File: 11220-18B-18DR-18G
Building Site Approval, Design Review and Grading Approval for a new Single-Family Residence

Summary: Building Site Approval, Design Review and Grading Approval for a new 2,850 square foot single-family residence, including an attached 2-car garage, located within 30 feet of a scenic road (Sanborn Rd.), and ancillary site improvements. Estimated grading quantities are 2 cubic yards of cut and 270 cubic yards of fill.

Owner: Namit and Shivi Gupta
Applicant: Romain Curtis
Address: 0 Sanborn Road, Saratoga
APN: 517-33-015
Supervisorial District: #5

Gen. Plan Designation: Hillsides
Zoning: HS-sr
Lot Size: 5 acres
Present Land Use: Vacant
HCP: Not in HCP Area

RECOMMENDED ACTIONS
A. Accept a Categorical Exemption, under Section 15303 (Class 3)(a) of the CEQA Guidelines, Attachment A; and
B. Grant Building Site Approval, Design Review Approval and Grading Approval, subject to conditions outlined in Attachment B.
ATTACHMENTS INCLUDED

Attachment A – CEQA Determination
Attachment B – Preliminary Conditions of Approval
Attachment C – Proposed Plans and Vicinity Map
Attachment D – Public Comments

PROJECT DESCRIPTION

The proposed project includes a request to construct a new 2,850 square foot single-family residence, including a new 2-car attached garage. The project proposes a total of 2 cubic yards of cut and 270 cubic yards of fill to accommodate the construction of the new residence and other ancillary site improvements. Associated site improvements include a driveway, onsite wastewater system, water tanks and landscaping. A shared well would serve the property for domestic water supply, as conditioned. Approximately ten (10) trees would be removed.

If the project site were not located by a County scenic road, it would otherwise qualify for Administrative Design Review Exemption approval with no public hearing. However, as the new residence is located within the scenic road setback area, a full Design Review is required.

Setting/Location Information

The subject parcel is currently vacant and located off Sanborn Road, in unincorporated Saratoga. The subject property is mostly a steep slope that descends in the rear of the lot, with an average slope of approximately 42%. The proposed development area is located closer to the road, and has a slope of 25.3%, which includes the building pad, driveway access and the septic system.

The frontage of the site is not significantly visible from the scenic road due to the extensive existing oak and redwood tree canopy coverage. There are some visible tree openings along the frontage which will be landscaped with new trees to screen the residence from the view of the scenic road. A majority of the trees being removed have been verified to be deceased or have a diseased condition, per the submitted arborist report, dated August 7, 2018 by Bay Area Tree Specialists.

The surrounding neighborhood is comprised of either low density, single-family residences on larger lots, or vacant parcels. Sanborn Park is located south of the site. Sanborn Creek is located within the rear of the lot. There are site retaining walls to create yard space proposed, however these walls would be located at least 25 feet from the top bank of the creek.

REASONS FOR RECOMMENDATIONS

A. Environmental Review and Determination (CEQA)

The environmental impacts of the proposed project were analyzed, resulting in a proposed Categorical Exemption (See Attachment A). The aesthetic impacts of the proposed project and its visibility from the scenic road have been addressed through the design review.
process with further landscaping of the front proposed debris wall, as seen from the road and other design measures (i.e. compliance with approved LRV approved colors as shown on plans). As such, the project qualifies for a Class 3, Section 15303 Exemption from CEQA.

B. Approval Building Site:
Per County Ordinance Section C12-307 and C12.309.2, Building Site Approval is required for new single-family or two-family dwellings, including any applicable zoning district to which an -nl combined zoning district applies.

The application for BSA was applied for on August 8, 2018, and will be approved simultaneously with the Design Review and Grading Approval.

C. Project/Proposal
1. General Plan: Hillsides

2. Zoning Standards: The Zoning Ordinance specifies the required development standards for HS-sr Zoning District, as summarized below, followed by a Table noting the project’s conformance with Section 5.50-d” Combing District:

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<th>STANDARDS &amp; REQUIREMENTS</th>
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<tr>
<td>Mitigation of Visual Impacts</td>
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<tr>
<td>Conformance with General Plan</td>
<td>§ 5.50.040(F)</td>
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D. Design Review Findings
As the subject project is located within 100 ft. of scenic road (Sanborn Rd), Design Review is required, as noted in Section 3.30.030, thereby requiring Design Review. 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;

Existing mature Oak and redwood trees in the frontage of the site and new landscaping will be planted on the debris wall, on the frontage of the site and surrounding the water tanks. This will help screen the proposed residence and improvements from view which will help the project blend into the natural environment. Approximately ten (10) trees are proposed for removal. The removed trees include a mixture of oak trees, sycamore, and other shrubbery which are most deceased or diseased, as noted per the submitted arborist report dated August 7, 2018 by Bay Area Tree Specialists. The design of the residence is not significantly bulky or massive, as the applicant changed the initial design to lower the rooflines with multiple rooflines, reduce amount of retaining walls surrounding the home. The proposed residence is two-story and includes natural colors and materials with a Light Reflectivity Value (LRV) of 45 or less as shown on plans. Grading is minimal to establish the use.

2. Compatibility with the natural environment;

The proposed residence is located on the most suitable portion of the site, with minimal grading, which includes 2 cubic yards of cut and 270 cubic yards of fill. A total of 80 cubic yards of fill are proposed for the building pad of the residence and garage. The remainder of the grading is for driveway access and landscaping improvements. Tree removal is minimal, with a total of ten (10) trees proposed to be removed due to disease or lack of health. The removal of these trees would accommodate onsite improvements, however the applicant is proposing to install additional trees within the front yard to provide additional screening.

