File: PLN18 - 11395  
Design Review and Grading Approval for a New Single-Family Residence

**Summary:** Design Review (Tier II) and Grading Approval for new single-family residence (7,703 sq. ft.) with an attached garage (1,600 sq. ft.) and basement (342 sq. ft.). Proposed grading consists of 4,224 cubic yards (c.y.) of cut and 2,399 cubic yards (c.y.) of fill.

**Owner:** Donald J. Dallimonti  
**Applicant:** D&Z Design Associates, Inc.

**Lot Size:** 10 acres (gross)  
**APN:** 835-19-035 & -040  
**Supervisorsial District:** #1

**Gen. Plan Designation:** Hillsides  
**Zoning:** HS (APN: 835-19-040)  
**Address:** 0 Via Del Oro, Gilroy CA  
**Present Land Use:** Vacant  
**Approved Building Site:** Yes

**RECOMMENDED ACTIONS**

1. Accept Categorical Exemption, per Section 15303(a) of the CEQA Guidelines, Attachment A.

2. Grant Design Review and Grading Approval, subject to the Conditions of Approval outlined in Attachment B.

**ATTACHMENTS INCLUDED**

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

Board of Supervisors: Mike Wasserman, Cindy Chavez, Dave Cortese, Susan Ellenberg, S. Joseph Simitian  
County Executive: Jeffrey V. Smith
PROJECT DESCRIPTION

The proposed project includes Design Review and Grading Approval for a 7,703 square foot single-family residence, with a 1,600 square foot attached garage and a 342 square foot basement. The proposed residence is single-story, with a maximum height of 24 feet and 4 inches. The basement is situated completely below grade, within the footprint of the proposed residence.

Associated site improvements include a driveway, septic system, and detention pond. Proposed grading consists of 4,224 cubic yards of cut and 2,399 cubic yards of fill (5,874 cubic yards total). The proposed driveway takes access from Estates Drive, a County-maintained road, and is approximately 153 feet long. The proposed building pad location is on the northeastern portion of the parcel and utilizes two (2) retaining walls (approximately 200 feet long) located to the front and rear of the residence, with a maximum height of 5 feet. New grading in association with the creation of the building pad will be created with a 3:1 slope.

Setting/Location Information
The property is located in the southeastern portion of unincorporated Santa Clara County, approximately 3 miles east of the City of Gilroy and Highway 101. The property is surrounded by similar single-family residential properties that range from 4 to 10 acres in size. The neighborhood consists of ranch style estate homes ranging from approximately 4,000 to 6,000 square feet. The property was legally created by a major subdivision in 1977 (Golden Height Estates, Tract No. 6641), and consists of two (2) assessor parcel numbers (APNs) due to a Tax Rate Area (TRA) line running through the approximate center of the property from north to south. The proposed development takes place entirely on APN 835-19-035, which is zoned HS-d1.

The site is located within the Santa Clara Valley Habitat Plan Area. However, the project is not a covered project because it is not located within any sensitive land cover areas. Two (2) drainage courses are located along the northern and western edges of the property, within a 20-foot-wide storm drain easement, however, no creeks exist on the property. No proposed site improvements are located within the drainage courses. Based on County GIS data, the slope of the development area is at approximately 17%, and is located within a geologically buildable site, as noted in the Easement Detail map recorded with the Santa Clara County Reorders Office, book 577 page 46.

REASONS FOR RECOMMENDATIONS

A. Environmental Review and Determination (CEQA)
   The proposed project qualifies for a Categorical Exemption, Section 15303 (Class 3a) for one 1) single-family residence, or a second dwelling unit in a residential zone. A secondary dwelling unit is not proposed as part of this approval.

B. Project/Proposal

   2. Approved Building Site: This site is an approved building site as a result of a subdivision processed by the County in 1977 (Lot #3, Golden Height Estates, Tract
No. 6641), file number 22S77.19. As result of the subdivision, geologic buildable areas were established for each parcel and requires approval from the County Geologist (see Attachment E). Please note these buildable areas are not “building envelopes.”

