

## County of Santa Clara

Department of Planning and Development  
Planning Office

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STAFF REPORT  
Zoning Administration  
December 5, 2019  
**Continued Public  
Hearing Item #1**

Staff Contact: Xue Ling, Associate Planner  
(408) 299-5784, [xue.ling@pln.sccgov.org](mailto:xue.ling@pln.sccgov.org)

**File: PLN17-10706**  
**Design Review Approval (Tier 2) and Grading Approval for a New  
Single-Family Residence**

**Summary:** Design Review Approval (Tier 2) and Grading Approval for a 6,735 square-foot single-family residence with attached garage. Associated site improvements include a new driveway, septic system, and removal of eight (8) trees. Grading consists of 1,745 cubic yards of cut and 670 cubic yards of fill (total 2,415 cubic yards).

**Owner:** James Le  
**Applicant:** Manjit Saini  
**Address:** 0 Bella Madeira Ln, San Jose  
**APN:** 654-64-012  
**Supervisory District:** 3

**Gen. Plan Designation:** Hillside  
**Zoning:** HS-d1  
**Lot Size:** 3.7 acres  
**Present Land Use:** Vacant  
**HCP:** in HCP Area

### RECOMMENDED ACTIONS

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- A. Accept a Categorical Exemption, under Section 15303 (Class3)(a) of the CEQA Guidelines, Attachment A; and
- B. Grant Design Review Approval and Grading Approval, subject to Conditions outlined in Attachment B.

### ATTACHMENTS INCLUDED

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Attachment A – CEQA Determination  
Attachment B – Preliminary Conditions of Approval  
Attachment C – Plans and Vicinity Map  
Attachment D – Color Samples  
Attachment E – Tract Map 6455 and Lot Adjustment Map

## **PROJECT DESCRIPTION**

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The proposed project is for Design Review Approval (Tier II) and Grading Approval for a new 6,735 square-foot single-family residence, with a basement and attached garage. The proposed residence is three (3)-stories, with a maximum height of thirty-four (34) feet, as measured pursuant to the County’s Zoning Ordinance. Associated site improvements includes a new 500-foot long driveway and septic system. Water services will be provided by Bella Madeira Water Mutual. A total of eight (8) County-protected Oak trees are proposed to be removed. The proposed development area (including residence, leach fields, and driveway) is proposed on a portion of the lot that has an existing slope of 29.15%.

Proposed grading quantities consist of 1,745 cubic yards of cut and 670 cubic yards of fill (total 2,415 cubic yards). Retaining walls are proposed at the front and rear of the residence to create a flat building pad and fire truck turnaround. The retaining walls will be approximately 140-feet, 70-feet and 90-feet in length. The retaining walls to the front and side of the residence are two (2) to three (3) feet tall, and a 4.5-foot retaining wall is located at the rear of the residence.

### **Setting/Location Information**

The existing parcel is 3.7-acres in size and is currently vacant. The property is located approximately one (1) mile east of the City of San Jose, and takes access of a private, shared access road off of Bella Madeira Lane. The surrounding neighborhood is comprised of low-density single-family residences on similar size lots, located within the HS-d1 Zoning District. According to GIS visibility layers, the proposed building pad is in an area of medium visibility. There are existing mature trees, including State-registered Coastal Oak Woodland surrounding the site.

The site is located in the Santa Clara Valley Habitat Plan Area: It is located in Area 2-Rural Development Equal to or Greater than 2 acres Covered. However, the total permanently disturbed footprint is less than two (2) acres (1.01 acres). Therefore, the project does not require coverage through the Habitat Plan.

## **REASONS FOR RECOMMENDATIONS**

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

The environmental impacts of the proposed project were analyzed, resulting in a proposed Categorical Exemption (See Attachment A). The aesthetic impacts of the proposed project have been addressed through the required design review process with landscaping, and other design measures (i.e. compliance with acceptable LRV colors as shown on plans). As such, the project qualified for a Class 3, Section 15303 (a) new single-family residence Exemption from CEQA.

### **B. Project/Proposal**

#### **1. General Plan: Hillsides**

2. **Approved Building Site:** The site is an approved building site per a subdivision recorded in March 1981 (Tract 6455, Lot 4). A Lot Line Adjustment was approved between Lot 1 and 4 in 2001 (File #7930). The Planning Office deemed the lot line adjustment as minor, which would not change the status of Lot 4 as an approved building site.
3. **Zoning Standards:** The Zoning Ordinance specifies the required development standards for the HS-d1 Zoning District, as summarized below, followed by a Table noting the project's conformance with Section 3.20.040 "-d1" Combing District:

**Setbacks (HS):** 30-feet from all property lines (front, side, and rear)  
**Height:** 35-feet  
**Stories:** 3-stories

STANDARDS & REQUIREMENTS	CODE SECTION	Assessed (Y)*
Siting	§ 3.20.040 (A)(2)(b)	Y
Story Poles	§ 3.20.040 (A)(2)(c)	Y
Color & LRV	§ 3.20.040 (B)	Y
Building Form & Massing	§ 3.20.040 (C)	Y
Retaining Walls	§ 3.20.040 (D)	Y
Ridgeline Development	§ 3.20.040 (E)	N/A
Design Review Guidelines	§ 3.20.040 (F)	Y

**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;**

According to GIS visibility layers, the proposed building pad is in an area of medium visibility. The proposed three (3)-story residence incorporates a tiered design approach, with split floors in the basement, consistent with the County *Design Review Guidelines*. A basement, created by a ten (10)-foot maximum vertical cut within the building footprint, is daylighted at the downhill slope and embedded into the uphill slope. Such a design lowers the elevation and overall height of the proposed residence, and reduces the visibility of the structure.

The project proposes to remove eight (8) Coastal Live Oak trees, with trunk diameters of six (6) inches or greater (County-protected), within the footprint of the proposed building and driveway. Although the site is covered by State-registered Coastal Oak Woodland, the

proposed development will have a less than significant impact on Oak Woodland removal because it does not result in 1/2 acre or more decrease in the total oak canopy. Based on the County *Guidelines for Tree Protection and Preservation for Land Use Applications*, replacement of twenty-eight (28) 24-inch box California native oak trees are required. The submitted Tree Mitigation Plan, prepared by Pennino Design Group in August 2019 (L1), proposed the replacement trees adjacent to the residence. The replacement trees will mitigate both the biological loss and the visual impacts from proposed structures and tree removal, which further decreases the visibility of the west elevation from the valley floor. The submitted Tree Mitigation Plan is appropriately designed in terms of tree location and spacing. A condition of approval requires a final landscape plan, that is consistent with the landscape plan submitted for the Design Review application, to be submitted with irrigation details, prior to issuance of a grading or building permit. As such, Staff can make this finding.

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

The proposed development is located in the most suitable building area on the site, and incorporates natural features of the land and takes into consideration the contours of the land. The project will be located on a portion of the lot with the lowest slope percentage (29.15%). Proposed contours will follow the natural contours to blend with the surrounding natural terrain. The maximum height of the tallest retaining wall is 4.5 feet, which is facing the rear yard and not visible from the valley floor. A total of 135 cubic yards of fill with a maximum vertical height of 4.5 feet is proposed to establish a portion of the driveway and to blend the 130-foot long, two (2)-foot tall retaining wall at the front of the residence with natural contours. The grading design lowers the visibility of the retaining wall from the Valley Floor.

State registered oak woodland covers the majority of the site, including development areas. The building pad is situated in between oak canopy so that only eight (8) existing oak trees, with a 15,805 square-foot canopy area, will be removed. The proposed development will not have a significant direct impact on oak woodland because it does not result in 1/2 acre or more decrease in the oak canopy. Existing dense oak woodland and required replacement oak trees will provide additional screening of the proposed residence and driveway, as described in the above findings. Thus, the proposed residence is designed to be compatible with the natural environment, and this finding can be made.

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

According to GIS visibility layers, the proposed building pad is in medium visibility from the valley floor. The site design preserves existing natural features by maintaining the majority of the natural hillside surrounding the proposed construction, thereby minimizing hillside scarring and grading. The proposed retaining walls are limited to a maximum height of 4.5 feet. As discussed above, twenty-eight (28) 24-inch box California native oak trees will be planted (as a condition of approval) adjacent to the building pad to reduce the apparent building height, as seen from neighboring properties and the valley floor.

Furthermore, existing tree canopy that provides additional screening from the valley floor will be preserved.

The proposed home is a three (3)-story structure with a relatively small footprint of approximate 2,500 square feet. The second and third stories do not set back from the first floor. However, the design reduces the bulk and massing by incorporating tiered design qualities with patios, an entry porch, and undulating walls to avoid expansive facades. Furthermore, the design of the roof includes varied heights to minimize bulk and massing. 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 multiple materials, such as stone veneer and earth-toned colors. Therefore, the project conforms with the County Design Review Guidelines, and this finding can be made.

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

The surrounding neighborhood is comprised of homes ranging in size between 3,000 to 9,000 square feet. There are several three (3)-story buildings within the immediate neighborhood. The proposed 6,735 square-foot residence would be in keeping with the characteristics of the surrounding neighborhood in terms of size and architectural style, which are more modern and contemporary designs. The new home is a three (3)-story structure with a small footprint and compact design. Architectural features of tiered balconies, roofs, and an extended entry porch create undulating walls for the residence, to avoid expansive facades. Additionally, the design incorporates various materials (such as earth-toned colors and stone veneer) along the structure facades to help break up the appearance of the structure. As such, the project will not be obtrusive or stand out compared to other developed parcels in the immediate vicinity and is compatible with the immediate neighborhood, and this finding can be made.

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

Single-family residences and residential uses are allowed uses within the Hillside (HS) zoning district and, as proposed, the project complies with the HS zoning regulations. The proposed development complies with required setbacks (30-feet from all property lines or easement) and height requirements (35 feet maximum height), with a proposed height up to 34 feet. The proposed site and architectural design are also in keeping with the -d1 design standards, building massing standards, and exterior colors are conditioned to be less than 45 LRV, therefore minimizing visual impacts of the project, as seen from the valley floor. As such, the 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*. Growth Development Policy R-GD 25 (a) encourages “grading proposals for driveways and roads [to] generally follow natural terrain and contours to

*maximum extent feasible*” To address policies intended to minimize or avoid unnecessary grading and for projects which propose hillside development, the residence and driveway are situated parallel with the existing contours to minimize disturbance to the natural slopes and other natural features of the land.

In compliance with General Plan Policy R-GD 34, landscaping and colors will be implemented that blend in with the surrounding environment. Natural colors and materials with an LRV below 45 are proposed in consistency with the submitted color samples (see Attachment D), and new twenty-eight (28) replacement trees are required to be planted to ensure continued mitigation of visual impacts. Therefore, as conditioned, the project will 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 proposed grading quantities for the project include 1,745 cubic yards of cut and 670 cubic yards of fill (total 2,415 cubic yards). The three (3)-story, 6,735 square-foot single-family residence utilizes a small building footprint of approximate 2,500 square feet, which significantly reduces the total grading quantity compared to a single-story building with a larger footprint. A large portion of grading (890 cubic yards of cut and 500 cubic yards of fill) is related to cut for the driveway with fire truck turnaround, which is not larger than the minimum size required per Fire Marshal and Land Development Engineering standards. The design utilizes three (3) retaining walls to establish the building pad and fire truck turnaround. Except for a modest rear garden, no other improvements that require additional grading are proposed. Therefore, the amount, design, location, and the nature of proposed grading is necessary and appropriate to establish single-family residential uses, which are permissible in the HS zoning district. For these reasons, this finding can be made.

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

The total export of 1,075 cubic yards will be deposited at a County approved disposal site. 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. Therefore, the grading will not endanger public and/or private property, public health and safety, nor result in excessive deposition of debris or soil sediments on any public right-of-way, or impair any spring or existing watercourse. As such, this finding can be made.

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

The proposed grading has been designed to contour and blend with the natural topography to the maximum extent possible. The proposed building pad is situated on the most suitable and flattest portion of the lot, covered by a small oak tree canopy. A large portion of the proposed grading (900 cubic yards) includes cut for the basement, as recommended by *Grading and Hillside Development Guidelines*, to minimize visual impacts. The remainder of grading will establish a driveway with fire truck turnaround.

The grading will not impose any significant impacts on the natural landscape, biological, or aquatic resources. There are no creeks or other watercourses on the property. As previously noted in this report, although a majority of the lot is covered by state registered oak woodland landcover, only eight (8) existing oak trees with 15, 805 square-foot canopy area will be removed. There is no significant direct impact on oak woodland because it does not result in 1/2 acre or more decrease in oak canopy. The requirement of twenty-eight (28) replacement trees are conditioned per the the *County Guidelines for Tree Protection and Preservation for Land Use Applications*. The submitted two arborist reports (See Attachment F) prepared by Monarch Consulting Arborists LLC (2018) and LSA (2016), analyzed impacts to twenty-two (22) trees whose canopy extends into the proposed construction area. Ultimately, as conditioned, 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 proposed grading is related to serving the new residence and driveway, and designed to follow the natural contours of the property to the maximum extent possible. According to the County GIS map, the majority of the parcel is encumbered by a steep slope (greater than 50%). The proposed development area will be located at an average slope of 29.15%, in the general location of the approved building envelope per Bella Madeira Subdivision (18S75.9). The portion of the driveway on the north of the proposed building pad is the flattest area of the lot, while the current building pad is on a gentle slope. However, the total grading quantity outside the building footprint of the current building site is unlikely to be greater than the alternative site to the north, because the basement is embedded into the slope (grading is within the footprint) and no rear yard is proposed. Thus, given the proposed design, the subject site is one of the potential building sites that minimizes grading, and this finding can be made.

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

The proposed grading is designed to conform with the natural terrain and existing topography and will not create a significant visual scar, as mitigated and conditioned. The

residence and driveway are designed and situated parallel to the existing contours. Existing oak trees and proposed replacement oak trees immediately surround the footprint of the home and will screen visibility of the proposed graded area. As such, this finding can be made.

**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, specifically in keeping with General Plan policy R-GD 25, which requires grading be reasonably necessary for the establishment of the allowed use and cause minimum disturbance to the natural environment with no significant visual scar on the hillside. Additionally, the project conforms to General Plan Policies R-GD 20-27, which require that grading be the minimum necessary for the use, with no significant visual scar or impact to the environment. No specific plan applies to the project. As such, this finding can be made.