The project improvements will not impact the creek on the rear of the site, thereby well-exceeding the minimum required 25 ft. setback from the top bank of the creek, as required by the Santa Clara Valley Water Resources Protection Collaborative. There are no special status or endangered species located on the property. As such, the proposed residence is designed to be compatible with the natural environment.

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

The project complies with the Design Review Guidelines and criteria. The applicant will be providing landscaping along the frontage and along the debris wall. Staff has added a condition of approval to require a landscape plan be approved prior to
issuance of a building permit, and installation of the approved landscaping prior to final inspection. Also, the exterior colors will be required to have a Light Reflectivity Value of 45 or less, consistent with submitted plans, as well as an outdoor lighting conditioned to avoid light and glare visibility from off site. Furthermore, the project has been designed to reduce potential bulk and mass impacts by providing undulating facades, multiple rooflines and reducing retaining walls. Although Staff identified concerns with the initial design of the structure, the applicant has modified the design to eliminate Staff’s concerns. As such, Staff is of the opinion that the redesigned project is in conformance with the County’s Design Review Guidelines.

4. Compatibility with the neighborhood and adjacent development;

The proposed residence is in keeping with the characteristics of the surrounding neighborhood. The residence a relatively small structure, in terms of square footage, with less than 3,000 sq. ft. proposed. The residences within the immediate neighborhood range in size approximately between 2,500 and 4,200 square feet. The proposed size and architectural design will blend in with the surrounding neighborhood and visual impacts will be minor as the property will be well-screened with existing, mature landscaping and new landscaping. The proposed residence is a two-story design with muted gray colors to blend in with the hillside environment. The project will not be obtrusive or stand out compared to the other developed parcels in the immediate vicinity and is compatible with the immediate neighborhood.

5. Compliance with applicable zoning district regulations; and

Residential use is an allowed use in HS Hillside zoning district, and the project complies with the HS zoning regulations. The proposed residence is in compliance with required setbacks (30-feet from all property lines) and is proposed to be 35 feet in height (maximum allowed is 35 ft. height). The proposed design is also in keeping with the –d1 design standards, building massing standards, and exterior colors as shown on plans are less than 45 in LRV. The proposed retaining walls are designed to be up to 5-feet in height. The site is located on the frontage of the lot within 100 ft. of scenic road Sanborn Rd. and meets all the findings of Section 5.50.050 as discussed above for Design Review compatibility.

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 located the structures off the hilltop towards the frontage of the lot. Design Review is required in this case as development is located within 100 ft. of the scenic road (Sanborn Road), specifically proposed at 30 ft. from the right-of-way. The proposed building site blends in with the natural environment as there is extensive existing oak and redwood tree canopy to limit visibility from
Sanborn Road. To address the potential visual impacts of the building location, natural colors and materials with an LRV below 45 are shown on plans and new landscaping will be included for the frontage debris wall to blend into the existing environment. As conditioned, the project would be in conformance with the General Plan which allows low density development within the Hillsides General Plan designation.

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.**

   Estimated grading quantities are 2 cubic yards of cut and 270 cubic yards of fill associated with the proposed project. The grading would establishing the driveway access, building pad for residence with attached garage, water tanks and landscaping. The proposed grading is mostly related to establishing the onsite access for the driveway. Consequently, 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.

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.**

   No excessive grading will be conducted. All export will be deposited at an approved site. No unnecessary fills will occur. Standard conditions of approval and requirements of final grading plans will ensure that grading around the building pad will not result in slope instability or erosion. There is a creek towards the rear of the lot which will not be impacted. All improvements are at least 25 ft. from the top bank of the creek as documented on plans.

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 contour to the natural topography to the maximum extent possible, with the residence sited on the most suitable building pad location in the frontage of the lot. The majority of the proposed grading is for onsite improvements to establish the access driveway. The grading will not impose any significant impacts to the natural landscape, biological, or aquatic resources. The structure is 25 ft. away from the top bank of the creek on the rear of the lot. There are no biological surveys needed as the site has no sensitive habitat for endangered species or...
species of concern. Furthermore, maximum cuts for the proposed grading will not exceed 5 feet in height.

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 driveway to serve the new residence. The grading is designed to follow the natural contours to the maximum extent possible. Other alternative locations on the site would require more grading as the hillside slopes get more steep towards the rear of the property (over 40%).

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.

Access to the site is via the existing road (Sanborn Road). The proposed grading is designed to conform with natural terrain and existing topography and will not create any significant visual scar, while provide adequate access to the property. The retaining walls surrounding the residence are designed to blend with existing terrain and existing forested trees.

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 and to reduce visual impacts from hillside development in keeping with General Plan policies R-GD 20-27, which require that grading be the minimum necessary for the use, with no significant visual scar or impact the environment.

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, road design, building form and design. The proposed residence will be located in areas with more gentler slopes, away from the hilltop, which minimizes the need for grading for longer driveways. The driveway is designed in keeping with Guidelines 7, 8 and 9 that require the proposed driveway design avoid excessive cuts and fills into the hillside, and avoid sensitive habitat including significant trees, while meeting the minimum emergency access standards. The retaining walls are also designed to follow the existing hillside contours to minimize visual impacts to the neighboring parcels.
The proposed grading is in conformance with specific findings and policies identified in the County General Plan. The proposed grading is designed to follow the natural terrain, to minimize grading, and to reduce visual impacts caused by hillside development and in keeping with General Plan Policy R-GD 22-36, as discussed above.