3. **Zoning Ordinance:** The Zoning Ordinance specifies the required development standards for HS-d1 Zoning District, as summarized below, followed by a Table noting the project’s conformance with Section 5.50 -d Combing District:

<table>
<thead>
<tr>
<th>Setbacks (HS):</th>
<th>30-ft from all property lines</th>
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<tbody>
<tr>
<td>Height:</td>
<td>35-feet tall from Finished Grade</td>
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<td>Stories:</td>
<td>3-stories</td>
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<table>
<thead>
<tr>
<th>STANDARDS &amp; REQUIREMENTS</th>
<th>CODE SECTION</th>
<th>Meets (Y) or Does Not Meet Standard (N)</th>
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<tr>
<td>Mitigation of Visual Impacts</td>
<td>§ 5.50.040(A)</td>
<td>Y</td>
</tr>
<tr>
<td>Compatibility of Natural Environment</td>
<td>§ 5.50.040(B)</td>
<td>Y</td>
</tr>
<tr>
<td>Conformance with Design Review Guidelines</td>
<td>§ 5.50.040(C)</td>
<td>Y</td>
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<tr>
<td>Compatibility with Neighborhood and Adjacent Development</td>
<td>§ 5.50.040(D)</td>
<td>Y</td>
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<tr>
<td>Compliance with Zoning District</td>
<td>§ 5.50.040(E)</td>
<td>Y</td>
</tr>
<tr>
<td>Conformance with General Plan</td>
<td>§ 5.50.040(F)</td>
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</tbody>
</table>

Y-See Findings Below

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 proposed residence is a single-story design, and according to GIS visibility layers, is located in an area of low to medium visibility. The proposed residence would be painted with natural colors and materials, with a Light Reflectivity Value (LRV) of 45 or less, as shown on plans. These materials and paint colors would blend with the color-scheme of the surrounding hillsides. The project includes grading to accommodate the construction of the new residence. The grading includes manmade, 3:1 slopes that are adequately rounded off to blend with the surrounding
natural terrain. Additionally, the applicant proposes to utilize two (2) 5-foot tall retaining walls to the east and west of the residence. As a condition of approval, Staff is recommending a requirement requiring the applicant to utilize vines, shrubbery and/or planters to screen the walls and reduce the apparent height. A final landscape plan, including this screening, will be required to be approved by the Zoning Administrator prior to issuance of any grading or building permits. Furthermore, the proposed driveway is designed to be parallel with the hillside contours to minimize hillside scarring as viewed from the valley floor. The site does not contain any trees and therefore no trees are proposed for removal. As such, this finding can be made.

2. Compatibility with the natural environment;

The Applicant has designed the residence as a single-story home on a minimal pad that is created by balancing cut and fill, with additional cut proposed to create a modest rear yard area. The contours that surround the new residence and rear yard area have been designed with a 3:1 slope to blend with the surrounding natural terrain. Additionally, the proposed driveway runs with existing hillside contours to minimize impacts to the hillside. No trees are proposed to be removed. Thus, the proposed residence is designed to be compatible with the natural environment.

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

The site design of the project preserves existing natural features by situating the building site and driveway by maintaining a majority of the natural hillside surrounding the proposed construction, thereby minimizing hillside scarring and grading. Newly proposed contours will be established at a 3:1 slope to blend in with existing grade. The proposed retaining walls are limited to a maximum height of 5 feet, and as a condition of approval, will require vines, shrubbery and/or planters to reduce the apparent height as seen from neighboring properties and the valley floor.

The proposed home is a single story. The design of the roof includes varied heights to minimize bulk and massing. The home is generally long and narrow, but expansive facades are avoided by incorporating patios, entry porches, and undulating walls to produce patterns of light and shade. Exterior colors for the house façade, trim, and roof materials all have a Light Reflective Value (LRV) of 45 or less, and proposed exterior materials utilize stone veneers, limestone for window trim, and a ceramic tile roof.

