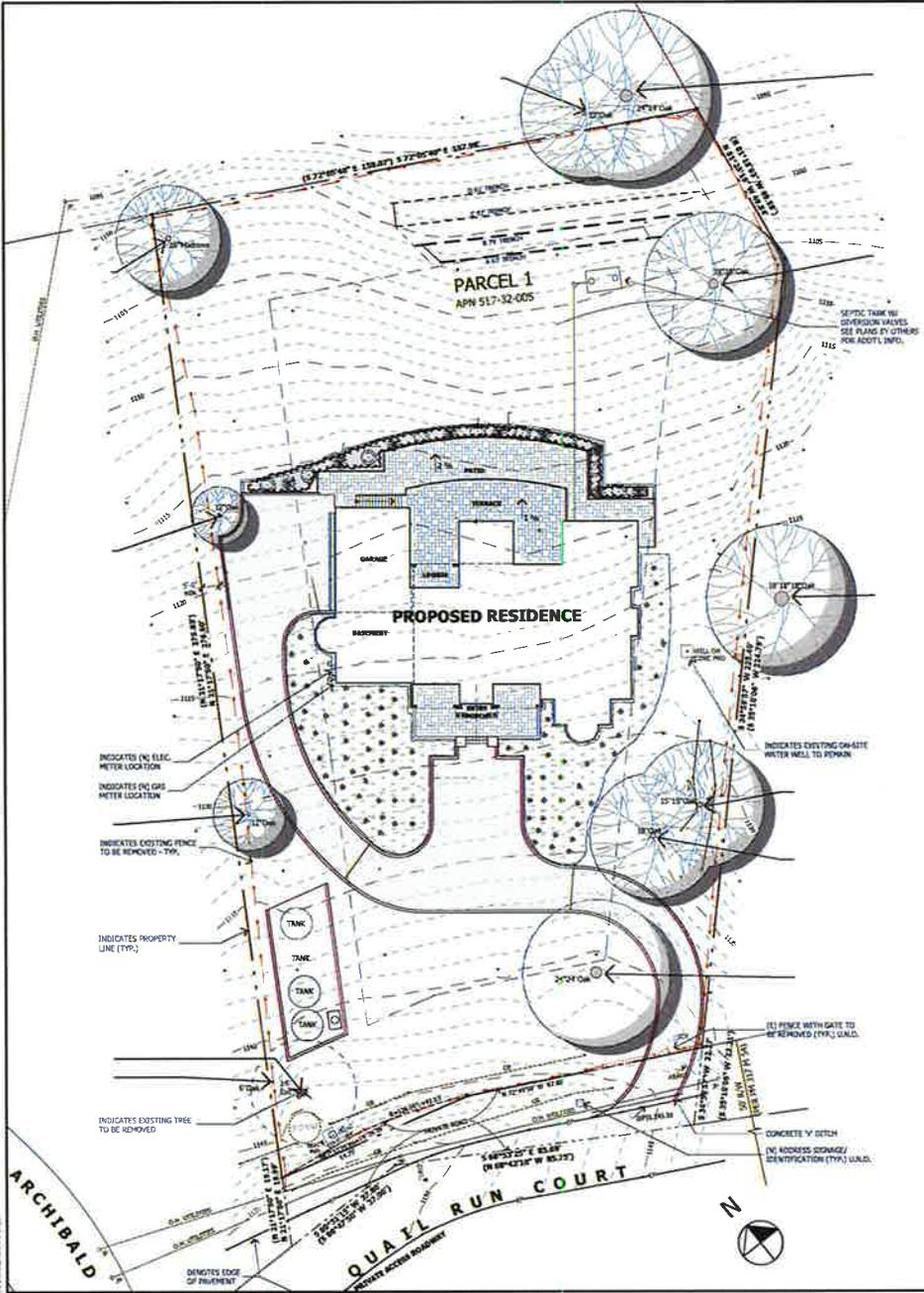
15487 BOHLMAN ROAD  
SARATOGA, CA 95070

REVISIONS


**PROPOSED LANDSCAPE PLAN**

DATE : 11/30/2018  
SCALE : 1" = 16'-0"  
DRAWN BY : DS  
CHECKED BY : TS  
ARCHITECT : TOM SLOAN  
PROJECT NO : 17642

SHEET NUMBER



**LEGEND**

PROPERTY LINE: (E) GRADE MAJOR CONTOUR LINE, (G) GRADE MINOR CONTOUR LINE

TREE PROTECTION FENCE

PROPOSED BUILDING

PROPOSED CONCRETE PAVES DRIVEWAY

PROPOSED AC DRIVEWAY

PROPOSED STONE TILE STAIRS, PATIO, POOL DECK

EXISTING TREE DEP LINE

PROPOSED SHRUBS

PROPOSED GROUNDCOVER

PROPOSED STONE TILE STAIRS, PATIO, POOL DECK

EXISTING TREE TO BE REMOVED

EXISTING TREE TO BE REMOVED

**PLANT LEGEND**

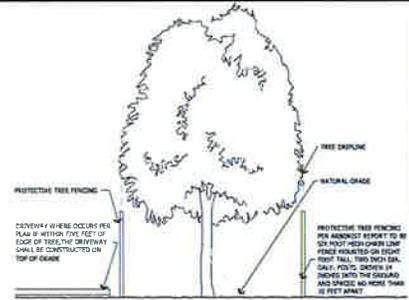
KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY	IRRIGATION
<b>DISJOINT TOLERANT SHRUBS / GRASSES - IRRIGATED</b>					
	LAVENDULA ANGUSTIFOLIA	LAVENDER	1 GAL	5	MAXIMUM 261 SQ. FT. OF IRRIGATED AREA
	LAVENDULA LONGIFOLIA	LAVANDRA	2 GAL	8	
<b>GROUNDCOVER</b>					
	MELCH				SUR TABULATION BELOW
<b>DISJOINT TOLERANT NATIVE GRASSES - NON-IRRIGATED</b>					
	ACHILLEA MILLEFOLIUM	COPPERN TARRAGON	2 GAL	IN FIELD	NON-IRRIGATED AREA
	CELANOTHUS - "WAXWICK POINT"	WILD LILAC	2 GAL	IN FIELD	

NOTES:  
1. GROUNDCOVER AREAS - DENOTED (Q) - MELCH - INDICATES MAXIMUM 500 SQ. FT. OF IRRIGATED AREA  
2. GROUNDCOVER AREAS UNDER EXISTING TREES - NON-IRRIGATED DECORATIVE MELCH AREA 261 SQ. FT.