BACKGROUND

The current property owner submitted the Building Site Approval, Grading Approval, and Design Review applications August 8, 2018. The initial incomplete letter was issued in September 7, 2018, identifying concerns regarding the proposed architectural design, septic system, drainage, and other project clarifications.

The applicant resubmitted a revised project design on a number of occasions, with the final resubmittal being deemed complete on January 8, 2019.

A public notice was mailed to all property owners within a 300 radius on January 31, 2019, and was also published in the Post Records on January 28, 2019.

Two public comment letters are included in Exhibit D submitted on January 31, 2019. Concerns identified indicate 1) the residence will be significantly visible from scenic road (Sanborn Rd), and 2) indicate the residence should be located behind the creek in the rear of the lot.

Per the recommended conditions of approval, new landscaping trees is required as part of the landscape plans to screen the residence, debris wall and water tanks from the view of the scenic road. Staff has visited the site and verified there is adequate space in the front of the lot to plant new landscaping. In addition the design of the home has been modified substantially from the initial proposal to blend in with the neighborhood (lowered rooflines with varied roof heights, reduction of retaining walls, and muted gray colors to blend in with the existing environment.

Moving the footprint of the residence to the rear of the lot would require significant amounts of grading, as the slope is steep over 40%. Thus, the project would not be in conformance with the County Grading Ordinance findings which require that the use be established with the minimum amount of grading to establish the use. Also standards for driveway access would not be in compliance with County Roads, Fire Marshall, and Land Development Engineering standards with a steep slope exceeding County standards. And the project would not be in compliance with the 25 ft. setback to the creek as required by the Santa Clara Valley Water Collaborative. Major environmental impacts such as erosion, water quality, and siltation would necessitate additional environmental review, technical studies, and waterway agency permits from CA Dept. of Fish and Wildlife Service, Army Corp of Engineers, Santa Clara Valley Water District, and the Regional Water Quality Control Board.

STAFF REPORT REVIEW

Prepared by: Colleen Tsuchimoto, Senior Planner

Reviewed by: Leza Mikhail, Principal Planner/Zoning Administrator

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## Statement of Exemption from the California Environmental Quality Act (CEQA)

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### Project Name
Gupta Residence

### Project Type
Residential

### Owner
Namit and Shiva Gupta

### Applicant
Romain Curtis

### Project Location
Sanborn Road, Saratoga at APN 517-33-015

### Project Description
Grading of approximately 2 cubic yards of cut and 270 cubic yards of fill for proposed new residence with attached garage, septic system, water tanks, and access driveway.

All development permits processed by the County Planning Office which require discretionary approval must be evaluated for compliance with the California Environmental Quality Act (CEQA) of 1970 (as amended). Certain projects which meet criteria listed under CEQA may be deemed exempt from environmental review. The project described above has been evaluated by County Planning Staff under the provisions of CEQA and has been deemed to be exempt from any further environmental review per the provision(s) listed below.

### CEQA (Guidelines) Exemption Section:
15303 (a), “New Construction or Conversion of Small Structures”

### Comments:
Qualifies for exemption. Project includes minimal grading with no significant environmental impacts to construct a new residence with attached garage, septic system, water tanks, and access driveway. Arborist report verifies that majority of trees to be removed are either dead/diseased or in hazardous condition.

### Prepared by:
Colleen A. Tsuchimoto, Senior Planner

Signature: [Signature]

Date: 11/29/18
ATTACHMENT B
PRELIMINARY BUILDING SITE APPROVAL, DESIGN REVIEW AND
GRADING APPROVAL CONDITIONS OF APPROVAL

Date: February 7, 2019
Owner/Applicant: Namit and Shivi Gupta / Romain Curtis
Location: 0 Sanborn Rd., Saratoga, CA (APN: 517-33-015)
File Number: 11220-18B-18DR-18G
CEQA: Categorically Exempt - Section 15303, Class 3(a)
Project Description: Building Site Approval, Design Review and Grading for a 2,850 square
foot single-family residence with an attached garage. Associated site improvements including a driveway, septic system, water tanks, and landscaping. Associated grading consists of 2 cubic yards of cut and 270 cubic yards of fill (272 cubic yards total). NOTE: 80 cubic yards of fill are associated with building pads for the residence and garage. Approval is based on plans submitted on December 20, 2018.

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. She/he represents a specialty and can provide details about the conditions of approval.

<table>
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<tr>
<th>Agency</th>
<th>Name</th>
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<th>E-mail</th>
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<tr>
<td>Planning</td>
<td>Colleen Tsuchimoto</td>
<td>(408) 299-5797</td>
<td><a href="mailto:colleen.tsuchimoto@pln.sccgov.org">colleen.tsuchimoto@pln.sccgov.org</a></td>
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<tr>
<td>Environmental Health</td>
<td>Darrin Lee</td>
<td>(408) 299-5748</td>
<td><a href="mailto:darrin.lee@cep.sccgov.org">darrin.lee@cep.sccgov.org</a></td>
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<tr>
<td>Fire Marshal</td>
<td>Alex Goff</td>
<td>(408) 299-5763</td>
<td><a href="mailto:alex.goff@sccfd.org">alex.goff@sccfd.org</a></td>
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<tr>
<td>Calfire</td>
<td>Craig Farley</td>
<td>(408) 500-1000</td>
<td><a href="mailto:craig.farley@fire.ca.gov">craig.farley@fire.ca.gov</a></td>
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<tr>
<td>Land Development Engineering</td>
<td>Ed Duazo</td>
<td>(408) 299-5735</td>
<td><a href="mailto:ed.duazo@pln.sccgov.org">ed.duazo@pln.sccgov.org</a></td>
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<tr>
<td>Roads &amp; Airports</td>
<td>Rocelia Kmak</td>
<td>(408) 573-2464</td>
<td><a href="mailto:rocelia.kmak@rda.sccgov.org">rocelia.kmak@rda.sccgov.org</a></td>
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<tr>
<td>Geology</td>
<td>Jim Baker</td>
<td>(408) 299-5774</td>
<td><a href="mailto:jim.baker@pln.sccgov.org">jim.baker@pln.sccgov.org</a></td>
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<tr>
<td>Building Inspection</td>
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<td>(408) 299-5700</td>
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STANDARD CONDITIONS OF APPROVAL
Building Inspection
1. For detailed information about the requirements for a Building Permit, obtain a Building Permit Application Instruction handout from the Building Inspection Office or visit the website at www.sccbuilding.org
Planning