4. Compatibility with the neighborhood and adjacent development;

The surrounding neighborhood is comprised of homes ranging in size between 3,000 square feet to 6,500 square feet. The proposed residence is 7,703 square feet in area. The family room is counted twice, at 1,129 square feet, as the ceiling height is over 15 feet in height (16-foot proposed maximum). Although larger than the existing homes within the immediate neighborhood, the structure is designed to minimize
potential impacts of bulk of and mass, as recommended in the County’s Design Review Guidelines. The proposed residence is a single-story design, similar to other homes found within the immediate neighborhood. Additionally, the design incorporates multiple architectural features along the facades to help break up the bulking of the structure, so it appears to be similar in size to neighboring homes. As such, 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 uses are allowed by right in HS Hillside zoning district. The project complies with the HS zoning regulations in the following ways: The proposed residence is in compliance with required setbacks (30-feet from all property lines), would reach a maximum height of 24 feet, 4 inches (maximum allowable height is 35 ft.), and the proposed design is in keeping with the design standards of building massing standards which seek to reduce apparent bulk. Lastly, the exterior colors, as shown on plans, are less than 45 in LRV. As such, this finding can be supported.

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 hillside development, the applicant has situated the structure and driveway, so it is parallel with the existing contours to minimize disturbance to the natural slopes and other natural features of the land.

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 along the retaining walls to blend them into the existing environment. As conditioned, the project would be in conformance with the General Plan.

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 Applicant proposes construction of a new single-story, single-family residence, which is a permitted primary use in the HS Hillside zoning district. The estimated grading quantities to establish the single-family residence include a total 4,224 cubic
yards of cut and 2,399 cubic yards of fill. The proposed grading would establish access to the residence, creation of the building pad, and landscaping for a modest yard area. The proposed grading surrounding the building pad and yard area has been designed to blend with the surrounding contours by matching the existing, natural 3:1 slopes.

Additionally, the applicant proposes to create a flat area (ranging for 30 to 40 feet wide) to the west of the home and utilize it as a rear yard for private gatherings. The yard area is constructed with fill and a 5-foot tall retaining wall that follows the western side of the residence. Although the yard area increases the proposed grading quantities, the curved design of the 5-foot-tall retaining wall and gently sloped surrounding landscaping, blends the yard area in with the natural hillside. Furthermore, the proposed location of the yard provides the least amount of impacts to the natural hillside as opposed to other areas which are constrained by steeper slopes, utilized for fire truck turnarounds, and their proximity to Via Del Oro. Lastly, Staff has added a Condition requiring the 5-foot tall retaining wall to be screened with landscaping.

Consequently, the amount, design, location and the nature of proposed grading is necessary and appropriate to establish single-family residential uses, which are permissible uses 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. No watercourses are located on the subject site.

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

The proposed grading is designed to contour and blend with the natural topography. The proposed building pad is the most suitable location on the flattest portion of the lot, within the geologic buildable area as shown on the recorded Easement Map (Attachment E).

The surrounding landscaping is designed to follow the natural contours to the maximum extent possible by utilizing a 3:1 slope, which is typically preferred over a 2:1 slope inorder to blend in with the existing hillside. The grading associated with the rear yard provides the least amount of impacts to the natural hillside as opposed to other sides of the residence, which are constrained by steeper slopes, fire truck turnarounds, and proximity to Via Del Oro. Furthermore, the applicant is maintaining a majority of the natural topography and landscape on the property.
The grading will not impose any significant long term negative impacts to the natural landscape, biological, or aquatic resources. There are no creeks or other watercourses, or sensitive habitat. Furthermore, maximum retaining walls for the proposed building site will not exceed 5 feet in height. As such, this finding can be made.

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 location of the proposed residence is in close proximity to both Via Del Oro and Estates Drive, utilizing a short drive way that minimizes grading. Other alternative locations on the site would likely require more grading and longer driveways, as the slope is steeper on other portions of the lot. As such, the proposed grading is the minimum necessary to establish the residence and modest rear yard area, while maintaining a majority of the existing topography on the property.