**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 the Road Design Guideline which states, "*new roads and driveways should be sited and designed to minimize terrain alteration, incorporating existing infrastructure where feasible for access to new development. Where new roads and driveways are required in undeveloped hillside areas, the design should minimize the potential for visual scaring of the hillside and grading into sensitive areas.*" The proposed driveway design is curved to follow the existing contours while meeting minimum emergency access standards. In addition, retaining walls do not exceed 4.5 feet in height and follow the existing hillside contours, which will minimize visual impacts to the neighboring parcels.

Furthermore, replacement trees are required, per the County *Guidelines for Tree Protection and Preservation for Land Use Applications*, which will decrease potential visual impacts of the proposed development. Therefore, the proposed grading is designed to follow the natural terrain, minimize grading, and reduce visual impacts of the hillside development and is in keeping with General Plan Policies R-GD 22.

**BACKGROUND**

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The property owner submitted the Design Review Approval (Tier 2) and Grading Approval applications on February 9, 2015. The initial incomplete letter was issued on March 11, 2015, outlining numerous issues with the proposed septic system, drainage, environmental review, and Habitat Conservation Plan concerns.

On August 22, 2019, the applicant resubmitted plans and documents in response to Staff's initial incomplete letter. An additional incomplete letter was issued on September 20, 2019. After submitting all required information, was deemed complete for processing on October 22, 2019.

On October 25, 2019, a public notice was mailed to all property owners within a 300 radius, and was also published in the Post Records on October 28, 2019.

On November 7, 2019, the Zoning Administration Hearing Officer continued the project to the December 5, 2019 hearing, at the request of the applicant, in order to allow additional time for the applicant to install the required story poles (See Attachment G). No Permit Streamline Act extension is needed at this time, as the scheduled hearing date of December 5, 2019 is prior to the 60-day time frame for the County to render a decision on the application (December 20, 2019).

### **STAFF REPORT REVIEW**

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Prepared by: Xue Ling, Associate Planner *Xue Ling*

Reviewed by: Leza Mikhail, Principal Planner/Zoning Administrator



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## Attachment A

# STATEMENT OF EXEMPTION

## from the California Environmental Quality Act (CEQA)

<b>FILE NUMBER</b>	<b>APN(S)</b>	<b>DATE</b>
PLN17-10706	654-64-012	11/27/2019
<b>PROJECT NAME</b>	<b>APPLICATION TYPE</b>	
Single-Family Residence; 0 Bella Madeira Lane, San Jose, CA, 95127	Design Review Approval (Tier 2) and Grading Approval	
<b>OWNER</b>	<b>APPLICANT</b>	
James Le	Manjit Saini	
<b>PROJECT LOCATION</b>		
0 Bella Madeira Lane, San Jose, CA, 95127		
<b>PROJECT DESCRIPTION</b>		
Design Review Approval (Tier 2) and Grading Approval for a 6,735 square-foot single-family residence with attached garage. Associated site improvements include a new driveway, septic system, and removal of eight (8) trees. Grading consists of 1,745 cubic yards of cut and 670 cubic yards of fill (total 2,415 cubic yards).		
All discretionary development permits processed by the County Planning Office must be evaluated for compliance with the California Environmental Quality Act (CEQA) of 1970 (as amended). Projects which meet criteria listed under CEQA may be deemed exempt from environmental review. The project described above has been evaluated by Planning Staff under the provisions of CEQA and has been deemed to be exempt from further environmental review per the provision(s) listed below.		
<b>CEQA (GUIDELINES) EXEMPTION SECTION</b>		
Section 15303(a) - Class 3(a): One single-family residence in a residential zone.		
<b>COMMENTS</b>		
The vacant property is located in a rural area of similar sized lots and developed with single family residences of similar size. The property is located in State protected Oak Woodlands. Eight (8) trees with a diameter of five (5)-inch or greater will be removed with less than ½ acre loss to existing oak tree canopy. Tree replacement is provided per the recommended Oak Woodlands regulations. There will be no impacts to a watercourse, sensitive or protected wildlife or plant species.		
<b>APPROVED BY:</b>		
Leza Mikhail, Principal Planner		November 27, 2019

**ATTACHMENT B  
PRELIMINARY DESIGN REVIEW AND  
GRADING APPROVAL CONDITIONS OF APPROVAL**

**Date:** December 5, 2019  
**Owner/Applicant:** James Le  
**Location:** 0 Bella Madeira Lane, San Jose, CA (APN: 654-64-012)  
**File Number:** PLN17-10706 (10706-17G-17DR)  
**CEQA:** Categorically Exempt – Section 15303, Class 3(a)  
**Project Description:** Design Review Approval (Tier 2) and Grading Approval for a 6,735 square-foot single-family residence with attached garage. Associated site improvements include an approximate 500-foot driveway, septic system, and removal of eight (8) trees. Grading consists of approximately 1,745 cubic yards of cut and 670 cubic yards of fill (total 2,415 cubic yards). Approval is based on plans submitted on August 22, 2019.

The proposed single-family residence is an approved building site, pursuant to Tract Map No. 6455. The project does not require coverage by the Santa Clara Valley Habitat Plan.

If you have any question regarding the following final 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.

Agency	Name	Phone	E-mail
Planning	Xue Ling	(408) 299- 5784	<a href="mailto:xue.ling@pln.sccgov.org">xue.ling@pln.sccgov.org</a>
Environmental Health	Darrin Lee	(408) 299 – 5748	<a href="mailto:darrin.lee@cep.sccgov.org">darrin.lee@cep.sccgov.org</a>
Fire Marshal	Alex Goff	(408) 299 – 5763	<a href="mailto:alex.goff@sccfd.org">alex.goff@sccfd.org</a>
Land Development Engineering	Ed Duazo	(408) 299 - 5733	<a href="mailto:ed.duazo@pln.sccgov.org">ed.duazo@pln.sccgov.org</a>
Geology	Jim Baker	(408) 299 - 5774	<a href="mailto:jim.baker@pln.sccgov.org">jim.baker@pln.sccgov.org</a>
Building Inspection		(408) 299 - 5700	

**STANDARD CONDITIONS OF APPROVAL**

**Building Inspection**

1. For detailed information about the requirements for a building permit, obtain a Building Permit Application Instruction handout from the Building Inspection Office or visit the website at [www.sccbuilding.org](http://www.sccbuilding.org).

**Planning**

2. Development must take place in substantial conformance with the approved plans, submitted on August 22, 2019 and the Conditions of Approval. Any changes to the proposed project

may result in additional environmental review, pursuant to the California Environmental Quality Act, and additional Planning review.

3. Existing zoning is HS-d1 (Hillsides - Combined Design Review District). Maintain the following minimum dwelling setbacks (Zoning Ordinance Sections 2.20.030):  
Front: 30 feet                      Sides: 30 feet                      Rear: 30 feet  
The maximum height of dwellings is 35 feet and shall not exceed three (3) stories.
4. Two (2) off-street parking spaces are required, one (1) of which must be covered.
5. 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.

#### *Grading*

6. All on-site grading shall be limited to the work in this Grading Approval and as shown on the approved plans. Grading plans submitted into Plan Check shall be in substantial conformance with the approved plans received August 22, 2019. Any increase in grading quantities, or modification to the grading or design may require a Grading Approval and associated fees, as well as additional environmental review pursuant to the California Environmental Quality Act.
7. Building and grading permits shall be submitted to the Building Inspection Office concurrently.

#### *Archaeological Resources*

8. In the event that human skeletal remains are encountered, the applicant is required by County Ordinance No. B6-18 to immediately notify the County Coroner. Upon determination by the County Coroner that the remains are Native American, the coroner shall contact the California Native American Heritage Commission, pursuant to subdivision (c) of section 7050.5 of the Health and Safety Code and the County Coordinator of Indian affairs. No further disturbance of the site may be made except as authorized by the County Coordinator of Indian Affairs in accordance with the provisions of state law and this chapter. If artifacts are found on the site a qualified archaeologist shall be contacted along with the County Planning Office. No further disturbance of the artifacts may be made except as authorized by the County Planning Office.

#### Land Development Engineer

9. 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.

#### Environmental Health

10. All construction activities shall be in conformance with the Santa Clara County Noise

Ordinance Section B11-154 and prohibited between the hours of 7:00 p.m. and 7:00 a.m. on weekdays and Saturdays, or at any time on Sundays for the duration of construction.

### Fire Marshal

#### 11. General Requirements:

- a. These are minimum Fire Marshal standards. Should these standards conflict with any other local, state or federal requirement, the most restrictive shall apply.
- b. Construction of access roads and driveways shall use good engineering practice.
- c. All required access roads, driveways, turnarounds, and turnouts shall be installed, and serviceable prior to approval of the foundation, and shall be maintained throughout construction. A stop work order may be placed on the project if required driving surfaces are not installed, accessible, and/or maintained at all times.

#### 12. 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 feet.
- b. Vertical Clearance: Minimum vertical clearance of 15 feet 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 feet.
- d. Grade: Maximum grade shall not exceed 16%. Grades exceeding 15% shall be paved in compliance with County Standard SD5.
- e. Surface: All driving surfaces shall be all-weather and capable of sustaining 75,000-pound gross vehicle weight.
- f. Turnouts: Passing turnouts in compliance with SD-16 shall be provided at every 400 feet and wherever hydrants are placed adjacent to driveways.
- g. Turnarounds: Turnaround shall be provided for driveways in excess of 150 feet as measured along the path of travel from the centerline of the access road to the structure. Acceptable turnarounds shall be a 40-foot by 48-foot pad, hammerhead, or bulb of 40-foot radius complying with County Standard SD-16. All turnarounds shall have a slope of not more than 5% in any direction.
- h. 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:*

13. Property is located within the State Response Area (served by Cal Fire).

14. 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 feet and 100 feet from the structure.

15. Maintenance: Fire protection water systems and equipment shall be accessible and maintained in operable condition at all times and shall be replaced or repaired where defective. Fire 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

16. **Prior to issuance of any permits**, the applicant shall pay all reasonable costs associated with the work by the Department of Planning and Development.
17. **Prior to 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**.
18. **Prior to issuance of a building permit**, submit final color samples for the house facade, trim and roof indicating the Light Reflectivity Value (LRV) is less than or equal to 45 LRV, pursuant to Zoning Ordinance Section 3.20.040B, consistent with the project, color samples and plans approved at the November 7, 2019 Zoning Administration Hearing.

#### *Tree Protection*

19. **Grading and building plans** shall clearly identify the size and species of all trees proposed for removal. For each tree Twelve (12)-inches (diameter) or greater designated for removal, replacement shall occur per the County of Santa Clara *Guidelines for Tree Protection and Preservation for Land Use Applications*. The following tree replacement ratios apply:
- For the removal of one small tree (5- 18 inches):  
(3) 15-gallon trees, or (2) 24-inch box trees.
  - For the removal of one medium tree (18 – 24 inches):  
(4) 15-gallon trees or (3) 24-inch box trees.
  - For the removal of a tree larger than 24 inches  
(5) 15-gallon trees or (4) 24-inch box trees.

The project proposes to remove eight (8) California coastal live oak trees per Tree Removal Plan submitted on August 22, 2019. Based on the size of the trees to be removed,

replacement of twenty-eight (28) 24-inch box California native oak trees are required per the abovementioned guidelines.

20. **Prior to the issuance of a building permit**, submit a final landscape documentation package for review and approval consistent with the preliminary landscape plan prepared by Pennino Design Group in August 2019, and as approved at the December 5, 2019 Zoning Administration hearing. The submittal shall include a landscape plan, showing the tree location and species, irrigation design and water budget calculation stamped and signed by a licensed landscape architect. The requirements of Division B33 of the County Ordinance Code (Sustainable Landscape Ordinance) shall apply as the total landscape area appears to exceed 2,500 square feet. The landscape ordinance and supporting information can be found on the following web page:  
<https://www.sccgov.org/sites/dpd/PlansOrdinances/Landscape/Pages/welo-apply.aspx>
21. Per County Municipal Code Division C16-3(e), any tree that was required to be planted or retained by the conditions of approval of any land use entitlement are protected trees, regardless the size. The project trees are subject to tree removal and replacement trees. Irrigation system is highly recommended to increase the tree's survival.
22. 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 five (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. Protection measures must be in place **prior to construction activity** commencing.
  - f. Evidence of tree protective fencing can be provided by taking photos and emailing to the project planner.

#### *Landscape Permit*

23. 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. feet, then a landscaping permit is required. 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>

Land Development Engineering

24. 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](http://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 (408) 299-5734 for additional information and timelines.
25. 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.
26. 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](http://www.sccgov.org/sites/rda) > Published Standards, Specifications, Documents and Forms  
§ March 1981 Standards and Policies Manual, Volume 1 (Land Development)  
[www.sccplanning.org](http://www.sccplanning.org) > Plans & Ordinances > Land Development Standards and Policies  
§ 2007 Santa Clara County Drainage Manual  
[www.sccplanning.org](http://www.sccplanning.org) > Plans & Ordinances > Grading and Drainage Ordinance
27. 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.

28. 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.
29. All applicable easements affecting the parcel(s) with benefactors and recording information shall be shown on the improvement plans.

#### *Drainage*

30. 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.

#### *Utilities*

31. 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 – SF Bay Watershed*

32. Include one of the following site design measures in the project design: (a) direct hardscape and/or roof runoff onto vegetated areas, (b) collect roof runoff in cisterns or rain barrels for reuse, or (c) construct hardscape (driveway, walkways, patios, etc.) with permeable surfaces. Though only one site design measure is required, it is encouraged to include multiple site design measures in the project design. For additional information, please refer to the C.3 Stormwater Handbook (June 2016) available at the following website:  
§ [www.scvurppp.org](http://www.scvurppp.org) > Resources > reports and work products > New Development and Redevelopment > C.3 Stormwater Handbook (June 2016)

#### *Soils and Geology*

33. Submit one copy of the signed and stamped of the geotechnical report for the project.
34. 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*

35. 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 web site is at:  
[www.waterboards.ca.gov](http://www.waterboards.ca.gov) > Water Issues > Programs > Stormwater

*Agreements:*

36. Submit an Engineer's Estimate of Probable Construction Cost prepared by a registered civil engineer with the all stages of work clearly identified for all improvements and grading as proposed in this application. Pay necessary inspection and plan check fees and provide County with a Certificate of Worker's Compensation Insurance. (C12-206).

