

County of Santa Clara

Department of Planning and Development
Planning Office

County Government Center, East Wing, 7th Floor
70 West Hedding Street
San Jose, California 95110-1705
(408) 299-5770 FAX (408) 288-9198
www.sccplanning.org



STAFF REPORT
Zoning Administration
November 1, 2018
Item #2

Staff Contact: Carl Hilbrants – Senior Planner
(408) 299-5781; carl.hilbrants@pln.sccgov.org

File: 7522 – 17B – 17G – 17DR
Building Site Approval, Grading Approval and Design Review for a new Single-Family Residence

Summary: Construction of a new 6,120 square foot (2-story) single-family residence, with an attached 850 square foot garage and a 1,331 square foot basement. The existing residence will be demolished. Grading quantities consist of approximately 1,200 cubic yards of cut with no fill.

Owner: Daniel T. Smith

Applicant: Terry Martin Associates

Lot Size: 1.5 acres

APN: 510-26-054

Supervisory District: 5

Gen. Plan Designation: Saratoga

Zoning: RHS-d1

Address: 15321 Canon Drive, Los Gatos

Present Land Use: Single-Family Residence

HCP: N/A

RECOMMENDED ACTIONS

- A. Accept the determination that the proposed project qualifies for a Categorical Exemption, under Section 15303 (Class 3(a) – One Single-Family residence in an urbanized area)) of the CEQA Guidelines, Attachment A.
- B. Grant Building Site Approval, Grading Approval and Design Review, subject to conditions outlined in Attachment B

ATTACHMENTS INCLUDED

Attachment A – October 24, 2018 ZA Continuance Memorandum
Attachment B - Proposed CEQA Determination
Attachment C – Proposed Conditions of Approval
Attachment D – Location & Vicinity Map
Attachment E – Proposed Plans

PROJECT DESCRIPTION

The proposed project is to demolish the existing residence and construct a new 6,120 square foot (2 story) single-family residence, with attached 850 square foot garage and 1,331 square foot basement. The proposed grading quantities consist of approximately 1,200 cubic yards of cut with no fill. The property is served by an onsite well and septic system. Eight (8) native oak trees, all of which are 20" or less in diameter, are proposed for removal. The removed trees will be replaced at a 2:1 ratio.

Setting / Location Information

The subject parcel is approximately 1.5 acres in size and currently has a single-family residence, which is proposed for demolition. Access to the subject property is via a County maintained road (Canon Drive). The property is located in the unincorporated Monte Sereno / Saratoga / Los Gatos hills area, west of downtown Los Gatos, and within the Urban Service Area of the City of Saratoga.

The subject property has an existing driveway that leads to the existing residence. The proposed residence will be located on the existing building pad. The property has an approximate 24% slope that ascends from the street to the building pad. The parcel has relatively thick tree cover and underbrush, with a mixture of trees and shrubs. The parcel slopes downward toward Canon Drive with an existing flat pad slightly more than halfway from the front to the back. Parcels surrounding the subject property are also larger estate lots, and most are developed with single-family residences that range in size from 1,800 square feet to 10,300 square feet.

REASONS FOR RECOMMENDATIONS

A. Environmental Review and Determination (CEQA)

The proposed project qualifies for a Categorical Exemption, Section 15303 (Class 3a) for one single-family residence.

B. Project / Proposal

1. **General Plan:** The project is a single-family residence within the RHS-d1 combined zoning district and within the Urban Service Area of the City of Saratoga, which requires general plan consistency with the City. The City of Saratoga General Plan land use designation for the subject parcel OS-H (Hillside Open Space), which allows for very low-density single-family housing.
2. **Building Site Approval:** Pursuant to County Ordinance Section C12-307 and C12-309.2, Building Site Approval is required for new single-family or two-family dwellings, including any HS zoning district. An application for Building Site Approval was originally applied for on February 14, 2017 and will be considered simultaneously with Design Review and Grading approvals.
3. **Zoning Standards.** The proposed project satisfies the required development standards as summarized below:

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

C. Design Review Findings

All Design Review applications are subject to the scope of review as listed in Section 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.

1. Mitigation of any adverse visual impacts from proposed structures, grading, vegetation removal and landscaping;

Existing mature Oak and Pine trees and other underbrush along the frontage of the property facing the valley floor will adequately screen the proposed residence from view. Although a total of eight (8) oak trees are proposed to be removed due to construction activities, a majority of existing trees will remain, thereby softening the appearance of the new residence so that it blends into the natural environment. The Oak trees being removed must be replaced at a 2:1 ratio. A condition of approval to maintain all landscaping along Canon Drive has been incorporated to ensure continued mitigation of the appearance of the new residence as seen from Canon Drive. The project avoids new tall retaining walls by incorporating contour grading, which can be hydroseeded to blend into the natural environment. The proposed residence is a two-story design that includes natural colors and materials. The project will be conditioned to have a Light Reflectivity Value (LRV) of 45 or less to further ensure blending into the natural environment.