TOTAL IRRIGATED AREA: 261 SQ. FT.

**EXISTING TREE LEGEND**

TREE NO.	TREE NAME	TREE SIZE	STATUS
	OAK	2'-24"	(E) TO REMAIN
	OAK	18"	(E) TO REMAIN
	OAK	2'-15"	(E) TO REMAIN
	OAK	3'-18"	(E) TO REMAIN
	OAK	2'-18"	(E) TO REMAIN
	OAK	2'-24"	(E) TO REMAIN
	OAK	12"	(E) TO REMAIN
	HYDRANGEA	18"	(E) TO REMAIN
	OAK	12"	(E) TO REMAIN
	OAK	12"	(E) TO REMAIN
	OAK	6"	(E) TO REMAIN
	EUCALYPTUS	24"	(E) TO BE REMOVED



- NOTES:**
- NO EXCAVATION SHALL OCCUR WITHIN FIVE FEET OF EXISTING TREES FOR INSTALLATION OF UTILITIES OR DRIVEWAY.
  - NO FILL SOIL SHALL BE PLACED ANY CLOSER THAN FIVE FEET OUTSIDE THE EDGE OF THE CANOPY OF ANY TREE ON PROPERTY.
  - UNLESS OTHERWISE APPROVED, ALL CONSTRUCTION ACTIVITIES MUST BE CONDUCTED OUTSIDE THE DESIGNATED FENCED AREA (EVEN AFTER FENCING IS REMOVED). THESE ACTIVITIES INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO, THE FOLLOWING: DEMOLITION, GRADING, TRENCHING, EQUIPMENT CLEANING, STOCKPILING AND CLIPPING MATERIALS (INCLUDING SOIL FILL), AND EQUIPMENT/VEHICLE OPERATION AND PARKING.
  - THE DISPOSAL OF HAZARDOUS PRODUCTS, INCLUDING BUT NOT LIMITED TO CHEMICALS, PAINT, KINGS WATER, FUEL, CEMENT WATER BINS, HERBICIDES, OR OTHER MATERIALS, IS PROHIBITED WITHIN TREE CANOPIES OR ADJACENT ON SITE THAT ALLOWS DRAINAGE BENEATH TREE CANOPIES.
  - ANY EXCAVATION WITHIN ROOTZONES SHALL BE BY HAND AND CUT ROOTS CLEANLY WITH SHARP SAW OR SHEARS.