Environmental Health

37. Based upon a percolation rate of 6.3 minutes per inch, sewage conditions have been determined at 190 lineal feet plus 190 lineal feet. This sewage dispersal system shall be designed as a pressure dosing wastewater treatment system, sized to serve a 5-bedroom single family residence (600 gallons per day). The onsite wastewater treatment system (OWTS) shall require a 2,000-gallon septic tank and a 1,500 gallon pump tank.
38. At the time of **application for a building permit**, submit four (4) revised plot plans to scale (1" = 20') on a grading and drainage plan showing the house, driveway, accessory structures, septic tank and required drainlines to contour in order to obtain a septic system permit. Maintain all setbacks as outlined within County of Santa Clara Onsite Manual. The original plans must be submitted to the field office for sign-off **prior to the issuance of the septic system permit**, and submitted as the final grading plan to Land Development Engineering **when a grading permit is required**. Contact Ross Kakinami at 408-918-3479 for sign-off.
39. Submitted grading and drainage plans that show a closed drainage pipe placed over the proposed dispersal field. **Prior to issuance of a building permit**, revise drainage plan. Closed pipe drainage must maintain a minimum of a 10-foot horizontal setback to OWTS.
40. **Prior to issuance of a building permit**, provide a water will-serve letter from the local water purveyor (Bella Madeira).

Fire Marshal

*Fire Protection Water*

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

41. Fire-Flow: The minimum fire-flow shall be 500 gpm at 20 psi. (gpm has been reduced for installation of fire sprinklers). NOTE: the fire flow may be adjusted depending upon the final size of the structures 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.

#### Geology

- 42. Prior to permit issuance, submit a geotechnical engineer's Plan Review Letter that confirms the plans conform with the recommendations presented in the approved report (Langan Treadwell Rollo, dated 7-26-2016).

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

#### Planning

- 43. **Prior to final inspection**, contact Xue Ling, Assistant Planner, 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

- 44. Existing and set permanent survey monuments shall be verified by inspectors **prior to final acceptance of the improvements** by the County. Any permanent survey monuments damaged or missing shall be reset by a licensed land surveyor or registered civil engineer authorized to practice land surveying and they shall file appropriate records pursuant to Business and Professions Code Section 8762 or 8771 of the Land Surveyors Act with the County Surveyor.
- 45. Construct all of the aforementioned improvements. Construction staking is required and shall be the responsibility of the developer.

#### Environmental Health

- 46. **Prior to building final**, 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.

#### Fire Marshal

- 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 finalized by this office prior to

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

Geology

48. Prior to Final Inspection, submit a Construction Observations Letter that verifies the work was completed in accordance with the approved plans.



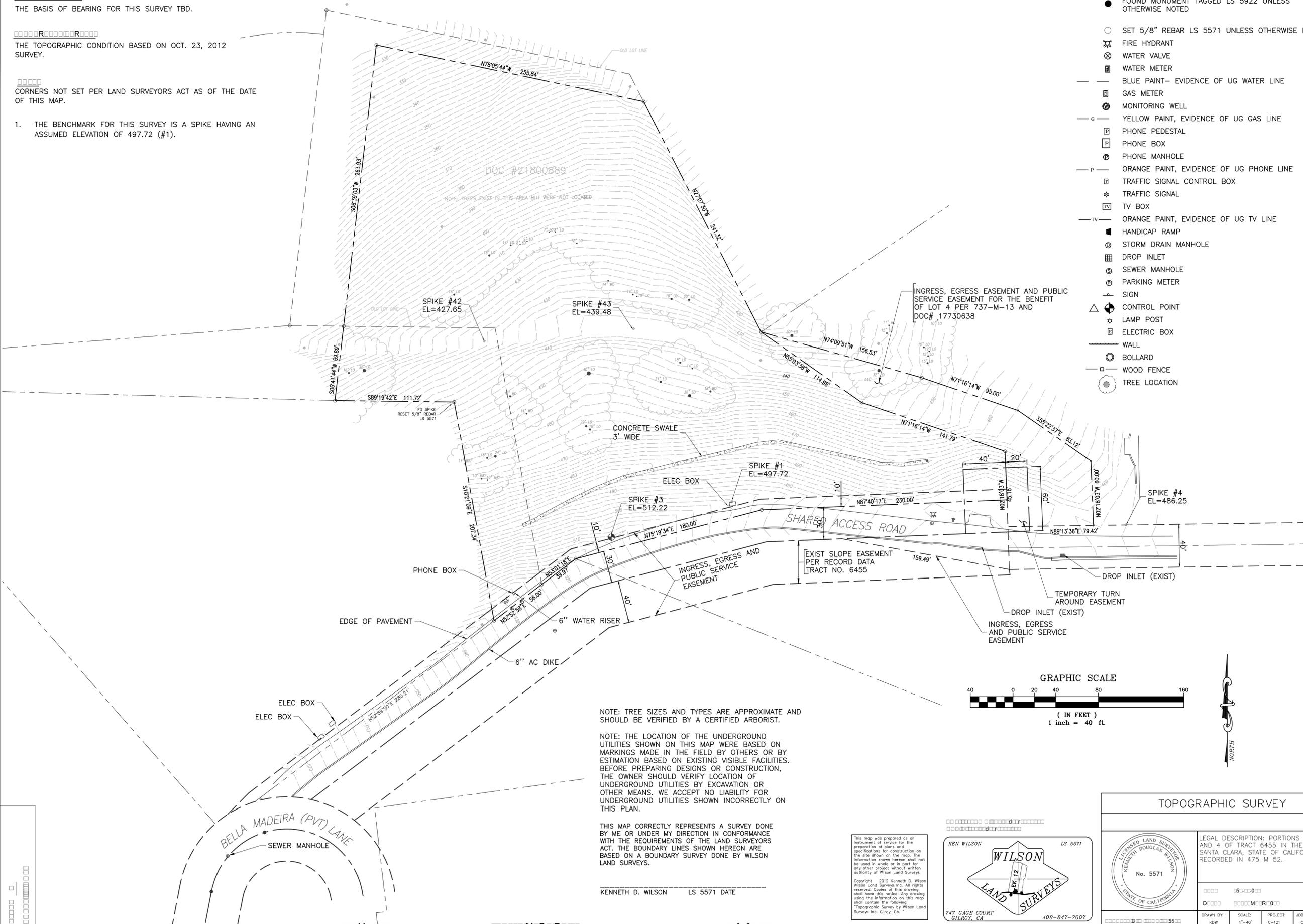
THE BASIS OF BEARING FOR THIS SURVEY TBD.

THE TOPOGRAPHIC CONDITION BASED ON OCT. 23, 2012 SURVEY.

CORNERS NOT SET PER LAND SURVEYORS ACT AS OF THE DATE OF THIS MAP.

1. THE BENCHMARK FOR THIS SURVEY IS A SPIKE HAVING AN ASSUMED ELEVATION OF 497.72 (#1).

- FOUND MONUMENT TAGGED LS 5922 UNLESS OTHERWISE NOTED
- SET 5/8" REBAR LS 5571 UNLESS OTHERWISE NOTED
- ⊗ FIRE HYDRANT
- ⊗ WATER VALVE
- ⊗ WATER METER
- BLUE PAINT— EVIDENCE OF UG WATER LINE
- ⊗ GAS METER
- ⊗ MONITORING WELL
- G — YELLOW PAINT, EVIDENCE OF UG GAS LINE
- ⊗ PHONE PEDESTAL
- ⊗ PHONE BOX
- ⊗ PHONE MANHOLE
- P — ORANGE PAINT, EVIDENCE OF UG PHONE LINE
- ⊗ TRAFFIC SIGNAL CONTROL BOX
- ⊗ TRAFFIC SIGNAL
- ⊗ TV BOX
- TV — ORANGE PAINT, EVIDENCE OF UG TV LINE
- HANDICAP RAMP
- ⊗ STORM DRAIN MANHOLE
- ⊗ DROP INLET
- ⊗ SEWER MANHOLE
- ⊗ PARKING METER
- SIGN
- △ CONTROL POINT
- ★ LAMP POST
- ⊗ ELECTRIC BOX
- WALL
- BOLLARD
- WOOD FENCE
- TREE LOCATION



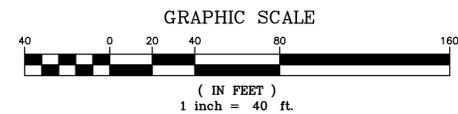
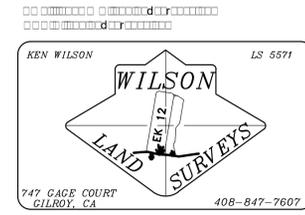
NOTE: TREE SIZES AND TYPES ARE APPROXIMATE AND SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.

NOTE: THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THIS MAP WERE BASED ON MARKINGS MADE IN THE FIELD BY OTHERS OR BY ESTIMATION BASED ON EXISTING VISIBLE FACILITIES. BEFORE PREPARING DESIGNS OR CONSTRUCTION, THE OWNER SHOULD VERIFY LOCATION OF UNDERGROUND UTILITIES BY EXCAVATION OR OTHER MEANS. WE ACCEPT NO LIABILITY FOR UNDERGROUND UTILITIES SHOWN INCORRECTLY ON THIS PLAN.

THIS MAP CORRECTLY REPRESENTS A SURVEY DONE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE BOUNDARY LINES SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY DONE BY WILSON LAND SURVEYS.

KENNETH D. WILSON LS 5571 DATE

This map was prepared as an instrument of service for the preparation of plans and specifications for construction on the site shown on the map. The information shown hereon shall not be used in whole or in part for any other project without written authority of Wilson Land Surveys.  
 Copyright © 2012 Kenneth D. Wilson  
 Wilson Land Surveys Inc. All rights reserved. Copies of this drawing shall have this notice. Any drawing using the information on this map shall contain the following:  
 \*Topographic Survey by Wilson Land Surveys Inc. Gilroy, CA.\*



REVISIONS	
NO.	DATE
1	21 AUG 2019
2	21 AUG 2019

DESIGNED BY:	DRAWN BY:	CHECKED BY:	APPROVED BY:
T. PENG	N. SINGH	M. SAINI	M. SAINI

PER MARCH 2018 COUNTY COMMENTS	PER OCT 2018 COUNTY COMMENTS

TOPOGRAPHIC SURVEY	
LEGAL DESCRIPTION: PORTIONS OF LOTS 1 AND 4 OF TRACT 6455 IN THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA AS RECORDED IN 475 M 52.	
DRAWN BY: KDW	SCALE: 1"=40'
PROJECT: C-121	JOB NUMBER: C-121
SHEET: 1 OF 1	

**INDER ENGINEERING LLC**

**JAMES LE**  
 BELLA MADEIRA LANE  
 SAN JOSE, CA  
 APN: 654-64-012

REGISTERED PROFESSIONAL ENGINEER  
 MANJIT SAINI  
 No. C 61948  
 Exp. 09-30-19  
 CIVIL  
 STATE OF CALIFORNIA

REVISIONS

DATE

DESIGNED BY:

T. PENG

DRAWN BY:

N. SINGH

CHECKED BY:

M. SAINI

APPROVED BY:

M. SAINI

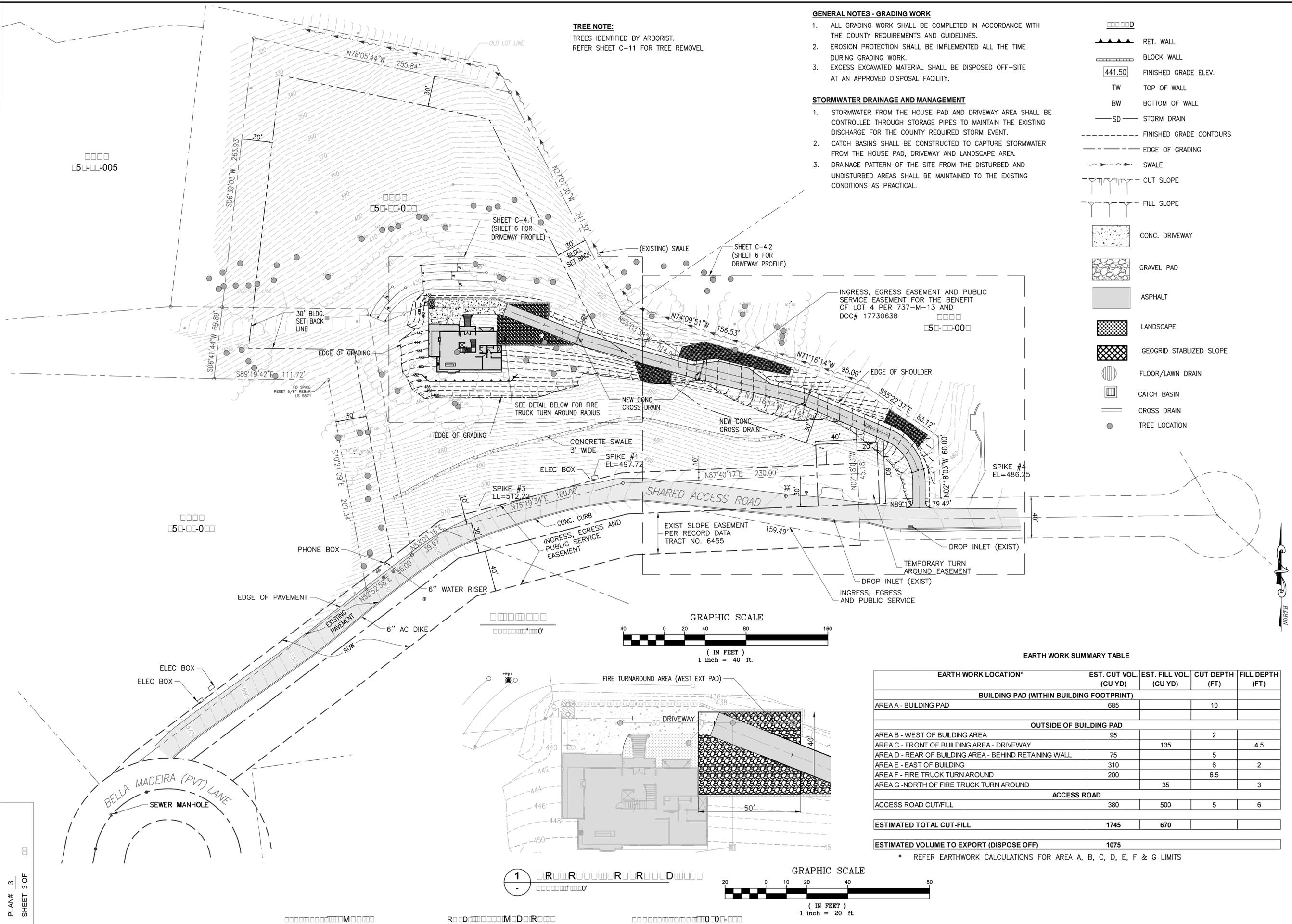
ARCHITECTURE

ENGINEERING

CONSULTATION

CONSTRUCTION

3



**TREE NOTE:**  
TREES IDENTIFIED BY ARBORIST.  
REFER SHEET C-11 FOR TREE REMOVAL.

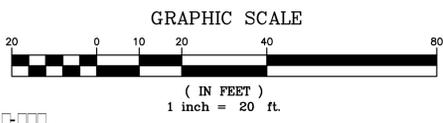
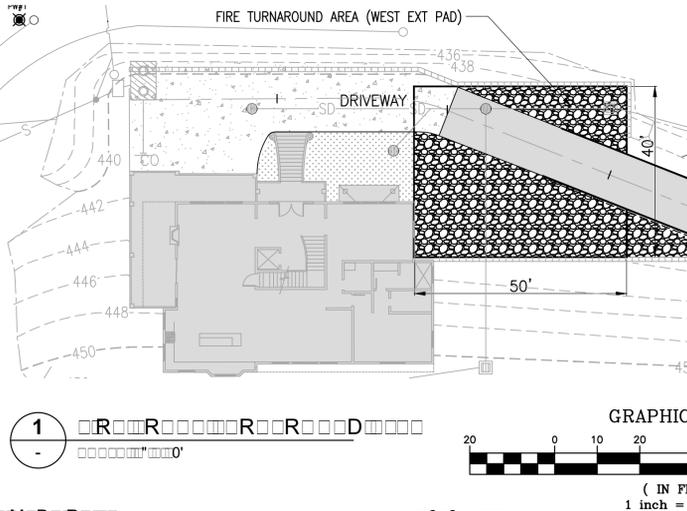
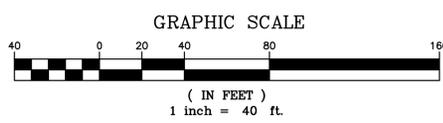
**GENERAL NOTES - GRADING WORK**

1. ALL GRADING WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE COUNTY REQUIREMENTS AND GUIDELINES.
2. EROSION PROTECTION SHALL BE IMPLEMENTED ALL THE TIME DURING GRADING WORK.
3. EXCESS EXCAVATED MATERIAL SHALL BE DISPOSED OFF-SITE AT AN APPROVED DISPOSAL FACILITY.