2. Compatibility with the natural environment;

The new residence is proposed to replace the existing residence in the same general location, which is the most suitable building pad and will result in minimal grading and tree removal to accommodate onsite improvements. Furthermore, the existing driveway will be used and incorporated into the proposed development, thereby maintaining much of the existing topography and natural terrain. Thus, the proposed residence, which is set back from the road behind existing and replacement foliage, is designed to be compatible with the neighborhood and the natural environment.

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

The proposed project conforms to the Design Review Guidelines as the siting of the proposed residence utilizes the existing building pad and the related improvements,

including the driveway, are designed to follow the natural contours and to minimize grading. The bulk and mass of the building has been designed to minimize tall wall planes and is broken up by incorporating varied roof planes. As a condition of approval, exterior colors for the house façade, trim and roof materials are proposed to have a Light Reflectivity Value (LRV) less than or equal to 45.

4. Compatibility with the neighborhood and adjacent development;

The proposed residence is in keeping with the characteristics of the surrounding neighborhood. The neighboring parcels are developed with low density single-family development and surrounded by dense trees which serve to minimize impacts on privacy and minimize impacts on views from neighboring properties. The architectural styles in the neighborhood are varied, ranging from Mediterranean style for the newer developments, to ranch style for the older homes. The proposed residence is a two-story design that incorporates design features that are commonly found within the immediate neighborhood. As such, the proposed design of the residence is suitable and harmonious with the other nearby residences. The project will not be obtrusive or stand out compared to the other developed parcels in the immediate vicinity and is compatible with the immediate neighborhood.

5. Compliance with applicable zoning district regulations; and

Residential projects are an allowed use in RHS (Residential Hillside) zoning district, and the project complies with the RHS zoning regulations. The proposed residence exceeds all required setbacks (30 feet from the front property line, 20 feet from all side property lines, and 25 feet from the rear property line), and is on average 28 feet in height with one corner of the house between 35 and 36 feet in height. The maximum allowed average building height cannot exceed 35 feet. By ensuring Light Reflectivity Values (LRVs) for the exterior colors and materials are closely monitored and building massing is kept at a modest scale, the proposed design will be in keeping with the “-d1” design standards

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

The General Plan Growth and Development Chapter for Urban Unincorporated Areas contains specific policies under Strategy #2, to *Ensure Conformity of Development With Cities' General Plans*. To address policies intended to minimize or avoid unnecessary grading and for development of lots which propose hilltop or ridgeline development, the applicant has ensured the design will have a minimal footprint by using the existing house pad and driveway. Furthermore, the house complies with the Saratoga General Plan land use designation for the subject parcel OS-H (Hillside Open Space), which allows for very low-density housing.

The subject parcel is not located on or near a ridgeline, but is located near the toe of a slope / plateau as it begins to descend into a depression to the east. The proposed

building site was established for an earlier residence. As the parcel is densely vegetated with large mature trees to the east of the proposed house location, the site will have limited visibility from Canon Drive, as well as from the Santa Clara County valley floor. The elevation and location as viewed from the Santa Clara valley floor below (to the east) would not be easily visible or create visual impacts to the valley floor.

Overall, as conditioned, the project would be in conformance with both the Santa Clara County, and the City of Saratoga, General Plans.

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 is listed in **bold**, and an explanation of how the project meets the required standard is in plain text below.

1. The amount, design, location, and the nature of any proposed grading is necessary to establish or maintain a use presently permitted by law on the property.

Estimated grading quantities are 1,200 cubic yards cut, with 0 cubic yards of fill, associated with the proposed project that includes establishing the landscape / play areas and upgrading of the existing driveway. The proposed grading is mostly related to establishing usable landscape areas, increasing the size of the footprint of the residence and the firetruck turnaround. The amount, design, location and nature of the proposed grading is necessary and appropriate to establish the new single-family residence in the same general locations as the existing residence, which is a permissible use in the RHS 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.

Proposed grading is not excessive to establish the use. All export will be deposited at a County approved site. No unnecessary fills will occur. Standard conditions of approval and requirements of final grading plans will ensure that grading will not result in slope instability or erosion.

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

The proposed grading has been designed to retain, to the maximum extent possible, the natural topography with the residence sited on the most suitable building pad location (the building pad for the existing residence to be demolished). The majority of the proposed grading is for onsite improvements, such as driveway upgrades and

retaining walls for yard space. The grading will not impose any impacts to the natural landscape, biological, or aquatic resources. Furthermore, maximum cuts for the proposed grading will generally not exceed 5 feet in height (with some necessary exceptions) and are consistent with design guidelines for retaining walls located in the “-d1” zoning district.