2. Development must take place in accordance with the approved plans, submitted on December 20, 2018 and the conditions of approval. Any changes to the proposed project may result in additional environmental review, pursuant to the California Environmental Quality Act, and additional Planning review.

3. Existing zoning is HS-sr (Hillsides with a combined Design Review – within 100 ft. of scenic road). Maintain the following minimum dwelling setbacks:
   - Front: 30 ft.
   - Sides: 30 ft.
   - Rear: 30 ft.

4. The maximum height of dwellings is 35 ft. and shall not exceed three (3) stories.

5. Any increase in grading quantities, or modification to the grading or design, is subject to further review.

6. Two off-street parking spaces are required, one of which must be covered.

7. Accessory structures are limited to two (2) plumbing fixtures, per Zoning Ordinance Chapter 4.20.020(I) (1). A Special Permit is required for detached structures with more than two plumbing fixtures.

8. Water tanks required to be at least 30 feet from the front yard setback for the HS zoning district per Zoning Ordinance Section 4.20.020(O)(a). Water tanks 12 ft. or less in height shall have a minimum setback of 3 feet from the side and rear property lines.

9. Maximum height of water tanks are not more than 35 feet, including tower mounted tanks.

Land Development Engineering
Drainage

10. 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.

Utilities

11. 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 submitted to the Land Development Engineering Section for review. Off-site work should be coordinated with any other undergrounding to serve other properties in the immediate area.
Environmental Health

12. Proposed debris wall shall be designed to ensure minimum setbacks are maintained from onsite wastewater treatment system.

13. 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.

Fire Marshal's Office

14. Fire protection water shall be made available to the fire department.

15. 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 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.

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO FINAL GRADING PERMIT ISSUANCE

Planning

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

17. Prior to the issuance of a grading permit, submit tree protection plan. Fencing shall be installed around all trees not slated for removal that are adjacent to construction areas, and shall be maintained during the duration of construction.

18. If possible, tree removal should be scheduled between October and December (inclusive) to avoid the raptor nesting season. Should the October – December time window not be feasible, pre-construction surveys for nesting raptors shall be required as follows:

   a. Between January and April (inclusive), pre-construction surveys shall be conducted by a qualified ornithologist to identify raptor nests that may be disturbed during project implementation. The survey shall be conducted no more than 14 days prior to the initiation of construction activities and trees removal. Between May and August (inclusive), pre-construction surveys shall be conducted by a qualified ornithologist within 30 days prior to the initiation of construction activities and trees removal. If an active raptor nest is found in or close enough to
the construction area to be disturbed by these activities, the ornithologist shall, in consultation with the California Department of Fish & Wildlife, designate a construction free buffer zone (typically 250 feet) around the nest.

b. The applicant shall submit a report indicating the results of the surveys and any designated buffer zones to the Planning Dept. **prior to the issuance of the final grading permit.**

**Land Development Engineering (LDE)**

19. **Prior to beginning of any construction activities,** obtain a Grading Permit from Land Development Engineering (LDE).

20. **Prior to LDE clearance of the building permit,** issuance of the grading permit is required (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 > I Want to...> Apply for a Permit > Grading Permit.

The application for the encroachment permit (Roads & Airports permit) will be submitted to LDE with the grading permit. For your convenience the grading and encroachment permits are processed concurrently under one set of improvement (grading) plans.

Please contact LDE at (408 299-5734) for additional information and timelines.

21. 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.

**Improvement Plans**

22. 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 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. The final design shall be in conformance with all currently adopted standards and ordinances. The following standards are available on-line:
Monuments and Access

23. 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.

Easements

24. All applicable easements affecting the parcel(s) with benefactors and recording information shall be shown on the improvement plans.

25. The following offers to dedicate easements shall be submitted to LDE. All easement dedications shall include legal descriptions, plats, and corresponding documents to be reviewed and approved by the County Surveyor’s Office.

a. Offer to dedicate an easement to the public and the County for storm-drainage purposes, based on the centerline of the creek running through the property and extending 10 feet beyond the tops of bank of both sides of the creek.

26. Submit a letter from the project civil engineer addressing concerns regarding the adequate vehicle clearance for the private driveway, specifically, the transition from the 16% descending driveway into the garage.

Drainage

27. Prior to grading permit issuance, 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.

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
incorporate as many site design measures as possible into the project. For additional information, please refer to the C.3 Stormwater Handbook (June 2016) available at the following website: 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 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 plans.

Calfire
31. The land proposed for this project has been classified by a Cal Fire Forester as “Timberland” as defined under Public Resources Code (PRC) section 4256. A timberland conversion permit (PRC 4261) or conversion exemption is required prior to the cutting of trees and grading. The project proponent shall consult with a licensed Forester to complete the permit application or to contest the Timberland classification.