**STORMWATER DRAINAGE AND MANAGEMENT**

1. STORMWATER FROM THE HOUSE PAD AND DRIVEWAY AREA SHALL BE CONTROLLED THROUGH STORAGE PIPES TO MAINTAIN THE EXISTING DISCHARGE FOR THE COUNTY REQUIRED STORM EVENT.
2. CATCH BASINS SHALL BE CONSTRUCTED TO CAPTURE STORMWATER FROM THE HOUSE PAD, DRIVEWAY AND LANDSCAPE AREA.
3. DRAINAGE PATTERN OF THE SITE FROM THE DISTURBED AND UNDISTURBED AREAS SHALL BE MAINTAINED TO THE EXISTING CONDITIONS AS PRACTICAL.

- D
- ▲▲▲▲ RET. WALL
- ▬▬▬▬ BLOCK WALL
- 441.50 FINISHED GRADE ELEV.
- TW TOP OF WALL
- BW BOTTOM OF WALL
- SD— STORM DRAIN
- - - - FINISHED GRADE CONTOURS
- - - - EDGE OF GRADING
- ~ ~ ~ ~ SWALE
- ▽▽▽▽ CUT SLOPE
- ▽▽▽▽ FILL SLOPE
- CONC. DRIVEWAY
- GRAVEL PAD
- ASPHALT
- LANDSCAPE
- GEOGRID STABILIZED SLOPE
- FLOOR/LAWN DRAIN
- CATCH BASIN
- CROSS DRAIN
- TREE LOCATION

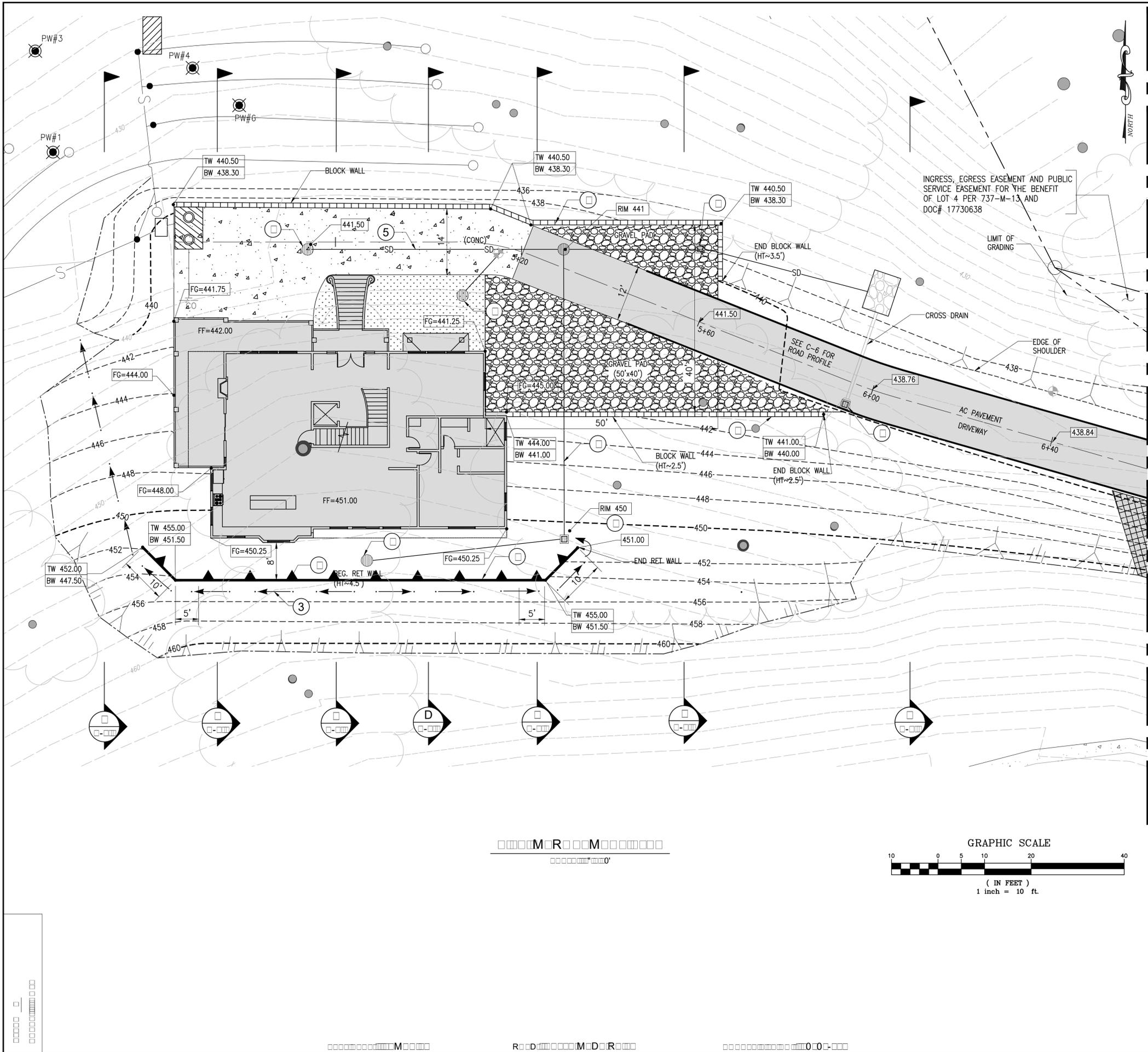


**EARTH WORK SUMMARY TABLE**

EARTH WORK LOCATION*	EST. CUT VOL. (CU YD)	EST. FILL VOL. (CU YD)	CUT DEPTH (FT)	FILL DEPTH (FT)
<b>BUILDING PAD (WITHIN BUILDING FOOTPRINT)</b>				
AREA A - BUILDING PAD	685		10	
<b>OUTSIDE OF BUILDING PAD</b>				
AREA B - WEST OF BUILDING AREA	95		2	
AREA C - FRONT OF BUILDING AREA - DRIVEWAY		135		4.5
AREA D - REAR OF BUILDING AREA - BEHIND RETAINING WALL	75		5	
AREA E - EAST OF BUILDING	310		6	2
AREA F - FIRE TRUCK TURN AROUND	200		6.5	
AREA G - NORTH OF FIRE TRUCK TURN AROUND		35		3
<b>ACCESS ROAD</b>				
ACCESS ROAD CUT/FILL	380	500	5	6
<b>ESTIMATED TOTAL CUT-FILL</b>	<b>1745</b>	<b>670</b>		
<b>ESTIMATED VOLUME TO EXPORT (DISPOSE OFF)</b>	<b>1075</b>			

\* REFER EARTHWORK CALCULATIONS FOR AREA A, B, C, D, E, F & G LIMITS

NO.	REVISIONS	DATE	DESIGNED BY:	DRAWN BY:	CHECKED BY:	APPROVED BY:
1	PER MARCH 2018 COUNTY COMMENTS	21 AUG 2019	T. PENG	N. SINGH	M. SAINI	M. SAINI
2	PER OCT 2018 COUNTY COMMENTS					



MATCHLINE (SEE DWG 4.2)

**GENERAL SITE SLOPE (AVERAGE)**  
 UPPERMOST CONTOUR ELEVATION = 464 FT  
 LOWERMOST CONTOUR ELEVATION = 404 FT  
 ELEVATION DIFFERENCE = 56 FT  
 DISTANCE BETWEEN CONTOURS = 60 FT  
 SLOPE = 16/60 = 30%

**GENERAL SITE SLOPE - HOUSE PAD AREA**  
 UPPERMOST CONTOUR ELEVATION = 469 FT  
 LOWERMOST CONTOUR ELEVATION = 446 FT  
 ELEVATION DIFFERENCE = 23 FT  
 DISTANCE BETWEEN CONTOURS = 90 FT  
 SLOPE = 23/90 = 25%

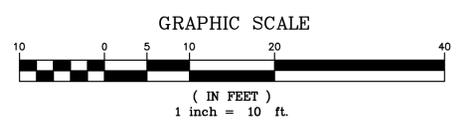
**TREE NOTE:**  
 TREES IDENTIFIED BY ARBORIST.  
 REFER SHEET C-11 FOR TREE REMOVAL.

- RET. WALL
- ▣ CONC. BLOCK WALL
- ③ V-DITCH (CONC.)
- STORM DRAIN
- STORM WATER STORAGE PIPE
- ⑤ LAWN DRAIN
- FLOOR DRAIN
- CATCH BASIN

- ▣ RET. WALL
- ▣ BLOCK WALL
- 441.50 FINISHED GRADE ELEV.
- TW TOP OF WALL
- BW BOTTOM OF WALL
- SD STORM DRAIN
- FINISHED GRADE CONTOURS
- EDGE OF GRADING
- SWALE
- CUT SLOPE
- FILL SLOPE

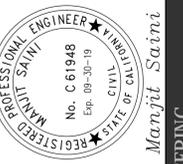
- ▣ CONC. DRIVEWAY
- ▣ GRAVEL PAD
- ▣ ASPHALT
- ▣ LANDSCAPE
- ▣ GEOGRID STABILIZED SLOPE
- FLOOR/LAWN DRAIN
- CATCH BASIN
- CROSS DRAIN
- TREE LOCATION

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**JAMES LE**  
 BELLA MADERA LANE  
 SAN JOSE, CA  
 APN: 654-64-012

R O D



NO.	REVISIONS	DATE	DESIGNED BY:	DRAWN BY:	CHECKED BY:	APPROVED BY:
1	PER MARCH 2018 COUNTY COMMENTS	21 AUG 2019	T. PENG	N. SINGH	M. SAINI	M. SAINI
2	PER OCT 2018 COUNTY COMMENTS					

● CONSTRUCTION ● CONSULTATION ● ENGINEERING ● ARCHITECTURE



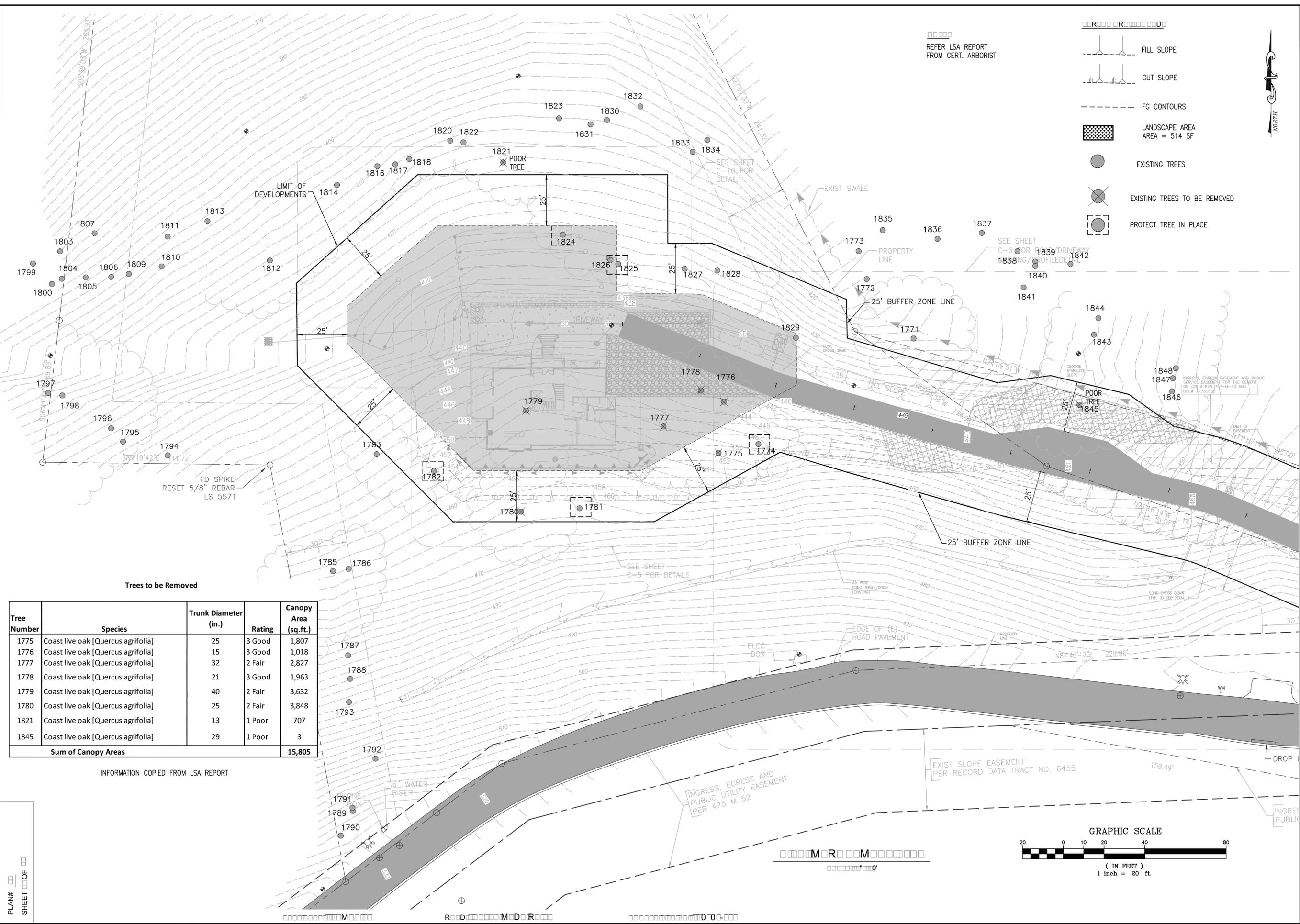




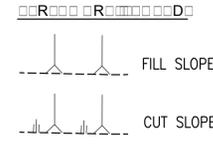








REFER LSA REPORT FROM CERT. ARBORIST



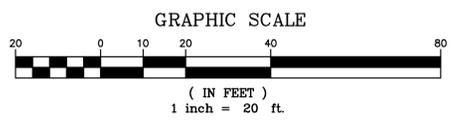
- FG CONTOURS
- LANDSCAPE AREA AREA = 514 SF
- EXISTING TREES
- EXISTING TREES TO BE REMOVED
- PROTECT TREE IN PLACE