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

The majority of the proposed grading is related to onsite driveway improvements to serve the proposed residence and to create yardspace. The grading is designed to follow the natural contours to the maximum extent possible. No on-site alternative location would minimize grading amounts. Other alternatives downslope from the existing building pad would exacerbate grading amounts and would be found unnecessary and excessive, as well as aesthetically inferior from a Design Review / “-d1” / viewshed standpoint.

- 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, existing topography and the existing building pad. The grading will not create any significant long-term visual scars on the hillside. The grading is designed to use contour grading as opposed to retaining walls, which helps to minimize visual scarring and blend the grading into the natural topography.

- 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, utilize the existing house pad and to minimize grading in order to reduce visual impacts from hillside development in keeping with General Plan policies R-GD 22 to R-GD 27.

- 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, and landform grading. The proposed residence will

be located in an area with relatively no slopes as the residence will be placed on the existing house pad. The existing driveway will be utilized with minimal grading. The driveway is designed in keeping with Guidelines 5, 8 and 9. The project must meet the minimum emergency access standards for width and slope of driveway and turnarounds.

BACKGROUND

The project site obtained a Design Review Exemption in 1999 for a new detached garage. The Building Site Approval, Grading Approval and Design Review application was submitted on February 14, 2017, and subsequently deemed incomplete on March 16, 2017. After submitting all required information, the application was deemed complete on July 13, 2018.

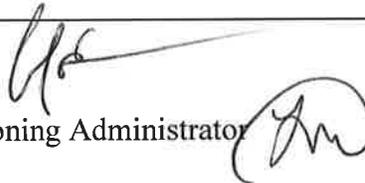
The applicant / owner installed a project development sign on the property as part of the public noticing requirement for design review. A public notice for the proposed project was mailed to all property owners within a 300-foot radius on September 25, 2018, and was published in the Post Record Newspaper on September 26, 2018.

On September 26, 2018, the applicant informed the County that the required story poles were not constructed, and would not be constructed in time for the October 4, 2018 public hearing. As such, the project was continued from the October 4, 2018 Zoning Administration Hearing to the November 1, 2018 public hearing (see attached October 4, 2018 Memorandum). On October 26, 2018, Staff conducted a site inspection of the story poles and confirmed that the project will not create any impacts to neighboring properties or as seen from the Valley Floor.

STAFF REPORT REVIEW

Prepared by: Carl Hilbrants, Senior Planner

Reviewed by: Leza Mikhail, Principal Planner / Zoning Administrator



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STAFF MEMORANDUM
Zoning Administration
October 4, 2018
Item #5

Staff Contact: Carl Hilbrants – Senior Planner
(408) 299-5781, carl.hilbrants@pln.sccgov.org

File: 7522-17B-17G-17DR
Building Site Approval, Grading Approval and Design Review for a
new Single-Family Residence
Address: 15621 Canon Drive

DISCUSSION

On September 26, 2018, the applicant informed the County that required story poles were not constructed and would not be constructed in time for the October 4, 2018 public hearing. Additionally, the applicant informed Staff that their client was contemplating adding an additional structure to their scope of work that may require an additional application for a Special Permit. Due to the fact that the story poles would not be constructed with adequate time to inspect prior to the October 4, 2018 hearing, combined with the clients desire to poetically alter the scope of work, the applicant requested that the public hearing be continued to the November 1, 2018 public hearing.

In conjunction with story pole structure erection date, County Staff will visit the project site and verify that the story poles are constructed in accordance with County standards. As such, Staff is recommending that the application be continued to the November 1, 2018 Zoning Administration Hearing.

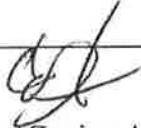
ADDITIONAL INFORMATION

Permit Streamlining Act

The subject application was deemed complete for processing on July 13, 2018, with a Permit Streamlining Act deadline of September 10, 2018. The applicant granted an extension on behalf of the property owner to the Permit Streamlining Act, thereby making the new decision deadline November 9, 2018. Should the applicant choose to modify the scope of their project by adding a new structure or grading, a new Permit Streamlining Act deadline will be established.