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 will not create any significant long-term visual scar. New landscaping will be included along the westerly retaining walls to blend the development into the existing environment. Furthermore, all manmade contours will be established with a 3:1 slope, thereby blending with the existing natural contours that will will be maintained on the majority of the lot. As such, the proposed grading meets this finding.

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. More specifically, the proposed grading is in compliance with General Plan policies R-GD 20-27, which require that grading be reasonably necessary for the establishment of the allowed use and cause the minimum disturbance to the natural environment with no significant visual scar on the hillside.

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 driveway is designed in keeping with Guideline Nos. 5, 7,
8 and 9, which require the proposed driveway design be curved to follow the existing contours, while meeting the minimum emergency access standards. The retaining walls are also designed to not exceed a maximum height 5 feet, and follow the existing hillside, thereby minimizing visual impacts to the neighboring parcels. Furthermore, Staff is requiring landscaping to ensure potential visibility of the retainign wall is minimized. As such, 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 20- 27 as discussed above.

BACKGROUND

The property owner submitted a Design Review and Grading Approval application on September 7, 2018. The original application included a new barn, two separate driveway approaches, and site grading at a 2:1 slope. The initial incomplete letter was issued on October 5, 2018, outlining numerous concerns with access to a formerly proposed barn, fire department slope requirements, and grading design which included sharp angles, unnatural slope treatment, and an additional driveway from Via Del Oro.

The applicant resubmitted on several occasions, revising the proposed grading to conform with the natural slope, removing the proposed barn, and removing the second driveway. The final resubmittal was submitted on April 3, 2019. The project was subsequently deemed complete for processing on April 19, 2019. A public notice was mailed to all property owners within a 300-foot radius on May 28, 2019, and was also published in the Post Records on May 28, 2019.

STAFF REPORT REVIEW

Prepared by: Joanna Wilk, Associate Planner

Reviewed by: Leza Mikhail, Principal Planner/Zoning Administrator
# 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**  
Dallimonti Residence  

**File Number (if applicable)**  
PLN18-11395

**Project Location**  
0 Via Del Oro, the southwestern portion of Via Del Oro where at the intersection of Estates Drive, west of Highway 101, in the unincorporated area of Gilroy. Zoning: HS and HS-d1

**Public Agency Approving Project**  
County of Santa Clara  

**Person or Agency Carrying Out Project**  
Joanna Wilk, Associate Planner

**Project Description (including purpose and beneficiaries of project)**  
Design Review (Tier II) and Grading Approval for new single-family residence (7,703 sq. ft.), with an attached garage (1,600 sq. ft.) and basement (342 sq. ft.). Proposed grading consists of 4,224 cubic yards (c.y.) of cut and 2,399 cubic yards (c.y.) of fill.

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

- [x] 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 in a residential zone. The proposed project is located in an area developed with single family residences that are similarly sized to the proposed residence. Grading activities will not be near a watercourse or any sensitive habitat. No trees are proposed for removal.

**County Contact Person**

<table>
<thead>
<tr>
<th>Joanna Wilk</th>
<th>Title</th>
<th>Telephone Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Associate Planner</td>
<td></td>
<td>(408) 299-5799</td>
</tr>
</tbody>
</table>

**Date:** 06/06/2019  
**Signature:**  

**Name/Title:** Joanna Wilk, Associate Planner

**Approved by:**  
Leza Mikhail, Zoning Administrator

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File: PLN18-11395  
Dallimonti Residence  
Zoning Administration Meeting  
June 12, 2019 Item #1
ATTACHMENT B
PRELIMINARY DESIGN REVIEW AND
GRADING APPROVAL CONDITIONS OF APPROVAL

Date: June 12, 2019

Owner/Applicant: Donald Dallimonti & D&Z Design Associates, Inc.