**Trees to be Removed**

Tree Number	Species	Trunk Diameter (in.)	Rating	Canopy Area (sq.ft.)
1775	Coast live oak [Quercus agrifolia]	25	3 Good	1,807
1776	Coast live oak [Quercus agrifolia]	15	3 Good	1,018
1777	Coast live oak [Quercus agrifolia]	32	2 Fair	2,827
1778	Coast live oak [Quercus agrifolia]	21	3 Good	1,963
1779	Coast live oak [Quercus agrifolia]	40	2 Fair	3,632
1780	Coast live oak [Quercus agrifolia]	25	2 Fair	3,848
1821	Coast live oak [Quercus agrifolia]	13	1 Poor	707
1845	Coast live oak [Quercus agrifolia]	29	1 Poor	3
<b>Sum of Canopy Areas</b>				<b>15,805</b>

INFORMATION COPIED FROM LSA REPORT



**ENGENCO**  
 INDER ENGINEERING LLC

JAMES LE  
 BELLA MADIRA LANE  
 SAN JOSE, CA  
 APN: 654-64-012

REGISTRATION INFORMATION

MANJIT SAINI  
 No. C 61948  
 Exp. 09-30-19  
 CIVIL ENGINEER  
 STATE OF CALIFORNIA

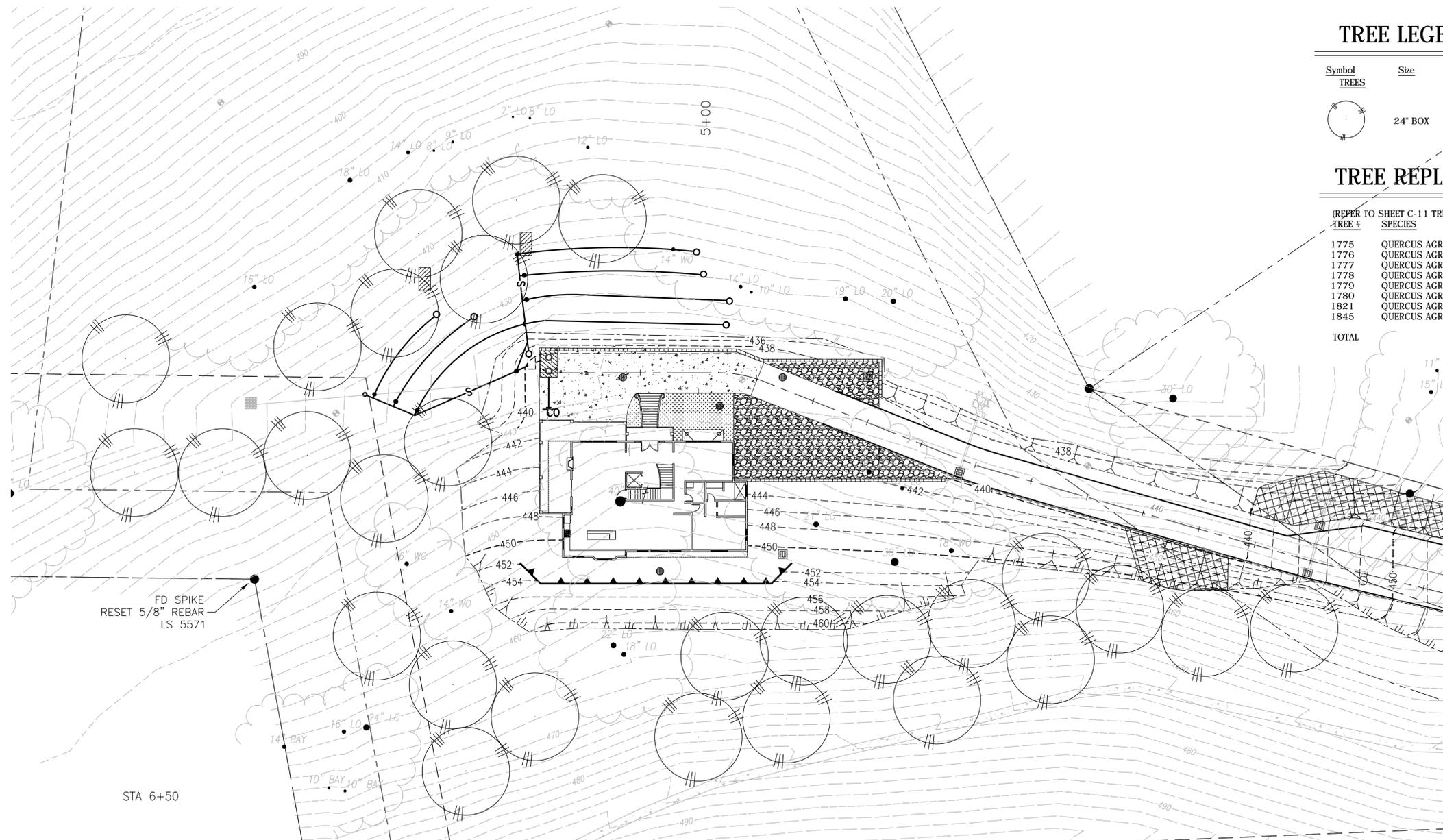
DATE:	21 AUG 2019
DESIGNED BY:	T. PENG
DRAWN BY:	N. SINGH
CHECKED BY:	M. SAINI
APPROVED BY:	M. SAINI

NO.	REVISIONS
1	PER OCT 2018 COUNTY COMMENTS

PLAN#  
 SHEET 00 OF 00

ENGINEERING CONSULTATION ARCHITECTURE CONSTRUCTION

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### TREE LEGEND

Symbol	Size	Botanical Name	Common Name	Water Use
	24" BOX	Quercus agrifolia	Coast Live Oak	L

### TREE REPLACEMENT

(REFER TO SHEET C-11 TREE LOCATION PLAN, FOR TREES TO BE REMOVED)

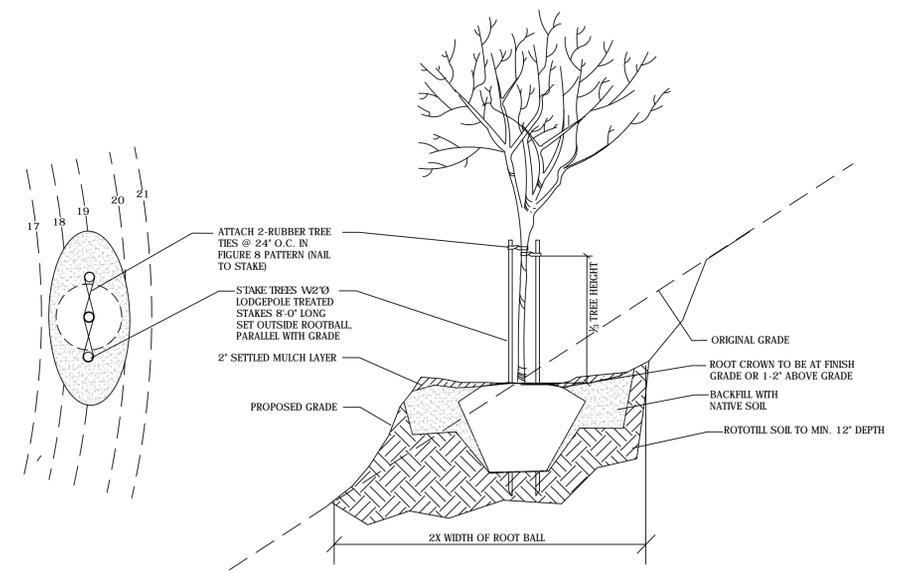
TREE #	SPECIES	QUANTITY/SIZE	SPECIES
1775	QUERCUS AGRIFOLIA	4 -24" BOX.	QUERCUS AGRIFOLIA
1776	QUERCUS AGRIFOLIA	2 -24" BOX.	QUERCUS AGRIFOLIA
1777	QUERCUS AGRIFOLIA	4 -24" BOX.	QUERCUS AGRIFOLIA
1778	QUERCUS AGRIFOLIA	3 -24" BOX.	QUERCUS AGRIFOLIA
1779	QUERCUS AGRIFOLIA	4 -24" BOX.	QUERCUS AGRIFOLIA
1780	QUERCUS AGRIFOLIA	4 -24" BOX.	QUERCUS AGRIFOLIA
1821	QUERCUS AGRIFOLIA	2 -24" BOX.	QUERCUS AGRIFOLIA
1845	QUERCUS AGRIFOLIA	4 -24" BOX.	QUERCUS AGRIFOLIA
<b>TOTAL</b>		<b>28 -24" BOX.</b>	<b>QUERCUS AGRIFOLIA</b>

**pdG**  
**PENNINO**  
**DESIGN GROUP** LANDSCAPE ARCHITECTURE  
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**TREE MITIGATION PLAN**

**BELLA MADIERA  
 SAN JOSE, CA**

Drawn By:	VP
Date:	5.10.19
Scale:	1" = 20'
Job No.	118.21
Revisions:	



**TREE PLANTING ON SLOPE  
 INSTALLATION DETAIL**

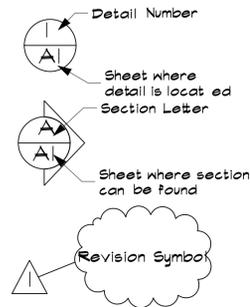


This drawing is not final and shall not be used for construction work until it has been signed by the Landscape Architect

## GENERAL PROJECT NOTES

- A. THIS WORK SHALL COMPLY WITH ALL 2016 CBC, CMC, CPC, CEC, CALIFORNIA ENERGY CODE, AND CALIFORNIA RESIDENTIAL CODE, AND ALL OTHER REGULATIONS AS AMENDED TO DATES APPROVED BY THE COUNTY OF SANTA CLARA.
- B. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. WRITTEN DIMENSIONS ARE APPROXIMATE AND MUST BE VERIFIED BY CONTRACTOR. CONTRACTOR SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO, AND DURING, ALL PHASES OF WORK.
- C. IF THE CONTRACTOR FINDS ANY LACK OF INFORMATION, DISCREPANCY, AND/OR OMISSIONS IN THESE DRAWINGS, OR IF THE CONTRACTOR IS UNCLEAR AS TO THE DRAWINGS' MEANING AND/OR INTENT, THE CONTRACTOR SHALL CONTACT THE ARCHITECT AT ONCE FOR INTERPRETATION AND/OR CLARIFICATION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK. IF ANY SUBCONTRACTOR FINDS ANY LACK OF INFORMATION, DISCREPANCY, AND/OR OMISSIONS IN THESE DRAWINGS, OR IF ANY SUBCONTRACTOR IS UNCLEAR AS TO THE DRAWINGS' MEANING AND/OR INTENT, THAT SUBCONTRACTOR SHALL CONTACT THE GENERAL CONTRACTOR, WHO SHALL THEN CONTACT THE ARCHITECT AT ONCE FOR INTERPRETATION AND/OR CLARIFICATION BEFORE DIRECTING THE SUBCONTRACTOR TO PROCEED WITH THAT PORTION OF THE WORK.
- D. NO CHANGES, MODIFICATIONS, OR DEVIATIONS SHALL BE MADE TO AND/OR FROM THE DRAWINGS AND/OR SPECIFICATIONS WITHOUT FIRST SECURING WRITTEN PERMISSION FROM THE ARCHITECT OR THE OWNER.
- E. ALL MATERIALS USED SHALL BE EQUAL TO, OR EXCEED, ALL APPLICABLE STATE AND LOCAL CODES AND REQUIREMENTS.
- F. THE CONTRACTOR SHALL PROMPTLY AND LEGALLY REMOVE ALL ACCUMULATED DEBRIS DAILY, SHALL PROTECT ALL EXPOSED PORTIONS OF THE WORK FROM WEATHER ELEMENTS, SHALL AVOID OVER-LOADING THE STRUCTURE WITH CONSTRUCTION MATERIALS, AND SHALL SECURELY STORE ALL ITEMS TO BE USED FOR AND IN THE CONSTRUCTION OF THE WORK.
- G. ALL GLASS IN HAZARDOUS AREAS (INCLUDING TUBS AND/OR SHOWERS), ALL GLASS WITHIN 18" OF THE FINISHED FLOOR, AND ALL GLASS WITHIN 24" OF AN OPERABLE DOOR SHALL BE SAFETY GLASS, AND SHALL BE PERMANENTLY LABELED AS SUCH. (CBC SECTION 2406.4)
- H. THE CONTRACTOR SHALL MAINTAIN, KEEP IN SERVICE, AND PROTECT AGAINST DAMAGE, ALL EXISTING UTILITIES AND CITY SERVICES DURING CONSTRUCTION.
- I. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
- J. ALL ELECTRICAL CALCULATIONS AND WIRE SIZES SHALL BE PROVIDED BY A CALIFORNIA-LICENSED ELECTRICAL CONTRACTOR. RECEPTACLE, SWITCH, FIXTURE, AND EQUIPMENT LOCATIONS SHALL BE FOUND ON THE SITE PLAN AND PROPOSED FLOOR PLANS WITHIN THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, FIXTURE TYPES, AND EQUIPMENT WITH THE OWNER PRIOR TO PURCHASE AND INSTALLATION.
- K. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES FROM DAMAGE THROUGHOUT CONSTRUCTION.
- L. ANY EXISTING UTILITIES TO BE ABANDONED SHALL BE PROPERLY DISCONNECTED, PLUGGED, OR CAPPED AS REQUIRED BY CODE AND/OR SOUND CONSTRUCTION PRACTICES.
- M. THE CONTRACTOR SHALL PROVIDE ADEQUATE CONCEALED BLOCKING AND ANCHORING FOR ALL CEILING- AND WALL-MOUNTED EQUIPMENT, HARDWARE, FIXTURES, AND ACCESSORIES.
- N. UNLESS OTHERWISE NOTED, ELECTRICAL CONDUITS, PLUMBING LINES, ETC. SHALL BE RUN IN CONCEALED SPACES, AND ALL FRAMING SHALL BE ADEQUATELY SIZED TO ACCOMPLISH THIS RESULT WITHOUT CAUSING ANY DEFORMATION IN THE WALL PLANE.
- O. INTERIOR DIMENSIONS ARE SHOWN FROM CENTER OF WALL AND EXTERIOR DIMENSIONS ARE SHOWN FROM FACE OF STUD.
- P. EACH BEDROOM SHALL HAVE ONE EXTERIOR EGRESS-COMPLIANT WINDOW OR DOOR THAT IS OPENABLE FROM THE BEDROOM'S INTERIOR WITHOUT THE USE OF A KEY OR SPECIAL TOOLS, KNOWLEDGE, OR EFFORT.
- Q. ALL PRODUCTS LISTED IN THESE DRAWINGS BY ICBO/NER NUMBER SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTION FOR PRODUCTS LISTED SHALL ALSO HAVE AN ICBO/NER-APPROVED WRITTEN EVALUATION REPORT AND BE APPROVED AND LISTED BY OTHER NATIONALLY-RECOGNIZED TESTING AGENCIES.
- R. EXTERIOR OPENABLE WINDOWS AND DOORS SHALL BE WEATHERSTRIPPED. ALL OPEN JOINTS, PENETRATIONS, AND OTHER OPENINGS IN THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, AND/OR WEATHERSTRIPPED TO LIMIT, OR ELIMINATE, AIR LEAKAGE.
- S. SEE STRUCTURAL SHEETS FOR PROJECT CONSTRUCTION NOTES AND DETAILS.
- T. SEE ATTACHED TITLE 24 FORMS AND/OR CALCULATIONS FOR PROJECT ENERGY EFFICIENCY REQUIREMENTS.