Roads and Airports
32. Encroachment Permit: Obtain a Santa Clara County Roads and Airports (RAD) Encroachment Permit prior to any work within the County right-of-way (ROW) and prior to Building Permit issuance. The Encroachment Permit shall contain all the elements indicated in Improvement Plans below and in Roads and Airports Encroachment Permit Application Process and Information handout. The process for obtaining an Encroachment Permit and the forms can be found at: www.countyroads.org> Services>Apply for Permits > Encroachment Permit.

33. Improvement Plans: Preliminary plans prepared by Sterling Consultants and received on November 11, 2018, by the Santa Clara County Planning Office have been reviewed. Submit final improvement plans prepared by a licensed civil engineer for review and approval prior to Grading/Building Permit issuance. Include plan, profile, typical section, and grading and drainage for all construction improvements located within the ROW.

Design shall be consistent with County Ordinance, Roads and Airports Standards Detail Manual, and the Santa Clara County Drainage Manual. Final improvement plans shall include the following:

a. Design Sanborn Road along the property’s frontage to County StandardB/4A. Owner’s Engineer may proposed modifications to the B/4A standard in the Final Improvement Plans based upon existing site conditions for review and approval.
by the County Roads and Airports Department. The modifications may include defining limiting to the frontage improvements and/or reducing the width of the shoulder widening but must demonstrate that the proposed improvements implement the B/4A standard to the maximum extent possible.

b. Design the driveway approach to County Standard B/4.

c. Reestablish the flowline along the property’s frontage to provide positive flow.

d. Show all existing and proposed features located within the ROW, including but not limited to, edge of pavement, ROW line, above and below ground utility lines, easements, drainage facilities, trees, landscaping, and other structures and features. All utility relocations, replacements, abandonments, temporary facilities and new facilities are shown.

e. Show all trees and brush along the project’s work limits within the ROW indicating any trees to be removed, pruned, and/or planted. If applicable, obtain a tree removal encroachment permit prior to removal of any tree within the ROW. The process for obtaining approval for a tree removal and the forms that are required can be found at www.countyroads.org Services >Apply for Permits > Tree Removal from County Right-of-Way.

f. Provide for the uninterrupted flow of water in swales and natural courses within the ROW. No fill or crossing of any drainage facilities is allowed unless shown on approved plans.

g. Demonstrate that the post development maximum flow rate onto the County Road ROW is equal or less than pre-development corresponding storm event flow rate. If this cannot be demonstrated, a detention/retention system shall be located outside the County Road ROW.

h. Provide an Erosion and Sediment Control Plan that outlines seasonally appropriate erosion and sediment controls during the construction period within the ROW in accordance with the Municipal Regional Permit.

i. Provide a Site Specific Traffic Control Plan or “Typical Application” from Part 6 Temporary Traffic Control of the 2012 Edition Manual Uniform Traffic Control Devices to demonstrate traffic handling during construction as appropriate.

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO BUILDING PERMIT ISSUANCE

Planning

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

35. Prior to the issuance of a building permit submit a landscape documentation package for review and approval (Landscaping Permit). New landscaping is required to surround the residence, frontage debris wall and rear water tanks. Show location of the existing forestry trees which screen the residence. The submittal shall include a landscaping plan,
irrigation plan, and water budget calculations stamped and signed by a licensed landscape architect. The requirements of Division B33 of the County Ordinance Code (Sustainable Landscape Ordinance) shall apply as the total landscape area appears to exceed 2,500 square feet. The landscape ordinance and supporting information can be found on the following web page:

https://www.sccgov.org/sites/dpd/PlansOrdinances/Landscape/Pages/welo-apply.aspx

36. **Prior to issuance of a building permit**, submit color samples for the house facade, trim and roof indicating the Light Reflectivity Value is less than or equal to 45, pursuant to Zoning Ordinance Section 3.20.040B consistent with approved plans.

37. **Prior to issuance of a building permit**, submit exterior lighting plan if applicable. All lighting on the site shall be designed, controlled and maintained such that no light source is visible from off the property.

38. **Prior to issuance of a building permit**, and pursuant to Zoning Ordinance Section 5.20.125 record a Notice of Permit and Conditions with the County Office of Clerk-Recorder to ensure that successor property owners are aware that certain conditions of approval shall have enduring obligation. Evidence of such recordation shall be provided prior to building permit issuance.

Environmental Health

39. **Prior to issuance of a building permit**, provide three wet-stamped septic plans signed by Department of Environmental Health to 70 W Heding, Permit Center, for signoff. Based on the percolation rate of 6 minutes per inch, sewage conditions have been determined as follows:
   a) For a 3 bedroom single family residence: a 1500 gallon septic, an enhanced treatment unit, pump chamber, and 375 plus 375 square feet drip dispersal fields.
   b) For a 2 bedroom single family residence: a 1500 gallon septic, an enhanced treatment unit, pump chamber, and 250 plus 250 square feet drip dispersal fields.
   c) For a 1 bedroom single family residence: a 1500 gallon septic, an enhanced treatment unit, pump chamber, and 125 plus 125 square feet drip dispersal fields.

   Note: Bedroom counts can be reduced to resize drip dispersal fields and ensure minimal set backs are maintained as defined within County of Santa Clara Onsite Manual.

40. **Prior to issuance of a building permit**, provide a water connection letter from the local water purveyor.
41. Fire protection water system shall be installed, functioning and inspected 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.