Location: Via del Oro, Gilroy, CA (APN: 835-19-035, -040)

File Number: 11395-18DR-18G

CEQA: Categorically Exempt – Section 15303, Class 3(a)

Project Description: Design Review (Tier II) and Grading Approval for a 6,065 square foot single-family residence, including one (1) 1,600 square foot attached garage and one (1) 342 square foot basement. Associated site improvements include a driveway, septic system, and detention pond. Associated grading consists of 2,926 cubic yards of cut and 2,948 cubic yards of fill (5,874 cubic yards total). NOTE: 635 cubic yards of cut are associated with building pads for the residence and garage. Approval is based on plans submitted on April 3, 2019.

The proposed single-family residence is an approved building site, pursuant to Tract Map No. 6641. The project does not require coverage by the Santa Clara Valley Habitat Plan.

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>
<thead>
<tr>
<th>Agency</th>
<th>Name</th>
<th>Phone</th>
<th>E-mail</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning</td>
<td>Joanna Wilk</td>
<td>(408) 299-5799</td>
<td><a href="mailto:joanna.wilk@pln.sccgov.org">joanna.wilk@pln.sccgov.org</a></td>
</tr>
<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>
</tr>
<tr>
<td>Fire Marshal</td>
<td>Alex Goff</td>
<td>(408) 299-5763</td>
<td><a href="mailto:alex.goff@sccfd.org">alex.goff@sccfd.org</a></td>
</tr>
<tr>
<td>Land Development Engineering</td>
<td>Darrell Wong</td>
<td>(408) 299-5735</td>
<td><a href="mailto:darrell.wong@pln.sccgov.org">darrell.wong@pln.sccgov.org</a></td>
</tr>
<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>
</tr>
<tr>
<td>Building Inspection</td>
<td></td>
<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 shall take place in accordance with the approved plans, submitted on April 3, 2019 and these 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 and HS-d1 (Hillsides with a combined Design Review). Maintain the following minimum dwelling setbacks:

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. All grading shall be in substantial conformance to the approved Grading plans.

6. Two (2) off-street parking spaces are required, one (1) of which shall be covered.

7. With the exception of trim and minor details, the exterior surfaces of the house shall be painted muted colors with a light reflectivity value (LRV) of 45 or lower and shall be consistent with the color samples provided with this approval.

Land Development Engineering

Drainage
8. 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
9. 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
10. Sewage disposal conditions have been determined at 800 plus 800 lineal feet of subsurface drainline. The two (2) drainline systems shall be connected through a positive diversion valve. A 1500-gallon septic tank will be required. This septic system is adequate to serve a four-bedroom house.

11. 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

12. General Requirements: these are minimum Fire Marshal standards. Should these standards conflict with any other local, state or federal requirement, the most restrictive shall apply.

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

B) 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.

13. 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.

    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 AND BUILDING PERMIT ISSUANCE

Planning

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

15. Prior to issuance of any permits, provide a landscaping plan utilizing vines, shrubbery or planters to reduce the apparent height of the westerly retaining wall to ensure that they blend with the natural surroundings. The landscaping plan shall also be used to blend the structure with the surrounding landscape and soften the impact of development. Said plan shall be acceptable by the Zoning Administrator, prior to issuance of any permits.

16. The requirements of Division B33 of the County Ordinance Code (Sustainable Landscape Ordinance) shall apply. Calculate square footage of new landscaped area and if it equals or exceeds 500 sq. ft. – obtain landscaping permit. 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

17. Prior to issuance of a building permit, submit final 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, and consistent with approved project, color
technical and plans approved at the June 12, 2019 Zoning Administration Hearing.

18. **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.**

**Land Development Engineering (LDE)**

19. 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 may 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

If the County Roads and Airports Department provides a condition of approval to obtain
an encroachment permit, for your convenience, the grading and encroachment permits
will be processed concurrently under one set of improvement (grading) plans.

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

20. 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.