**1 MANAGEMENT OF ACTIVITIES IN THE ROOT ZONE**  
N.T.S.

- TREE PROTECTION NOTES**
- a) **Fencing:**  
All trees to be retained shall be protected with chain link fencing or other rigid fence enclosure acceptable by the Planning Office. Fenced enclosures for trees to be protected shall be erected at the original line of trees or as established by the Arborist to establish the Tree Protective Zone (TPZ) in which no soil disturbance is permitted and activities are restricted.  
All trees to be preserved shall be protected with minimum 5-foot high fence. 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. This detail shall appear on grading, demolition and building permit plans.  
Tree fencing shall be erected before any demolition, grading or construction begins and remain in place until the Final Inspection.
- b) **"Warning" Signs**  
A warning sign shall be prominently displayed on each tree protective fence per the requirements of development pursuant to the Santa Clara County Planning Office. (See attached Example). The signs are available at the Planning and Building Inspection Offices or at www.sccplanning.org.
- c) **Irrigation Program**  
Irrigate to wet the soil within the TPZ during the dry season as specified by the Project Arborist.
- d) **Soil Compaction Damage/ Marking**  
During periods of extended drought, or grading, spray trunk, limbs and foliage to remove accumulated construction dirt.  
Compaction of the soil causes a significant impact to trees during construction. If compaction in the upper 12-inch soil within the TPZ has occurred or is proposed, then one or more of the following mitigation measures shall be implemented as recommended by the Arborist or the County Planning Office.  
A. Four-inches of chip bark mulching shall be placed on top of the TPZ and enclosed with the tree protective fencing as prescribed in the County protective fencing measures.  
B. If compaction of the root system, may result in possible subsidence of the root system, a soil aeration system shall be installed as designed and specified by an Arborist.  
C. Fencing/landscape and other soil compaction material that encroaches within the TPZ, should include an aeration system designed by an Arborist.

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PROJECT NAME  
**PROPOSED  
RESIDENCE**  
15487 BOHLMAN ROAD  
SARATOGA, CA 95070