REVIEWED BY

Prepared by: Carl Hilbrants, Senior Planner



Reviewed by: Leza Mikhail, Principal Planner / Zoning Administrator



**ATTACHMENT B
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	File Number (if applicable)	
Building Site Approval, Grading and Design Review File 7522 – 17B – 17G – 17DR		
Project Location		
15321 Canon Drive, Los Gatos, CA		
Public Agency Approving Project	Person or Agency Carrying Out Project	
County of Santa Clara	Carl Hilbrants, Senior Planner	
Project Description (including purpose and beneficiaries of project)		
Building Site Approval, Grading Approval and Design Review for a new 6,120 square foot (2-story) single-family residence, with an attached 850 square foot garage and 1,331 square foot basement. Grading quantities consist of approximately 1,200 cubic yards of cut and no fill.		
Exempt Status check one/indicate type of State CEQA Guidelines section number:		
<input checked="" type="checkbox"/> Categorical Exemption [CEQA Guidelines 15301-15333]: <input type="checkbox"/> Statutory Exemption [CEQA Guidelines 15260-15285]: <input type="checkbox"/> Declared Emergency [15269(a)]: <input type="checkbox"/> Emergency Project [15269(b)(c)]: <input type="checkbox"/> General Rule [CEQA Guidelines 15061(b)(3)]:		
Reasons the project is exempt:		
Class 15303 (a) One single-family residence in an urbanized residential zone.		
County Contact Person	Title	Telephone Number
Carl Hilbrants	Senior Planner	(408) 299-5781
Date: <u>10/24/18</u>	Signature: 	

ATTACHMENT C
Conditions of Approval

**PRELIMINARY BUILDING SITE AND
GRADING APPROVALS WITH DESIGN REVIEW**

Date: October 24, 2018
Owner/Applicant: Daniel T. Smith / Terry Martin Associates
Location: 15621 Canon Drive (APN: 510-26-054)
File Number: 7522-17B-17G-17DR
CEQA: Categorical Exemption #15303 (a)
Project Description: Building Site Approval, Grading Approval and Design Review to construct a new 6,120 square foot (2-story) single-family residence with an attached 850 square foot garage and a 1,331 square foot basement (Tier 2 project; 5,000 - 12,500 square feet).

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

Agency	Name	Phone	E-mail
Planning	Carl Hilbrants	(408) 299-5781	carl.hilbrants@pln.sccgov.org
Land Development Engineering	Ed Duazo	(408) 299-5733	ed.duazo@pln.sccgov.org
Fire Marshal	Alex Goff	(408) 299-5763	alex.goff@sccfd.org
Environmental Health	Darrin Lee	(408) 573-2464	darrin.lee@cep.sccgov.org
Roads & Airports Department	Rocelia Kmak	(408) 573-2464	rocelia.kmak@rda.sccgov.org
Santa Clara Valley Water District	Usha Chatwani	(408) 265-2607 Ext. 2731	uchatwani@valleywater.org

STANDARD CONDITIONS OF APPROVAL

Building Inspection Office

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 their website at www.sccbuilding.org.

Planning

2. The existing zoning is RHS-d1. Maintain the following minimum residential dwelling setbacks for the primary residence (Section 2.20.030). Ensure that all setbacks to the main dwelling are illustrated on the final set of plans submitted for building permits.

Front: 30 feet

Sides: 20 feet

Rear: 25 feet

The maximum allowable height of the primary residence is 35 feet and may not contain more than three stories.

3. Development must take place in accordance with the approved plans, submitted by Terry Martin Associates, dated June 13, 2018 (civil plans) and February 14, 2017 (architectural plans).
4. Two (2) off-street parking spaces are required for the residential dwelling, one of which must be covered. The plans submitted into plan check shall depict the required parking on the plans.
5. Secondary dwellings on urban lots greater than 20,000 square feet shall not exceed 1,000 square feet and may be attached or detached from the primary dwelling. Attached secondary dwellings must comply with all applicable fire separation requirements. Detached secondary dwellings: 1) may not contain more than one (1) story and may not exceed 21 feet in height, 2) must comply with the residential setbacks prescribed by the applicable zoning district regulations, 3) may be no nearer to the primary dwelling than six (6) feet, 4) may incorporate an attached garage or carport of up to 200 square feet in floor area, and, 5) may incorporate an attached covered or uncovered deck or porch limited to 200 square feet beyond the maximum dwelling size.
6. A minimum of one (1) off-street parking space shall be required for the secondary dwelling. A second parking space shall be required if the secondary dwelling provides more than one bedroom (Section 4.10.340.F.1). The plans submitted into plan check shall depict the required parking on the plans.
7. Per Section 4.20.020(O), Water tanks must maintain the following minimum setbacks:

Front: 30 feet

Sides: 3 feet
(height up to 12 feet tall)

Rear: 3 feet
(height up to 12 feet tall)

Front: 30 feet

Sides: 30 feet
(height over 12 feet tall)

Rear: 30 feet
(height over 12 feet tall)

The maximum height of water tanks is 35 feet.