21. Final improvement plans shall be prepared by a licensed civil engineer for review and
approval by LDE and the scope of work shall be in substantial conformance with the
conditionally approved preliminary plans on file with the Planning Office. Include plan,
profile, typical sections, contour grading for all street, road, driveway, structures and
other improvements as appropriate for construction. The final design shall be in
conformance with all currently adopted standards and ordinances. The following
standards are available on-line:

§ Standard Details Manual, September 1997, County of Santa Clara, Roads and
Airports Department available at:
www.sccgov.org/sites/rda > Published Standards, Specifications, Documents and Forms

§ March 1981 Standards and Policies Manual, Volume 1 (Land Development)
www.sccplanning.org > Plans & Ordinances > Land Development Standards and Policies

§ 2007 Santa Clara County Drainage Manual
www.sccplanning.org > Plans & Ordinances > Grading and Drainage Ordinance
22. 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.

23. 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.

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

Drainage
25. 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.

26. 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.

Stormwater Treatment – Central Coast
27. Fill out and submit the forms in the Post Construction Requirements (PCR) Applicant’s Packet.

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 (1) site design measure is required, it is encouraged to include multiple site design measures in the project design.
29. Provide a Storm Water Control Plan prepared by a licensed civil engineer. Include storm water quality treatment measures and runoff retention measures sized per the County’s Guidance Manual for Low Impact Development and Post Construction Requirements.

Soils and Geology
30. Submit one (1) copy of the signed and stamped of the geotechnical report and one electronic copy for the project.

31. 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.

Notice of Intent
32. Indicate on the improvement plans the land area that will be disturbed. If one acre or more of land area will be disturbed, file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) for coverage under the State General Construction Permit. The SWRCB will issue a Waste Discharge Identification number (WDID). The WDID number shall be shown on the on the final improvement plans. The SWRCB website is at:
www.waterboards.ca.gov > Water Issues > Programs > Stormwater

Environmental Health
33. Prior to issuance of a building permit, provide a water will serve letter from Golden Heights Mutual Water Company.

Fire Marshal’s Office
Fire Protection Water
34. Fire-Flow. The minimum fire-flow shall be 500 gpm at 20 psi.
NOTE: The fire-flow may be adjusted depending upon the final size of the structure shown on the building permit set of drawings.

A) At the time of plan submittal for building permit, provide written verification from the water company that this condition can be satisfied.

B) If an existing approved water system is within 300 ft. of the property line, extension to site is required, provided it is feasible to do so. Contact local water purveyor as soon as possible. If the water company will not grant a water connection, submit official documentation from the water company to that effect.

C) If the water company provides domestic water, but cannot provide the required hydrant fire-flow, installation of an approved residential fire sprinkler system complying with CFMO-SP6 shall be required throughout.
D) If fire protection water cannot be supplied from a recognized water purveyor, fire protection water supply shall be provided by on-site aboveground storage tank(s) and wharf hydrant.

Fire Department Access
35. 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, including attached garages. 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, hammerhead, 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) Bridges: All bridges shall be capable of sustaining 75,000-pound gross vehicle weight and meet the latest edition of the CalTrans Standard Bridge Design Specifications. Appropriate signage, including but not limited to weight or vertical clearance limitations, or any special conditions shall be provided.

H) 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.

36. Driveways (roads serving only one lot) 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) Curve Radius: Inside turn radius for curves shall be a minimum of 50 ft.

D) Grade: 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 is installed throughout the affected dwelling, including attached garages. In no case shall the portion exceeding 16% gradient be longer than 300 feet in length, unless there is at least 100 feet at 16% 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) Bridges: All bridges shall be capable of sustaining 75,000-pound gross vehicle weight and meet the latest edition of the CalTrans Standard Bridge Design Specifications. Appropriate signage, including but not limited to weight or vertical clearance limitations, or any special conditions shall be provided.

G) Turnouts: Passing turnouts in compliance with SD-16 shall be provided at every 400 ft. and wherever hydrants are placed adjacent to a driveways.

H) 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.

I) 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:

37. Property is located within the South Santa Clara County District Fire response area and is in the State Response Area (served by Cal Fire).