## SYMBOL LEGEND



## SHEET INDEX

- A1 COVER SHEET  
 CIVIL DRAWINGS - C1 THRU C10  
 A2 FLOOR AREA CALCULATIONS  
 A3 LOWER LEVEL FLOOR PLAN  
 A4 MAIN LEVEL FLOOR PLAN  
 A5 UPPER LEVEL FLOOR PLAN  
 A6 EXTERIOR ELEVATIONS  
 A7 EXTERIOR ELEVATIONS  
 A8 BUILDING SECTION  
 A9 BUILDING SECTION  
 A10 - BUILDING SECTIONS

VICINITY MAP

## CONSULTANTS

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CIVIL ENGINEER.

MANJIT SAINI, P.E.

GEOTECHNICAL ENG.

ENERGY COMPLIANCE

NRG COMPLIANCE |p  
 PO BOX 3777  
 SANTA ROSA, CA  
 707-237-6957

## PROJECT INFO

OCCUPANCY - R-3  
 TYPE OF CONSTRUCTION - V-B  
 AUTOMATIC FIRE SPRINKLERS - FIRE  
 SPRINKLERS TO BE INSTALLED  
 OWNER: JAMES LE  
 LOCATION BELLA MADIERA SAN JOSE CA 95121  
 APN: 654-64-012  
 LOT AREA = 3.13 ACRES  
 ZONING H9-D1  
 NUMBER OF STORIES 3  
 TOTAL SQUARE FOOTAGE 5850  
 GARAGE SQUARE FOOTAGE 882

## SCOPE OF WORK

NEW SINGLE FAMILY RESIDENCE

STEVE BENZING  
 ARCHITECT

C-17985

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## HERS SUMMARY

## DEFERRED APPROVALS

PROVIDE AN AUTOMATIC FIRE SPRINKLER SYSTEM DESIGNED PER NFPA 13D  
 NOTE: A SEPARATE PERMIT FOR THE SPRINKLER SYSTEM IS APPLIED FOR WITH THE COUNTY FIRE PROTECTION DISTRICT. NO PERMIT WILL BE ISSUED PRIOR TO APPROVAL OF THE FIRE PROTECTION SYSTEMS.

## FIRE DEPT REQUIREMENTS

- CONSTRUCTION SITE FIRE SAFETY:  
 ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION 91-1. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT. CFC CHP. 33
- WATER SUPPLY REQUIREMENTS:  
 POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY PROTECTION SYSTEMS, AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S). 2010 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.1
- ADDRESS IDENTIFICATION.  
 NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS NUMBERS SHALL BE PROVIDED AT ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (101.6 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM). WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED. CFC SEC. 509.1

## RESIDENCE IS LOCATED WITHIN WILDLAND URBAN INTERFACE ZONE

- CLASS A ROOFING
- MIN 26 GA GALV VALLEY FLASHING OVER MIN 90# MINERAL SURFACED NON PERFORATED CAP SHEET MIN 36" WIDE
- GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS
- ATTIC VENTILATION VENTS SHALL HAVE A MIN OF 1/16" OPENINGS AND A MAX OF 1/8" & BE NONCOMBUSTIBLE & CORROSION RESISTANT
- ALL SOFFITS AND UNDERSIDES OF BALCONIES SHALL BE PROTECT WITH HARDIE SOFFIT
- ALL WINDOWS AND EXTERIOR GLAZED DOORS SHALL HAVE A FIRE RESISTANT RATING OF 20 MINUTES AND TEMPERED GLASS.
- DECKING SHALL BE PROTECTED PER SECTION R327.0
- PRIOR TO BUILDING PERMIT FINAL APPROVAL, THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION MANAGEMENT REQUIREMENTS PRESCRIBED IN THE CALIFORNIA FIRE CODE SECTION 4906, INCLUDING CALIFORNIA PUBLIC RESOURCES CODE 4291 OR CAL. GOVERNMENT CODE SECTION 51182

FILE NO. 10706-17G R4

## COVER SHEET

NEW RESIDENCE ON  
 BELLA MADERIA LANE  
 SAN JOSE, CA  
 FOR:

MR. JAMES LE  
 330 PIERCY RD.  
 SAN JOSE, CA 95138

DATE: 4/18/19

SCALE: NOTED

DRAWN BY: SMB

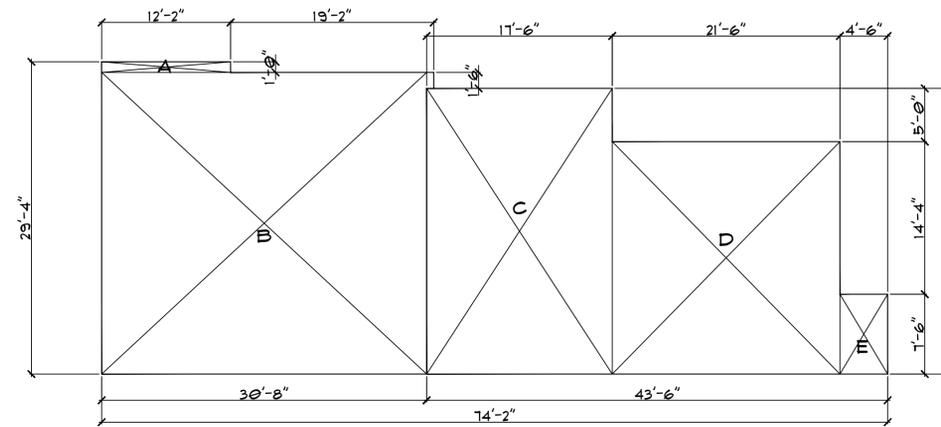
JOB NO. 1908

SHEET

A1

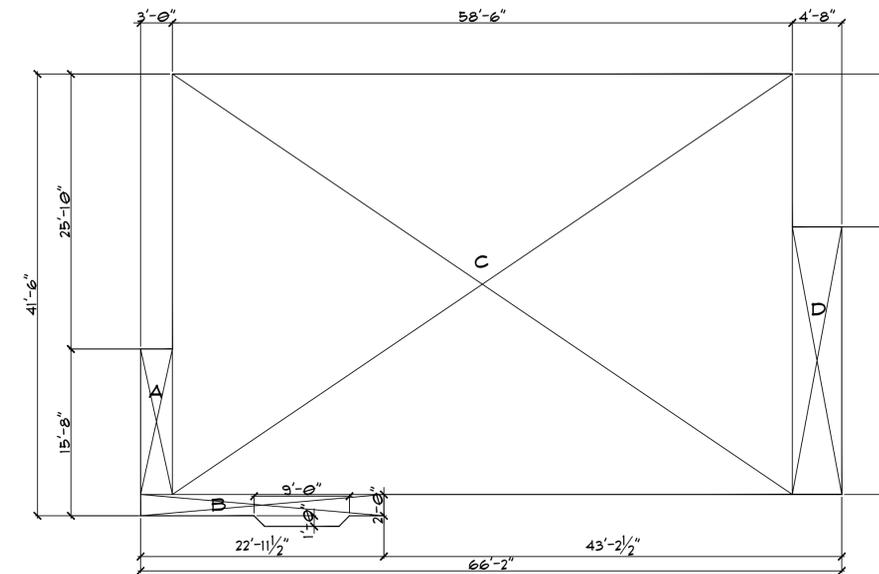
OF 5HT6

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**BASEMENT LEVEL FLOOR AREA CALCULATIONS**

A - 12'-2" X 1'-0" =	12.17
B - 30'-8" X 28'-4" =	869.2
C - 17'-6" X 26'-10" =	469.35
D - 21'-6" X 21'-10" =	469
E - 4'-6" X 1'-6" =	33.75
<b>TOTAL</b>	<b>1853.5</b>

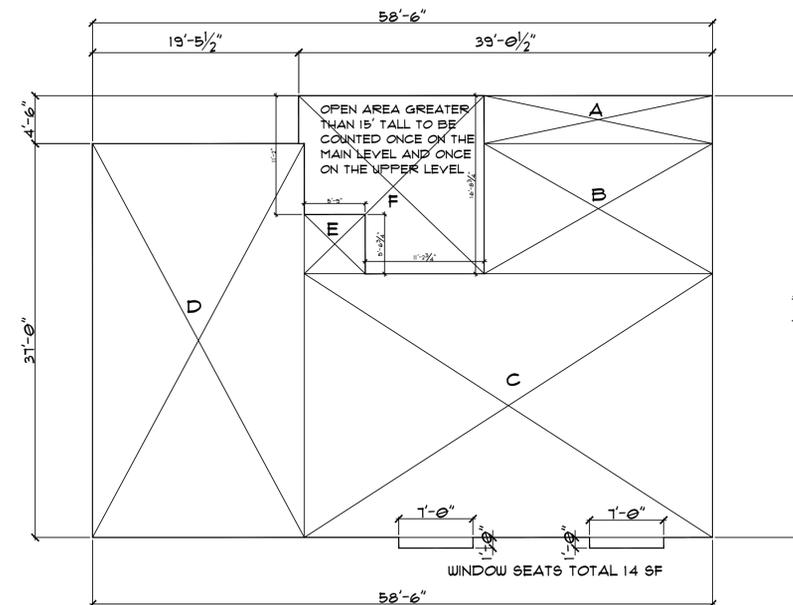


**MAIN LEVEL FLOOR AREA CALCULATIONS**

A - 3'-0" X 15'-0" =	45
B - 23'-0" X 2'-0" =	46
C - 58'-6" X 39'-6" =	2310.75
D - 4'-8" X 25'-2" =	117.5
<b>TOTAL</b>	<b>2528.25</b>

**BASEMENT & GARAGE LEVEL**

LEVEL	- 1853.5
MAIN LEVEL	- 2528.25
UPPER LEVEL	- 2353
<b>TOTAL FAR</b>	<b>- 6734.75</b>



**UPPER LEVEL FLOOR AREA CALCULATIONS**

A - 21'-6" X 4'-6" =	96.75
B - 21'-6" X 12'-3" =	263.375
C - 38'-6" X 24'-9" =	953
D - 20'-0" X 37'-0" =	740
E - 5'-9" X 5'-1" =	32
F -	254
WINDOW SEATS	14
<b>TOTAL</b>	<b>2353.125</b>

SCALE 1/8" = 1'-0"

**FLOOR AREA CALCULATIONS**

NEW RESIDENCE ON  
BELLA MADERIA LANE  
SAN JOSE, CA  
FOR:

MR. JAMES LE  
330 PIERCY RD.  
SAN JOSE, CA 95138

10/18/19 - REVISED

DATE: 4/18/19  
SCALE: NOTED  
DRAWN BY: SMB  
JOB NO. 1908  
SHEET

**A2**

OF 5HT6

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**LOWER  
LEVEL  
FLOOR PLAN**