42. OnSite Water Storage: Whereon-site storage tanks are required, details for fire protection water supply shall be included with the building permit set of drawings. Submittal shall include, but not be limited to, location of water supply, (e.g. onsite well, shared well, tank location and capacity, pipe size, wharf hydrant orifice size and location, domestic and fire protection water tanks and piping configuration.
   a) All installations shall include a primary aboveground storage tank with a capacity of not less than 3,000 gallons dedicated to domestic and fire sprinkler system demand. Storage capacity may be increased due to sprinkler design demand or additional domestic water as required by the Environmental Health Department.
   b) A secondary aboveground storage tank dedicated to the wharf hydrant shall be provided in accordance with the following:
      Structures up to 3,600 sq. ft.: 5,000 gallons.
   c) Aboveground storage tanks shall be provided with automatic refill. Manual refilling of tanks is not acceptable.
   d) Installation of aboveground storage tanks less than 20 ft. to a structure requires tanks to be of noncombustible construction.
   e) Installation of the tank system shall comply with Fire Marshal Standard CFMO-W5.
   f) Underground storage tanks and swimming pools shall not be accepted in place of aboveground storage tanks.
   g) A copy of the Shared Well agreement shall be provided at the time of plan submittal for building permit.

43. One on-site wharf hydrant with a 2 ½ 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) require s 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.
44. 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 50 ft.
   d. Grade: Maximum grade shall not exceed 15%. The Fire Marshal may permit grades up to a maximum of 20% if no other method is practicable and if consistent with good engineering practices, provided an approved automatic fire sprinkler system is installed throughout the affected dwelling, included attached garage. In no case shall the portion exceeding 15% gradient be longer than 300 feet in length, unless there is at least 100 feet at 15% or less gradient between each 300 foot section. Grades exceeding 15% shall be paved in compliance with County Standards.
   e. Surface: All driving surfaces shall be all-weather and capable of sustaining 75,000 pound gross vehicle weight.
   f. Dead End Roads: Turnarounds shall be provided for dead end access roads in excess of 150 ft. in length. Acceptable turnaround shall be 40 ft. by 48 ft. pad, hammer head, or bulb of 32 ft. radius complying with County Standard SD-16. All turnarounds shall have a slope of not more than 5% in any direction.
   g. Gates & Traffic Calming Devices: Any obstruction to emergency access such as gates, speed bumps/humps/ traffic circles, etc. shall require prior approval from the County.

45. Driveways (roads serving only one lot) shall comply with the following when the distance between the centerline of the access road any portion of the structure exceeds 150 ft. (measured along the path of travel).

   a. Width: Clear width of driveable 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. Curve Radius: Inside turn radius for curves shall be a minimum of 50 ft.
   d. Maximum grade shall not exceed 16%. The Fire Marshal may permit grades up to a maximum of 20% if no other method is practicable and if consistent with good engineering practices, provided an approved automatic fire sprinkler system installed throughout the affected dwelling, including attached garage. In no case shall the portion exceeding 16% gradient be longer than 300 feet in length, unless there is at least 100 feet at 15% or less gradient between each 300 foot section. Grades exceeding 15% shall be paved in compliance with County Standard SD5.
e. Surface: All driving surfaces shall be all-weather and capable of sustaining 75,000 pound gross vehicle weight.
f. Turnouts: Passing turnouts in compliance with SD-16 shall be provided at every 400 ft. and wherever hydrants are placed adjacent to a driveway.
g. Turnarounds: Turnaround shall be provided for driveways in excess of 150 ft. as measured along the path of travel from the centerline of the access road to the structure. Acceptable turnarounds shall be 40 ft. by 48 ft. pad, hammerhead, or bulb of 40 ft. radius complying with County Standard SD-16. All turnarounds shall have a slope of not more than 5% in any direction.
h. 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.

46. 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 ½ inch spark arrester for the chimney.
   c. Remove significant combustible vegetation within 30 ft. 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.

Roads and Airports
47. Prior to issuance of the Building Permit, dedicate the following curvilinear rights-of-ways: 30 foot half street for Sanborn Road. All dedications must include legal descriptions, plats, and corresponding documents to be reviewed and approved by the County.

Geology
48. Prior to building permit issuance, submit a Plan Review Letter that confirms the plans conform with the recommendations presented in the approve geology report.

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

Planning
49. Prior to final inspection, contact Colleen Tsuchimoto, at least a week in advance to schedule a site visit to verify the approved exterior colors, and landscaping have been installed as approved.
Land Development Engineering
50. Construct all the improvements. Construction staking is required and shall be the responsibility of the developer.

51. 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.

Fire Marshal’s Office
52. Water protection tanks and wharf hydrant to be installed before combustible materials are brought on-site.

53. Fire Department access to be installed before combustible materials are brought on site.

54. Fire Sprinkler System: An approved residential fire sprinkler system complying with CFMO-SP6 shall be installed throughout the structure.