38. 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.

Roads and Airports

39. Obtain a Santa Clara County Roads and Airports Department (RAD) Encroachment Permit for the following required improvements:
   A. Installation of the driveway approach on Estates Drive to County Standard B/8A.
      The process for obtaining an Encroachment Permit and the forms that are required can be found at: www.countyroads.org > Services > Apply for Permits > Encroachment Permit.

40. Demonstrate that the post-development maximum flow rate into the County Road right-of-way is equal-to or less-than the pre-development corresponding storm event flow rate per the County Drainage Manual. Provide engineered plans and drainage calculations for any detention or retention system necessary to satisfy this requirement.

Geology

41. Prior to building and grading permit issuance, submit an addendum to the geologic report that includes a slope stability analysis (both static and pseudo-static) taking into account the potential dip-slope of the bedding planes within the underlying Santa Clara Formation.

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

Planning

42. Prior to final inspection, contact Joanna Wilk, 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

43. 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.

44. Construct the improvements. Construction staking is required and shall be the responsibility of the developer.
46. 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.

47. Fire Sprinkler System: 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 finaled 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.

Environmental Health
48. Provide proof of garbage service at the time of final occupancy sign-off. Garbage service in the unincorporated area of Santa Clara County is mandatory.

Roads and Airports
49. Construct all of the improvements approved under the Encroachment Permit.

ATTACHMENT C

Location & Vicinity Map
Attachment C

Location & Vicinity Map

File: PLN18-11395
APN: 835-19-035,-040
0 Via Del Oro, Gilroy, CA
Preliminary Grading & Drainage Plan
Lands of Dallimont - Via Del Oro - apn 835-19-035 & 040
Preliminary Grading & Drainage Plan

Lands of Dallimondi - Via Del Oro - apn 835-19-035 & 040
STANDARD BEST MANAGEMENT PRACTICE NOTES

1. Solid and Domestic Waste Management: Prohibit designated waste collection areas and containers, or any waste from streets, gutters, storm drains, and waterways, and arrange for regular disposal. Waste containers must be watertight and covered at all times except when waste is disposed of. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C17 to C18) or later.

2. Housing Waste Management: Prohibit proper handling and disposal of vacuum waste generated by a limited hazardous waste material handling. Housing waste shall be stored and properly labeled in sealed containers constructed of suitable materials. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C17 to C18) or later.

3. Spill Prevention and Control: Prohibit proper storage areas for liquid and solid materials, including chemicals and hazardous substances, away from streets, gutters, storm drains, and waterways. Spill control materials must be large enough to be readily accessible. Spills must be cleaned up immediately and contaminated soil disposed properly. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C17 to C18) or later.

4. Vehicle and Equipment Entry Point and Storage: Overburden shall be transported to and abandoned at the point of origin in an orderly manner. The point of origin shall be noted in the plan for future reference. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C17 to C18) or later.

5. Material Handling, Handling and Storage: In addition, materials shall be stocked on site. Where temporary stockpiles are necessary and approved by the County, they shall be covered with a several plastic sheeting or tarpaulin and located in designated areas near construction activities and away from drainage paths and waterways. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C17 to C18) or later.

6. Handling and Disposal of Concrete and Concrete: When concrete and structural members are delivered on site, the concrete manufacturer shall be prepared for it to be disposed of in a designated area near construction activities and away from drainage paths and waterways. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C17 to C18) or later.

7. Erosion Control Management: Prevent or reduce the discharge of sediment from any operations, using measures to control the movement of sediment and water from disturbed areas. Avoidid the transport of suspended solids and sediments. Conventional sediment control methods should be used to control the discharge of sediment and water from disturbed areas. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C17 to C18) or later.

8. Contaminant Soil and Water Management: Inspectors to identify contaminants and ensure correct treatment prior to construction. The inspector should conduct periodic inspections to ensure that all contaminants are properly identified and treated. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C17 to C18) or later.