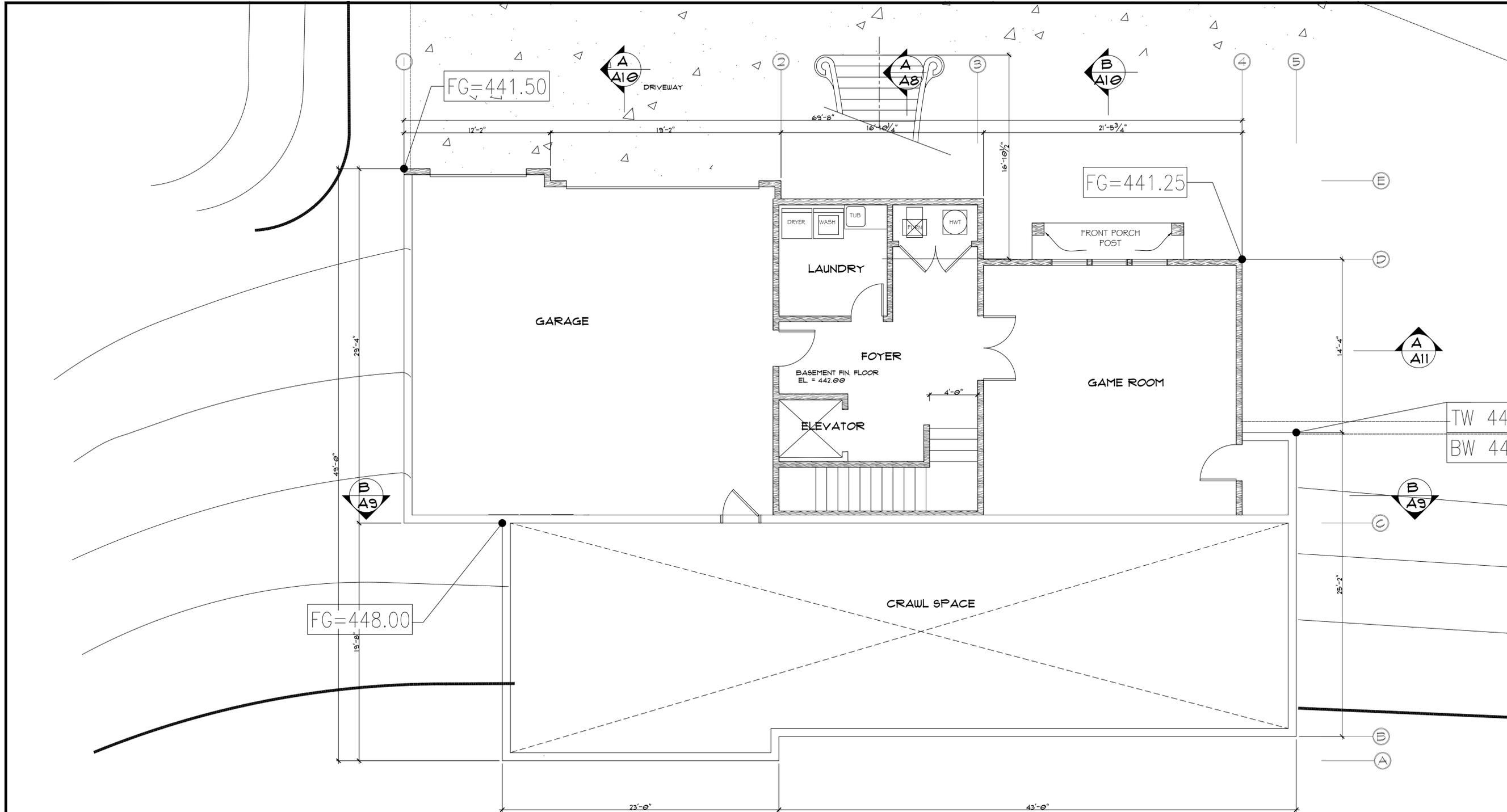
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**A3**

OF 5HT6



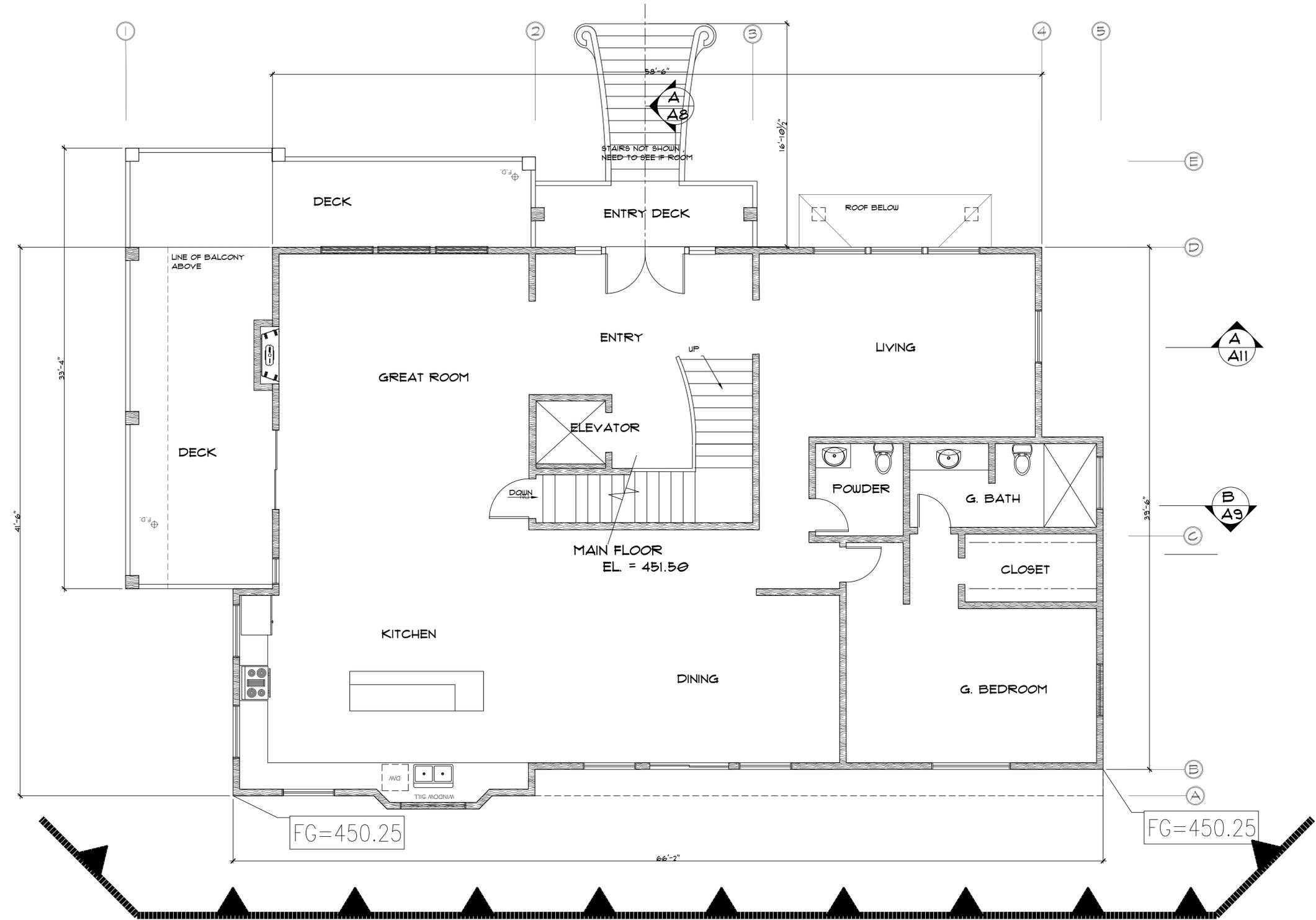
**LOWER LEVEL PLAN**



**NORTH**

SCALE 1/4" = 1'-0"

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**MAIN LEVEL  
FLOOR  
PLAN**

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**MAIN FLOOR PLAN**

SCALE 1/4" = 1'-0"

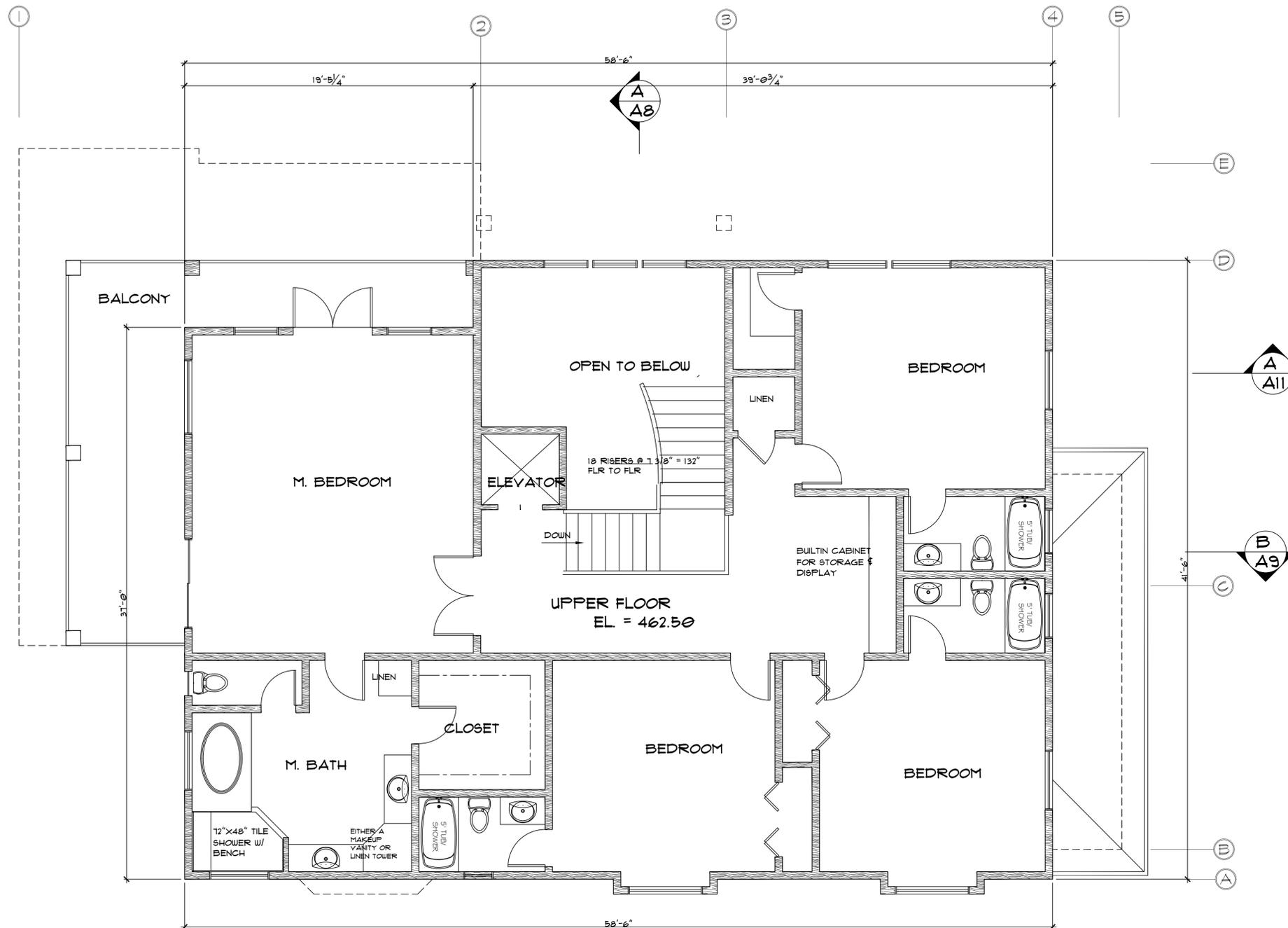


**NORTH**

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**A4**

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**UPPER FLOOR PLAN**

SCALE 1/4" = 1'-0"



**NORTH**

**UPPER  
LEVEL  
FLOOR PLAN**

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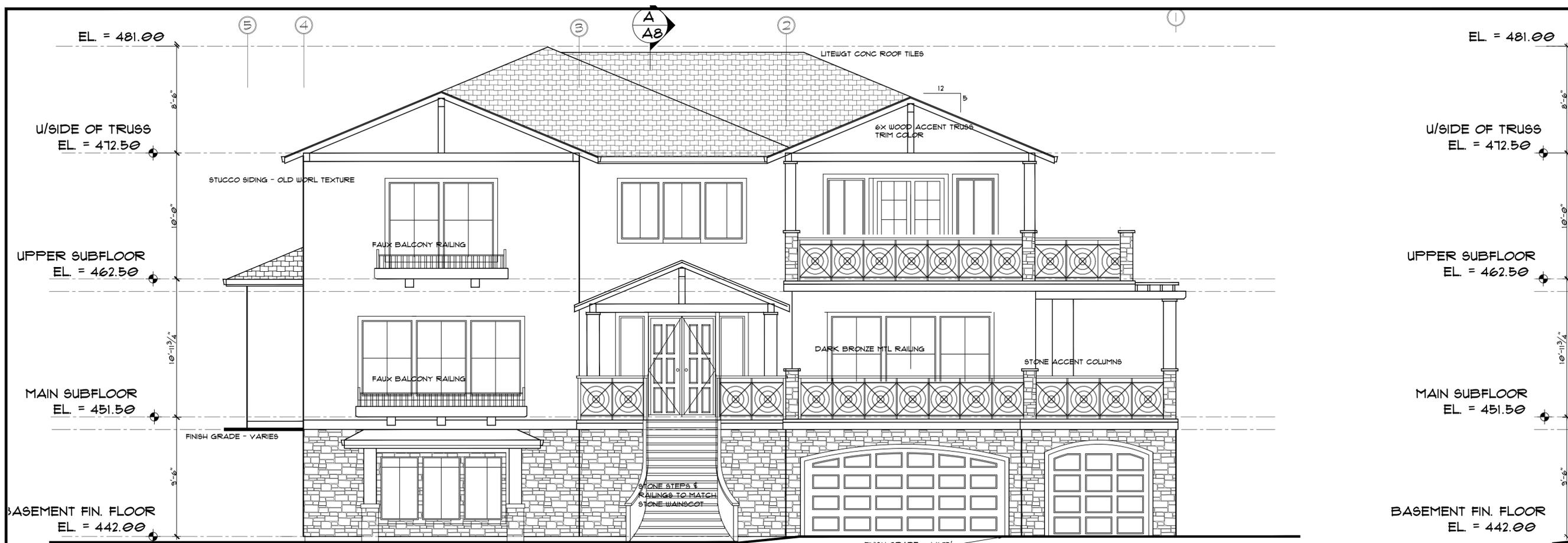
**A5**

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**NORTH (FRONT) ELEVATION**

SCALE 1/4" = 1'-0"



WALL COLOR



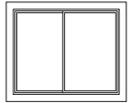
WALL TRIM, FASCIA, POST  
ROOF GUTTER, BALLEY BAND



ROOF SHINGLES



STONE WAINSCOT - ELDORADO  
STONE - "LIMESTONE"



VINYL FRAMED  
WINDOW TYP.