Roads and Airports
55. Construction: Construct all of the aforementioned improvements prior to final Building occupancy. Construction staking within the ROW is required and shall be the responsibility of the developer.
Vicinity Map
File No. 11220-18B-18DR-18G
APN 517-33-015

Attachment C: Vicinity Map
NEW HOME:
Sanborn Rd., Saratoga – APN: 517-33-015

1 - ROOF A:
METAL STANDING SEAM 1.75" RIB
DARK BRONZE FROM WESTERN LOCK
18" 24 GAUGE
FINISH-PVDF Resin Based AKA Kynar 500º
LRV=30

2 - ROOF B:
SLATE SHINGELS FROM AMERICAN SLATE
ALPINE VALLET NATURAL
LRV=30

3 - WALL A: MERLEX STUCCO – P-1661 TITANIUM
LRV=20

4 - WALL B: MERLEX STUCCO – P-505 AGATE
LRV=45

5 - WALL C:
ELDORADO STONE
HILLSTONE - VERONA
LRV=35

6 - WALL D:
ELDORADO STONE
ASHLAR
LRV=45

7 - WINDOWS:
ANDERSON 100 SERIES – FIBER GLASS
LRV=40

8 - DOOR:
SOLIDE CORE WOOD FROM STEVE AND SONS
SAVANNAH COLLECTION
LRV=25

9 - EAVES AND WOOD:
CEDAR PAINTED
BEHR MULTI SURFACE ROOF PAINT – BROWN 2258
LRV=15

10 - GUTTERS:
METAL COOR COTED TO MATCH
BEHR MULTI SURFACE ROOF PAINT
BROWN 2258
LRV=20
1 - ROOF A:
METAL STANDING SEAM 1.75" RIB
DARK BRONZE FROM WESTERN LOCK
18" 24 GAUGE
FINISH-PVDF Resin Based AKA Kynar 500*
LRV=30

2 - ROOF B:
SLATE SHINGLES FROM AMERICAN SLATE
ALPINE VALLEY NATURAL
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HILLSTONE - VERONA
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ELDORADO STONE
ASHLAR
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ANDERSON 100 SERIES - FIBER GLASS
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SOLID CORE WOOD FROM STEVE AND SONS
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LRV=15

10 - GUTTERS:
METAL COATED TO MATCH
BEHR MULTI SURFACE ROOF PAINT
BROWN 2258
LRV=20
Homeowners Checklist
How To Make Your Home Fire Safe

OUTSIDE

1. Design/Construction
   a. Check to see that the home is located in the wildland-urban interface (WUI) zone.
   b. Ensure that the home is at least 100 feet from the nearest roadway.
   c. Verify that the home is on a lot that is large enough to allow for safe access.
   d. Check that the home is not located in a floodplain or on a slope greater than 25%.
   e. Confirm that the home is not located in an area with limited access for emergency services.

2. Access
   a. Make sure that the residence can be accessed by a public road.
   b. Ensure that the driveway is wide enough to accommodate emergency vehicles.
   c. Verify that the access road is not obstructed by debris or vegetation.

3. Yard
   a. Remove all flammable vegetation and debris within 100 feet of the home.
   b. Keep the yard clear of dry grass, brush, and piles of clutter.
   c. Clean up any spills or leaks from gas, oil, or other flammable substances.

4. Landscape
   a. Maintain the yard and landscape by watering and mowing regularly.
   b. Remove any dead or dying grass, leaves, or branches.
   c. Avoid using gasoline-powered tools near dry vegetation.

5. Emergency Water Supply
   a. Install a water storage system to provide an emergency water supply.
   b. Ensure that the water storage system is accessible in case of emergency.
   c. Check that the water storage system is filled to capacity.

INSIDE

1. Kitchens
   a. Ensure that the kitchen is well ventilated and free of flammable materials.
   b. Install a smoke detector in the kitchen and nearby areas.
   c. Keep the kitchen clean and free of clutter.

2. Hallway
   a. Install a smoke detector in the hallway and near the entryway.
   b. Ensure that the hallway is well illuminated and free of flammable materials.
   c. Check that the hallway is not obstructed by furniture or other debris.

3. Bathrooms
   a. Install a smoke detector in the bathroom and near the entryway.
   b. Ensure that the bathroom is well ventilated and free of flammable materials.
   c. Check that the bathroom is not obstructed by furniture or other debris.

4. Bedroom
   a. Install a smoke detector in the bedroom and near the entryway.
   b. Ensure that the bedroom is well ventilated and free of flammable materials.
   c. Check that the bedroom is not obstructed by furniture or other debris.

5. Disaster Preparedness
   a. Develop an evacuation plan and ensure that all family members are familiar with it.
   b. Create an emergency kit that includes water, food, and essential supplies.
   c. Install a carbon monoxide detector in the home.

6. Garage
   a. Install a smoke detector in the garage and near the entryway.
   b. Ensure that the garage is well ventilated and free of flammable materials.
   c. Check that the garage is not obstructed by furniture or other debris.

REVISIONS

Homeowners Checklist
How To Make Your Home Fire Safe

California Department of Forestry and Fire Protection
www.fire.ca.gov

OUTSIDE

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   a. Make sure that the residence can be accessed by a public road.
   b. Ensure that the driveway is wide enough to accommodate emergency vehicles.
   c. Verify that the access road is not obstructed by debris or vegetation.

3. Yard
   a. Remove all flammable vegetation and debris within 100 feet of the home.
   b. Keep the yard clear of dry grass, brush, and piles of clutter.
   c. Clean up any spills or leaks from gas, oil, or other flammable substances.

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   a. Maintain the yard and landscape by watering and mowing regularly.
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   c. Avoid using gasoline-powered tools near dry vegetation.

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6. Garage
   a. Install a smoke detector in the garage and near the entryway.
   b. Ensure that the garage is well ventilated and free of flammable materials.
   c. Check that the garage is not obstructed by furniture or other debris.
Notes for Figure 6H-6—Typical Application 6
Shoulder Work with Minor Encroachment

Guidance:
1. All lanes should be a minimum of 10 feet in width as measured to the near ends of the channelizing devices.
2. The treatment shown should be used on a minor road having low speeds. For higher-speed traffic conditions, a lane closure should be used.