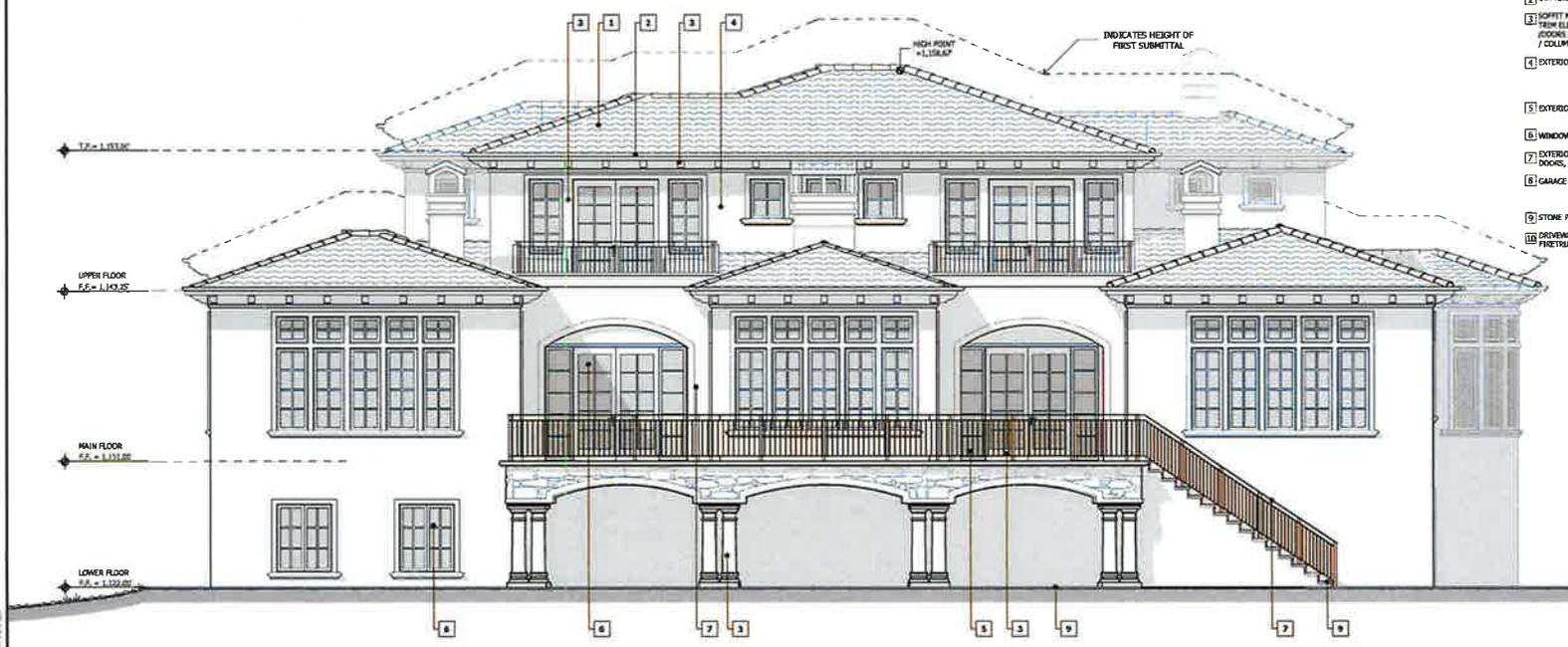
REVISIONS

NO.	DESCRIPTION



**SOUTHWEST ( FRONT ) ELEVATION**

- EXTERIOR FINISHES**
- [1] ROOF: CAP & PAM TILE ROOFING  
RELAND CLAY TILE  
TWO-PIECE MASON  
2000 SERIES- OLD SEDONA BLEND  
W/BRAND 13.5 LRV
  - [2] GUTTERS & DOWNSPOUTS: ARCHITECTURAL COPPER
  - [3] SOFFIT INSULATION, EXTERIOR FINISH W/ ELEMENTS, WINDOWS, JOISTS SUBGRADE & SILL / COLLARS
  - [4] EXTERIOR WALLS: COLOR INTEGRAL STUCCO SIDING  
HARD TUNNELS- SMOOTH FINISH  
TO MATCH KELLY MOORE (B946-3)  
STICKS & STONES-LRV 41
  - [5] EXTERIOR WALLS: SUEHEL FLEDESTONE  
-OVERSICHT FINISH
  - [6] WINDOWS & DOORS: ALUMINUM CLAD WOOD  
W/ DIVIDED LITES - WHITE
  - [7] EXTERIOR WROUGHT IRON DOORS, RAILINGS: WROUGHT IRON - BRONZE COLOR
  - [8] GARAGE DOORS: ALUMINUM - WOOD TEXTURE  
"GARAGE" STYLE GARAGE DOORS  
- MEDLOW BROWN
  - [9] STONE PATIO, STAIRS: "HICKORY TAN FLAGSTONE"
  - [10] DRIVEWAY, PORCELANO TURBOWALK: ECO-FRIENDLY "SE-SEMA  
PERMEABLE PAVEMENT" - TUMBLED  
TAN CHARCOAL COLOR BY  
INCAULTE



**NORTHEAST ( REAR ) ELEVATION**

**PROPOSED  
EXTERIOR  
ELEVATIONS**

SOUTHWEST ( FRONT ) ELEVATION  
NORTHEAST ( REAR ) ELEVATION  
DATE : 11/30/2018  
SCALE : 1/4" = 1'-0"  
DRAWN BY : M.S.  
CHECKED BY : TS  
ARCHITECT : TOM SLOAN  
PROJECT NO : 17642

SHEET NUMBER

**A-4.0**

PROJECT NAME  
**PROPOSED  
RESIDENCE**

15487 BOHLMAN ROAD  
SARATOGA, CA 95070

REVISIONS

NO.	DESCRIPTION

**PROPOSED  
EXTERIOR  
ELEVATIONS**

NORTHWEST (SIDE) ELEVATION

SOUTHEAST (SIDE) ELEVATION

DATE : 11/30/2018

SCALE : 1/4" = 1'-0"

DRAWN BY : M.S.