8. Per Section 4.20.050(B), fences or hedges not exceeding three (3) feet in height may occupy any portion of a lot within 20 feet of the front lot line or any street right-of-way. Fences not exceeding eight (8) feet in height may occupy any other portion of a lot.
9. Per Section 4.20.020(J), swimming pools shall be located at least five feet from any property line or right-of-way.
10. If archaeological resources or human skeletal remains are discovered during construction, work shall immediately cease and the County Coroner's Office shall be notified. Upon determination that the remains are Native American, no further disturbance of the site may be made except as authorized by the County Coordinator of Indian Affairs, in accordance with state law and Chapter B6-18 of the County Ordinance Code.
11. For all trees to be retained with a canopy in the development area or interfaces with the limits of grading for any proposed development on-site, the trees shall be protected by the placement of 5-foot tall rigid tree protective fencing as shown on final grading and final building plans and must include the following:
 - a. Fencing should be placed along the outside edge of the dripline of the tree or grove of trees,
 - b. The fencing should be maintained throughout the site during the entire construction period and should be inspected periodically for damage and proper functions,
 - c. Fencing should be repaired, as necessary, to provide a physical barrier from construction activities,
 - d. The following sign shall be placed on all tree protection fencing and must remain until final occupancy. The sign must read: "Warning. This fencing shall not be removed without permission from the Santa Clara County Planning Office. County of Santa Clara tree protection measures may be found at: <http://www.sccplanning.gov>, or call 408-299-5770 for additional details."
 - e. The oak tree immediately adjacent and behind the existing house must be retained and an arborist report regarding the post-construction viability of the tree, as well as its present condition, must be submitted to the Planning Office.

Department of Environmental Health

12. 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

13. Fire Department water supply and equipment shall be adequately maintained, and operable, at all times.
14. Fire department access shall be kept clear and accessible at all times.
15. Fire Sprinklers are required in each new building, excluding the Ticket Box.
16. This property is in the Wildland Urban Interface (WUI). 100 ft of defensible space shall be maintained at all times.
17. This property is in the State Response Area (SRA).

Land Development Engineering

18. 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.

Santa Clara Valley Water District

19. Santa Clara Valley Santa Clara Valley Water District (District) records indicate the site contains zero (0) wells. Any abandoned wells, or wells that are no longer in use, must be properly destroyed. Any wells in use that will be impacted by project activities must be protected. As required by District Ordinance 90-1, an application must be filed with the District for a permit to construct or destroy any well or to drill any exploratory holes deeper than 45 feet. Contact the District's Wells and Water Measurement Unit at (408) 265-2607, ext. 2660 for more information.

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO PERMIT ISSUANCE

Planning

20. **Prior to issuance of any permits**, the applicant shall pay all reasonable costs associated with the work by the Department of Planning and Development.
21. Existing vegetation, to the greatest extent possible, shall remain to help ensure adequate visual screening from Canon Drive. Any newly proposed landscaping over 500 square feet requires a landscape package submittal **prior to building permit issuance**. Proposed landscaping over 2,500 square feet requires a landscaping plan and irrigation plan stamped and signed by a licensed landscape architect **prior to building permit**

issuance. The County Landscape Ordinance and supporting information can be found on the following webpage:

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

22. All structures shall use nonreflective glass on outward facing exterior windows. Window specifications shall be submitted to the Planning Division for review and approval **prior to building permit issuance.**
23. Submit color samples for the proposed residence façade, trim and roofing materials for review and approval by the Planning Division, **prior to building permit issuance.** Exterior colors and materials shall use natural dark earth tones such as hues of brown, green and shades of gray, all of which must have LRVs of 45 or less.
24. **Prior to building permit issuance,** submit a detailed lighting plan which includes all new lighting. The lighting plan shall provide light fixture detail with lighting profiles and product-specific information that includes the following information:
 - a) Depict the extent of illumination from all new outdoor lighting.
 - b) Ensure absence of upward glow.
25. Pursuant to §5.20.125, record a Notice of Permit and Conditions with the County Office of Clerk-Recorder's Office, to ensure that successor property owners are made aware that certain conditions of approval shall have enduring obligation. Evidence of such recordation shall be provided **prior to building permit issuance.**

Department of Environmental Health

26. **Prior to building permit issuance,** demonstrate on the plans an appropriate septic system that satisfies Environmental Health requirements based on a percolation rate of 2.42 minutes per inch (MPI); (a) for a 4-bedroom single family residence, minimum sewage disposal conditions have been determined as follows: 375 square feet plus 375 square feet for drip dispersal field. The two (2) dispersal fields must be connected through a positive diversion valve. A 1500-gallon septic tank and 1000-gallon pump tank shall be required, (b) for a 5-bedroom single family residence, minimum sewage disposal conditions have been determined as follows: 430 square feet plus 430 square feet for drip dispersal field. The two (2) dispersal fields must be connected through a positive diversion valve. A 1500-gallon septic tank and 1000-gallon pump tank shall be required.
27. **For plans submitted for building permit,** submit revised plot plans to scale (1"= 20') on a grading and drainage plan showing house, driveway, all accessory structures, septic tank and required drainlines to contour. To prepare the plans, the following must be included / completed:

- Provide a geotechnical report prepared by a state registered civil engineer or state certified engineering geologist THAT DEMONSTRATES the use of a subsurface sewage disposal system will not permit sewage effluent to surface, affect soil stability, degrade water quality, create a public nuisance or present a threat to the public health or safety. The report must address the specific engineered septic system plan. This report is required where drainfields are proposed to be installed on slopes exceeding 20%.