Options:
3. For short-term use on low-volume, low-speed roadways with vehicular traffic that does not include larger and wider heavy commercial vehicles, a minimum lane width of 9 feet may be used.
4. Where the opposite shoulder is suitable for carrying vehicular traffic and of adequate width, lanes may be shifted by use of closely-spaced channelizing devices, provided that the minimum lane width of 10 feet is maintained.
5. Additional advance warning may be appropriate, such as a ROAD NARROWS sign.
6. Temporary traffic barriers may be used along the work space.
7. The shadow vehicle may be omitted if a taper and channelizing devices are used.
8. A truck-mounted attenuator may be used on the shadow vehicle.
9. For short-duration work, the taper and channelizing devices may be omitted if a shadow vehicle with activated high-intensity rotating, flashing, oscillating, or strobe lights is used.
10. Vehicle hazard warning signals may be used to supplement high-intensity rotating, flashing, oscillating, or strobe lights.

Standard:
11. Vehicle-mounted signs shall be mounted in a manner such that they are not obscured by equipment or supplies. Sign legends on vehicle-mounted signs shall be covered or turned from view when work is not in progress.
12. Shadow and work vehicles shall display high-intensity rotating, flashing, oscillating, or strobe lights.
13. Vehicle hazard warning signals shall not be used instead of the vehicle's high-intensity rotating, flashing, oscillating, or strobe lights.

Guidance:
14. All advance warning signs should be placed so that the path of travel for bicyclists is not blocked, while maintaining visibility for road users.
15. When detouring accommodations for bicycle travel are disrupted or closed in a long-term duration project (see Section 60.02) and the roadway width is inadequate for allowing bicyclists and motor vehicles to travel side by side, the Bicycle Warning (W1-1) sign and the SHARE THE ROAD (W11-9) plaque should be used to advise motorists of the presence of bicyclists on the travel way lanes.
16. Except for short durations and mobile operations, when a highway shoulder is occupied and bicyclists would be sharing a lane with vehicular traffic as a result of the TTC zone, speed reduction countermeasures should be used to reduce traffic speeds in the TTC zone. Refer to Sections 60.01 and 60.02.
17. Except for short durations and mobile operations, when a highway shoulder is occupied and bicyclists would be sharing a lane with vehicular traffic as a result of the TTC zone, before narrowing the outside lane other measures such as widening the outside shoulder to allow bicyclists and motor vehicles to travel side by side through the TTC zone should be considered.
18. If traffic volumes make it feasible, the two left lanes should be merged into one lane to avoid using the shoulder as a traveled way lane and allowing continued use for emergency purposes and bicycle travel.
19. When existing accommodations for bicycle travel are disrupted or closed in a long-term duration project (see Section 60.02) and the roadway width is inadequate for allowing bicyclists and motor vehicles to travel side by side, a separate path should be considered for bicyclists.

See Tables 6H-2 and 6H-3 for the meaning of the symbols and/or letter codes used in this figure.
Best Management Practices and Erosion Control Details Sheet 1
County of Santa Clara
Hi Colleen,

I cannot make it to the meeting today as I have conflicts with work meetings that cannot be moved. I would like to express my strong opposition to the project as planned. If you require written letter instead, please let me know.

My main concerns stem from the requested variance to the 100' setback from the road. The house is far too close to the road and no screening trees would be possible with the septic + home.

The owner has plenty of land, they should just build within their property lines across the river and the home would be well screened and not right on top of the road. This looks to me that the owner wants the variance so they don't have to pay for the cost of accessing the property across the river.

Thanks,

Aram Compeau

On Mon, Jan 28, 2019 at 3:44 PM Laiman, Clara <Clara.Laiman@pln.sccgov.org> wrote:

Dear all,

Attached is the pdf for Public Hearing.

Have a wonderful day.

Best Regards,

Clara Laiman
Office Specialist III
Department of Planning and Development
Phone: (408) 299-6713
Clara.laiman@pln.sccgov.org

On December 18, 2018 the Department of Planning and Development launched InSite, our new digital permit system. What to expect: initiate request or apply for a permit online or on site; check the status of your project, submit digital documents, and make payments online or on site; get better customer service through smooth & efficient internal routing.

Please visit our website.

Click here to look up unincorporated property zoning information.

Questions on the status of your permit? Please e-mail: PLN-PermitCenter@pln.sccgov.org

NOTICE: This email message and/or its attachments may contain information that is confidential or restricted. It is intended only for the individuals named as recipients in the message. If you are NOT an authorized recipient, you are prohibited from using, delivering, distributing, printing, copying, or disclosing the message or content to others and must delete the message from your computer. If you have received this message in error, please notify the sender by return email.
Hi Colleen,

We are residents of 16450 Sanborn Rd, Saratoga.

We're aware that the owners of the lot next to 16345 Sanborn Rd are requesting a variance to develop a house on that property.

We think this variance would be bad for the scenic road and an unnecessary precedent.
In this case, the structure will be way too close to the road...it is not even close to meeting the setback.
It appears that the entire house will be within the 100' setback for Sanborn Rd.
It will be an eyesore on a scenic road and result in significant privacy issues for the residents of 16345 Sanborn.
It appears the new house will have two decks looking down onto 16345.

We don't see any reason to waive this variance since it will impact the neighborhood, the owners of 16345, and unnecessarily so.
The owner of the property should have understood this restriction before purchasing the property for development.
This seems to be a case of trying to force this through to save costs of feasible development options (e.g., on other side of creek).
The owner should have factored this into his purchase and development costs in the first place.

Please do not allow this variance.

sincerely,
Mark Wheeler and Amelia Archer
16450 Sanborn Rd, Saratoga