9. Sediment Trap, Water Management: Temporary sediment traps should be located away from drainage paths. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C17 to C18) or later.

10. Inspection & Maintenance: Inspect and maintain equipment and drainage systems. The inspector should check for any deficiencies. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C17 to C18) or later.

STANDARD EROSION CONTROL NOTES

1. Sediment Control Management: Tracking Preventive & Cleanup Activities shall be organized and reviewed to prevent or minimize tracking of soil onto the public street system. A soil-covered or bearing device construction contractor is required for all sites. Cuts and/or off-haul road construction shall be provided by means of a street sweep prior to an approach or, if not provided, or if not used during the construction period, by means of a street sweep prior to the construction period, or if not used during the construction period, by means of a street sweep prior to the construction period.
IMPROVEMENT PLANS
FOR THE IMPROVEMENT PLANS
HOME GRADING AND DRAINAGE
ON THE LANDS OF DALLIMONTI
LOT 3 AS SHOWN ON TRACT 6641 "GOLDEN HEIGHTS ESTATES"
SANTA CLARA COUNTY, CALIFORNIA

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

WASTEWATER DESIGN FLOW IS 388 GPD
BASED ON PROPOSED 4 BEDROOM MAIN HOUSE.

COUNTY INDEX MAP

THIS LOT WAS RECONSIDERED FOR A 4 BEDROOM HOUSE WITH 300 FT + 300 FT OF
LEAKED AS NO PERCUTING TESTING WAS REQUIRED

1. 12" GRAVITY SEWER LINE WITH MINIMUM 2% GRADIENT AND 2-WAY CLEANOUTS
SPACED BY 100 FT.

2. 1,500 GALLON HUTCH MULTIMAN DEسيد TANK WITH 24" RESERVOIR AND INTELLIGENT FILTER

3. DRAIN VALVE

4. POLYLOCK FLOW CONTROLLER 92

5. 300 FT PRIMARY + 300 FT SECONDARY ROCK/FILLED TRENCHES WITH 6" CAPPED
INSPECTION RISERS INSTALLED AT EACH END

6. 6" CAPPED INSPECTION RISERS (YPF) 832

PARCEL INDEX MAP

PROPOSED 4 BEDROOM SINGLE
FAMILY DWELLING

NOTE: CONTRACTOR SHALL NOT USE
PURPLE PIPE. USE OF PURPLE PIPE IS
PROHIBITED PER COUNTY DEPARTMENT
OF ENVIRONMENTAL HEALTH REGULATIONS

IMPORTANCE: SPECIFIED WASTEWATER DRAINFIELD
DIFFERENTIAL AREAS SHALL BE FENCED OFF FROM THE
SURROUNDING PROPERTIES AND A WHOLESALE DRAIN
FIELD MAINTENANCE PROGRAM SHALL APPLY IN THESE AREAS.
IT IS IMPORTANT THAT THE NATURAL SOIL CONDITIONS IN
THESE AREAS ARE PRESERVED FOR THE PROPER FUNCTION OF
THE DRAINFIELD. THE MAINTENANCE OF THE DRAINFIELD
SOILS IN THESE AREAS TO BE COMPLETED. DO NOT ROUTE
OUTLINE TRENCHES THROUGH THE DRAINFIELD.

ESTATES DRIVE

SLOW TRAFFIC

GARAGE

MEETING HOUSE

COUNTY E.H. ACCEPTANCE/APPROVAL STAMPS

NOTICE TO CONSTRUCTION: DRAINFIELD INSTALLATION OF A MULTIMAN DEسيد TANK WITH 24" RESERVOIR AND INTELLIGENT FILTER IS REQUIRED. ALL BUILDING PLANS PRELIMINARY FOR THE PROJECT SHOULD INCLUDE THE NOTE

ONSITE WASTEWATER TREATMENT SYSTEM
DESIGN PLAN

Project Location: 8637-19

Property Owner: David Quinn

Deal No.: 163-9-945

Job No.: 168

Sheet: 1 of 2