28. **Prior to building permit issuance**, call the Department of Environmental Health (DEH) at (408) 918-3400 for septic clearance. Submit three copies to DEH for approval. This is a separate submittal to DEH and additional fees may be required.

29. **Prior to building permit issuance**, provide a will serve letter from the local water purveyor.

Roads and Airports Department

30. Obtain a Santa Clara County Roads and Airports Department (RAD) Encroachment Permit **prior to any work performed in the County Road Right-of-Way (ROW) and prior to building permit issuance**. The Encroachment Permit application shall contain all the elements indicated in “IMPROVEMENT PLANS” below and in Roads and Airports’ “ENCROACHMENT PERMIT APPLICATION PROCESS & INFORMATION” handout. The process for obtaining an Encroachment Permit and the forms that are required can be found at: www.countyroads.org > Road Info & Services > Permit Information and Forms > Encroachment Permits.

31. Preliminary plans prepared by RW Engineers and received on February 14, 2017, 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 building permit issuance**. Include plan, profile, typical sections, contour grading and drainage for all construction improvements located within the ROW. Design shall be consistent with County Ordinance, Roads and Airports Standard Details Manual, and the Santa Clara County Drainage Manual. Final Improvement Plans shall include the following:

- a. Design Canon Drive to County Standard B4A. Owner’s Engineer may propose modifications to the B4A standard in the Final Improvement Plans based upon existing site conditions for review and approval by the County Roads & Airports Department. The modifications may include defining limits to the frontage improvements and / or reducing the width of the shoulder widening but must demonstrate that the proposed improvements implement the B4A standard to the maximum extent possible.
- b. Design the driveway approach to County Standard B4.

- c. Show the removal of the existing brick retaining wall from the ROW.
- d. Reestablish the flowline along the property's frontage to provide positive flow.
- e. 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 shall be shown.
- 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 the approved plans.
- g. Provide drainage plans and hydraulic calculations prepared by a licensed civil engineer in accordance with the County's 2007 Drainage Manual. Owner's engineer is to demonstrate that the post-development maximum flow rate onto the County Road ROW is less than, or equal to, the pre-development corresponding storm-event flow rate. If this cannot be demonstrated, a detention / retention system shall be located outside of 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 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.

32. **Prior to issuance of the building permit**, dedicate the following curvilinear right-of-way:

- 30-foot half street for Canon Drive

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

Land Development Engineering

33. Obtain a Grading Permit from Land Development Engineering (LDE) prior to beginning any construction activities. Issuance of the grading permit is required **prior to LDE clearance of the building permit** (building and grading permits can be applied for concurrently). The process for obtaining a Grading Permit and the forms that are

required can be found on the following webpage: www.sccplanning.org > I Want to... > Apply for a Permit > Grading Permit.

- If the County Roads and Airports Department provides a condition of approval to obtain an encroachment permit, the application for the permit must be submitted to the Land Development Engineering Office with the grading / drainage permit. For your convenience, the grading and encroachment permits are processed concurrently under one set of improvement (grading) plans. Please contact LDE at (408-299-5734) for additional information and timelines.

34. **On plans submitted for building permit issuance**, 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.

35. **Plans submitted for building permit issuance** shall be prepared by a licensed civil engineer for review and approval by LDE and the scope of work shall be in substantial conformance with the conditionally approved preliminary plans on file with the Planning Office. The driveway shall conform to modified Standard Detail SD5, with a deepened retaining curb providing structural support for the edge of pavement, as generally shown in the preliminary plans. Include plan, profile, typical sections, contour grading for all street, road, driveway, structures and other improvements as appropriate for construction. The final design shall be in conformance with all currently adopted standards and ordinances. The following standards are available on-line:

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

36. **Prior to building permit issuance**, all 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.

37. **The building permit issuance 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.
38. **Prior to building permit issuance**, all applicable easements affecting the parcel(s) with benefactors and recording information shall be shown on the improvement plans.
39. **Prior to building 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.
40. **On plans submitted for building permit issuance**, 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 shall be coordinated with any other undergrounding to serve other properties in the immediate area.
41. **On plans submitted for building permit issuance**, include one of the following site design measures in the project design: (a) direct hardscape and / or runoff onto vegetated areas, (b) collect roof runoff in cisterns or rain barrels for reuse, or, (c) construct hardscape (driveways, walkways, patios, etc.) with permeable materials. Though only one site design measure is required, it is encouraged to include multiple site design measures in the project design. For additional information, refer to the C.3 Stormwater Handbook (June 2016) available on the following webpage:
 - www.scvurppp.org > Resources > reports and work products > New Development and Redevelopment > C.3 Stormwater Handbook (June 2016).
42. **Prior to building permit issuance**, submit one copy of the signed and stamped of the geotechnical report for the project.
43. **Prior to building permit issuance**, 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.