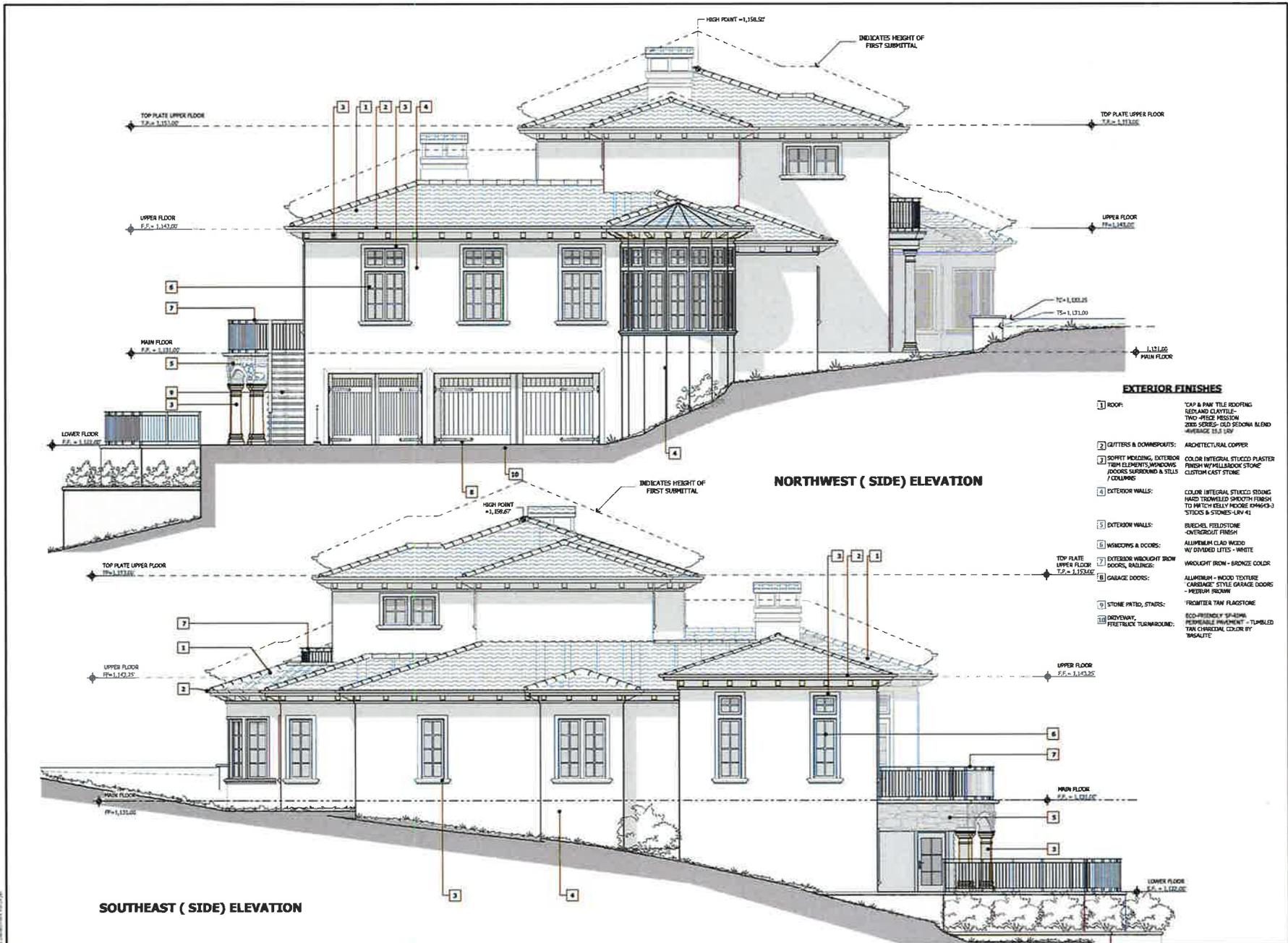
CHECKED BY : TS

ARCHITECT : TOM SLOAN

PROJECT NO : 17642

SHEET NUMBER

**A-4.1**



**EXTERIOR FINISHES**

- 1) ROOF: CAP & PAN TILE ROOFING  
REDLAND CLAY TILE  
TWO-Piece MESSINA  
ZERO SERIES- OLD SEDONA BLEND  
WEATHER 11.5.104
- 2) GUTTERS & DOWNSPOUTS: ARCHITECTURAL COPPER
- 3) SOFFIT FINISHING, EXTERIOR  
TRIM ELEMENTS, WORKING  
DOORS, SURROUND & STEPS  
/ COLUMNS: COLOR INTEGRAL STUCCO PLASTER  
FINISH W/ HILLSBORO STONE  
CUSTOM CAST STONE
- 4) EXTERIOR WALLS: COLOR INTEGRAL STUCCO SIDING  
HAZEL TRIMMELED SHEKIN FINISH  
TO MATCH KELLY MOORE KM64-3  
STONES & STONES-LRV 41
- 5) EXTERIOR WALLS: BLENDED VEGETATION  
OVERGROUT FINISH
- 6) WINDOWS & DOORS: ALUMINUM CLAD WOOD  
W/ DIVIDED LITES - WHITE
- 7) EXTERIOR WROUGHT IRON  
DOORS, RAILINGS: WROUGHT IRON - BRONZE COLOR
- 8) GARAGE DOORS: ALUMINUM - WOOD TEXTURE  
CARBONACE STYLE GARAGE DOORS  
- MEDIUM BROWN
- 9) STONE PATIO, STAIRS: FRONTIER TAN FLAGSTONE
- 10) DRIVEWAY, FIREPLACE TURNDOWN: ECO-FRIENDLY SP-3300  
PEREGRINE PAVEMENT - TUMBLE  
TAN CHAMELAL COLOR BY  
TRISULTE