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

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

Planning

45. **Prior to final occupancy**, all graded areas shall be re-seeded in conformance with the County Grading Ordinance to minimize the visual impacts of the graded slopes and to reduce the potential for erosion on the subject site. All excess materials must be removed from the site to a County approved disposal site.
46. **Prior to final occupancy**, contact Carl Hilbrants at (408) 299-5781 to schedule a site visit to verify that the approved landscaping has been installed, that the façade, trim and roofing materials have been correctly painted and that the window treatments incorporate nonreflective glass on outward facing exterior windows. A nighttime site visit shall also be scheduled to verify that there are no lighting impacts to the surrounding neighborhood. In the event that night time glare impacts are identified, additional landscaping shall be required to provide adequate screening. Contact the Planning Office at least two weeks in advance to set up an appointment.

Department of Environmental Health

47. **Prior to final occupancy**, provide proof of garbage service at the time of final occupancy sign-off. Garbage service in the unincorporated areas of Santa Clara County is mandatory.

Roads and Airports Department

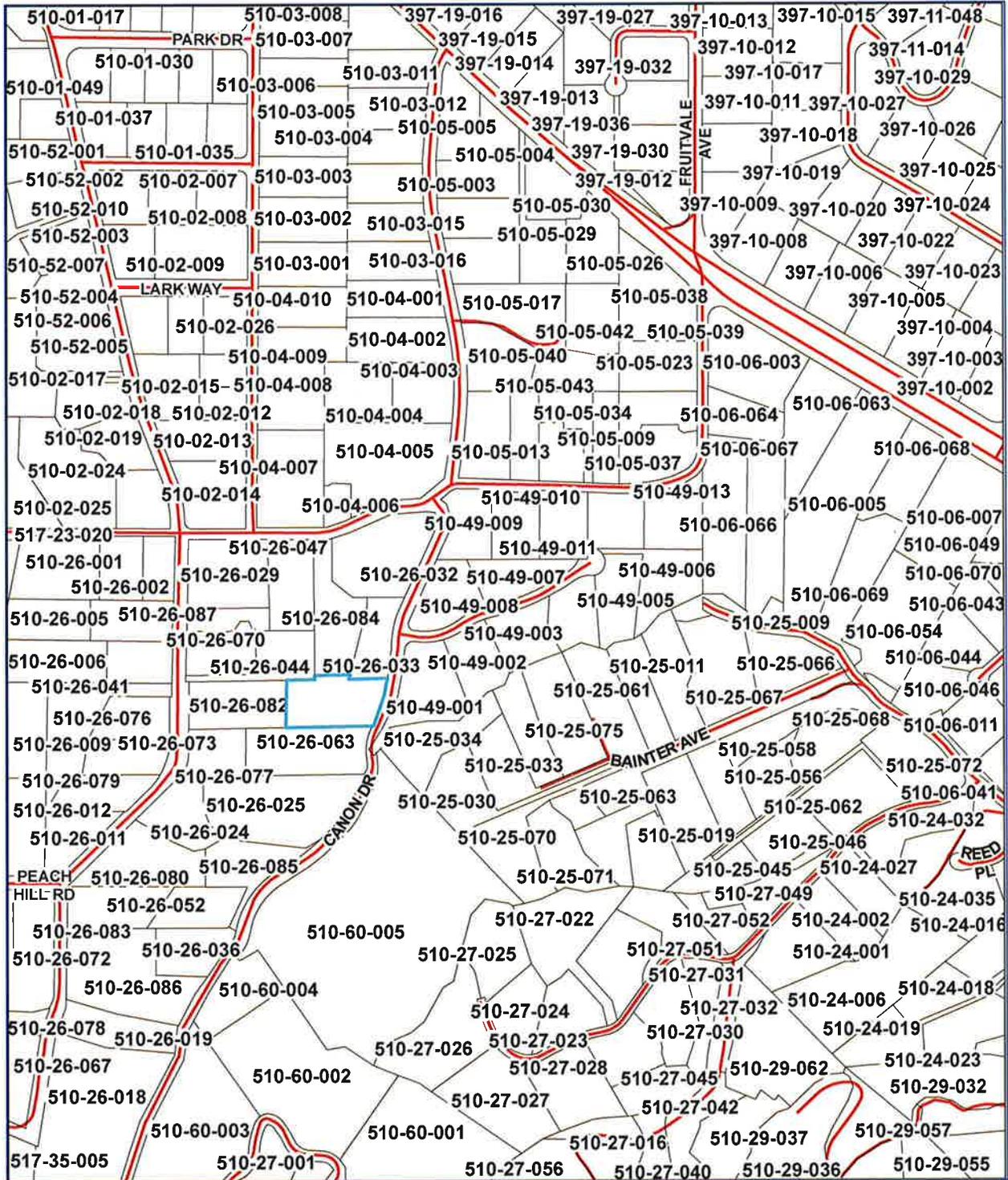
48. **Prior to final occupancy**, construct all necessary improvements prior to release of the grading bond and / or final building occupancy. Construction staking with the right-of-way (ROW) is required and shall be the responsibility of the developer.

Land Development Engineering

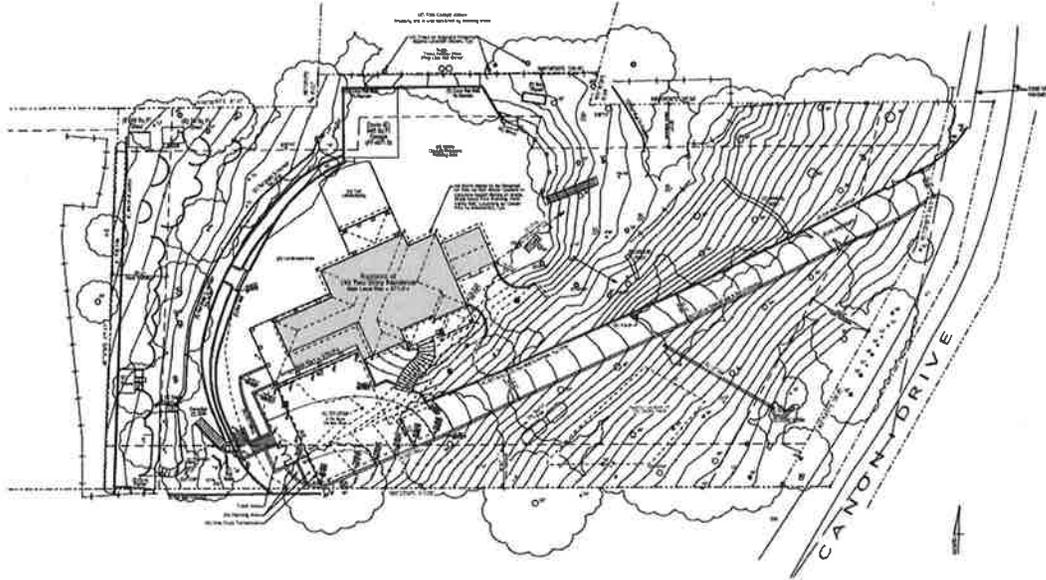
49. **Prior to final occupancy**, all existing and set permanent survey monuments shall be verified by inspectors prior to final acceptance of the improvements by the County. Any permanent survey monuments damaged or missing shall be reset by a licensed land surveyor or registered civil engineer authorized to practice land surveying and they shall file appropriate records pursuant to Business and Professions Code Section 8762 or 8771 of the Land Surveyors Act with the County Surveyor.

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

ATTACHMENT D
Location and Vicinity Map



ATTACHMENT E Proposed Plans



4 SCHEMATIC SITE PLAN

Sanborn Survey for (S) Use Conditions, (Under R) Standards, Prepare Plans for (R) Construction. Verify All Dimensions & Use Conditions to Field. Verify Accuracy of Surveyor's Availability in writing.

NOTE: DIMENSIONS OF THIS PLAN WERE TAKEN FROM OTHER PLANS.

PROPERTY INFORMATION

APN: 1740-0-014
 LOT AREA (sq ft): 21,517 (Acres 0.49)
 LOT AREA (sq ft): 2,132 (Acres 0.05)
 DISTANCE TO REAR LOT: 2,000 (ft) - (Minimum) Range

PERMITS

1 - 1/2" (1/4")
 1 - 1/2" (1/4")
 1 - 1/2" (1/4")
 1 - 1/2" (1/4")

PROPOSED

1 - 1/2" (1/4")
 1 - 1/2" (1/4")

VEHICLE MAP

LOT INFORMATION

APN: 1740-0-014
 LOT AREA (sq ft): 21,517 (Acres 0.49)
 LOT AREA (sq ft): 2,132 (Acres 0.05)
 DISTANCE TO REAR LOT: 2,000 (ft) - (Minimum) Range

AREA CALCULATIONS

1 - 1/2" (1/4")
 1 - 1/2" (1/4")
 1 - 1/2" (1/4")
 1 - 1/2" (1/4")

SMITH RESIDENCE

1502 Canyon Drive
 Los Gatos, CA 95020

A-2