**WEST (SIDE) ELEVATION**

SCALE 1/4" = 1'-0"

FILE NO. 10706-17G R4

**EXTERIOR ELEVATIONS**

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**A6**

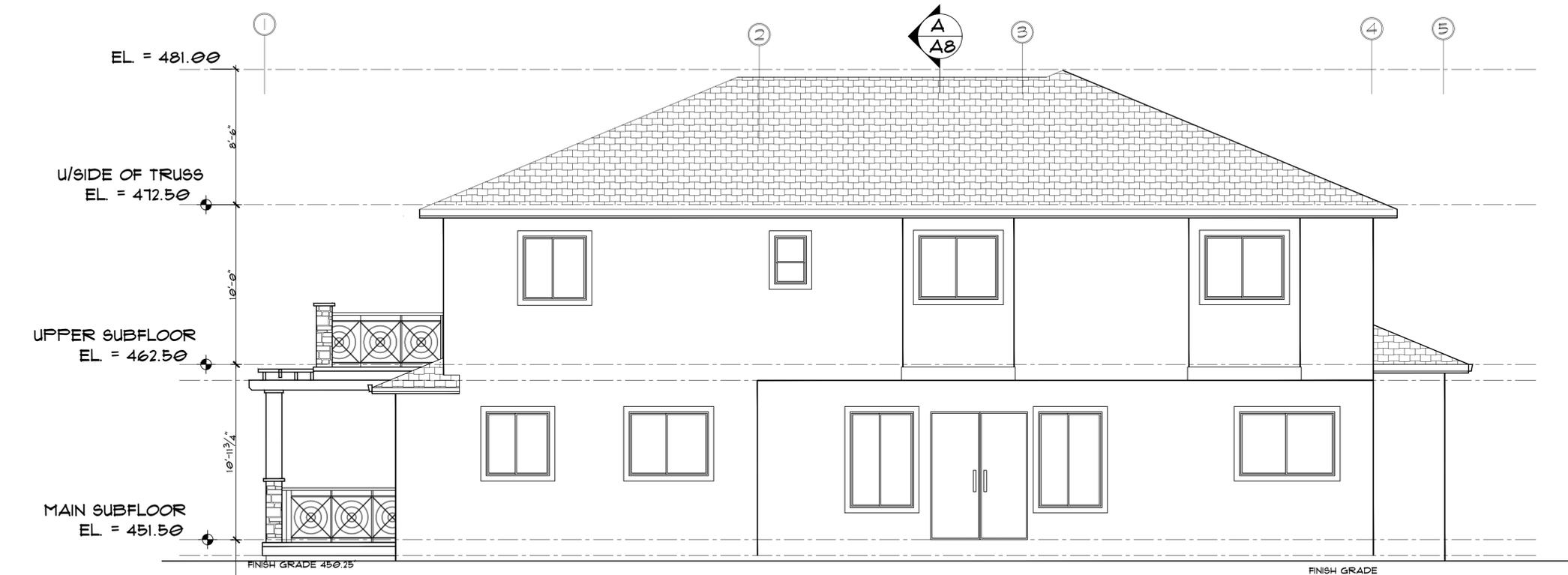
OF 8HT6

**STEVE BENZING ARCHITECT**  
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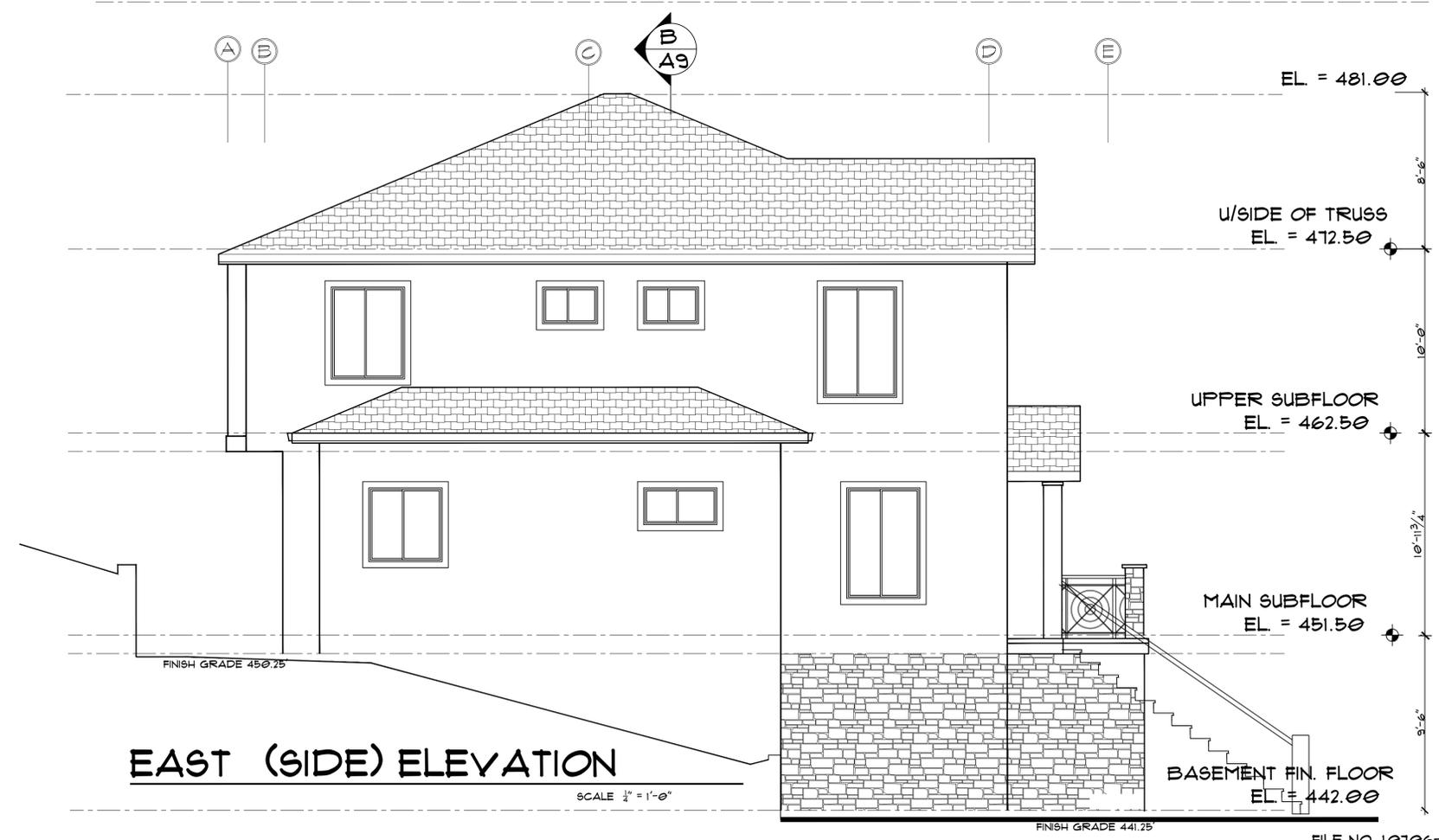
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**SOUTH (REAR) ELEVATION**

SCALE 1/4" = 1'-0"



**EAST (SIDE) ELEVATION**

SCALE 1/4" = 1'-0"

**EXTERIOR ELEVATIONS**

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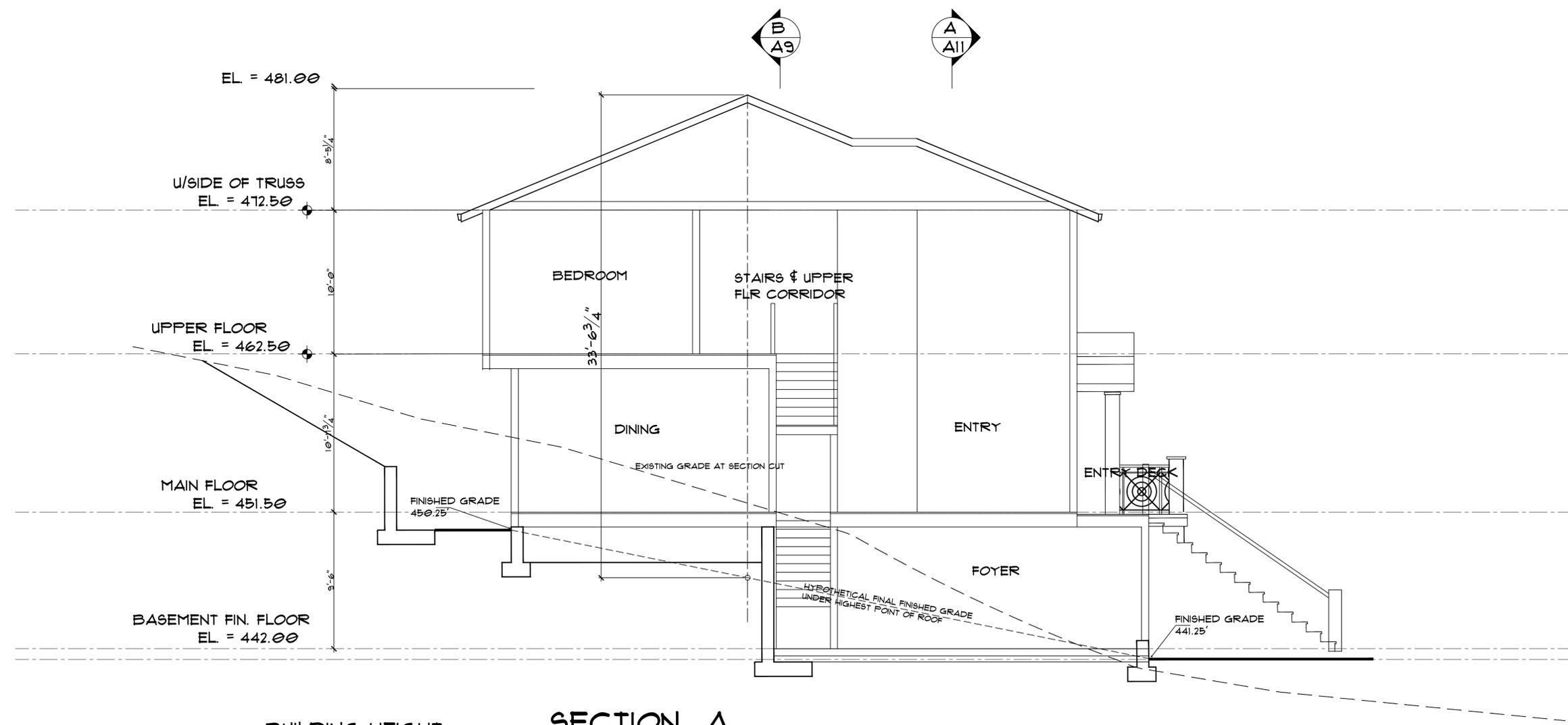
**A7**

OF 5HT6

FILE NO. 10106-17G R4

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**SECTION**

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 330 PIERCY RD.  
 SAN JOSE, CA 95138

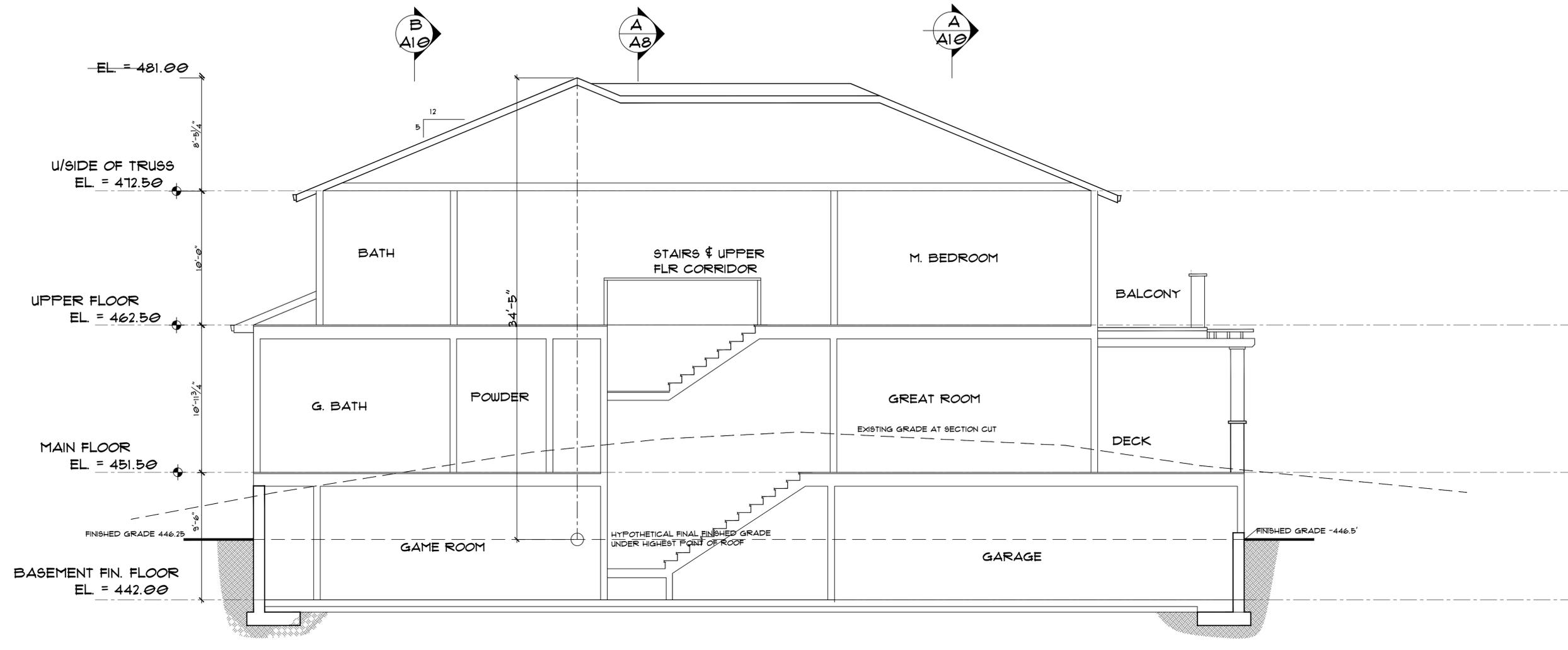
**BUILDING HEIGHT**  
 SECTION B - 34'- 5"  
 SECTION A - 33'-6.75"  
 ADD TOGETHER - 68'-11.75"/2 =  
 34'-6" < 35'-0"

**SECTION A**

SCALE 1/4" = 1'-0"

DATE: 4/18/19  
 SCALE: NOTED  
 DRAWN BY: SMB  
 JOB NO. 1908  
 SHEET

OWNERSHIP AND USE OF DRAWINGS  
ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY  
STEVE BENZING - ARCHITECT ARE AND SHALL REMAIN ITS  
PROPERTY. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS  
PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT.  
SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY  
REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH  
THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN  
DEROGATION OF STEVE BENZING - ARCHITECT, COMMON LAW  
COPYRIGHT OR OTHER RESERVED RIGHTS.



**SECTION B**

SCALE 1/4" = 1'-0"

**BUILDING HEIGHT**  
SECTION B - 34'-5"  
SECTION A - 33'-6.75"  
ADD TOGETHER - 68'-11.75"/2 =  
34'-6" < 35'-0"

**SECTION**

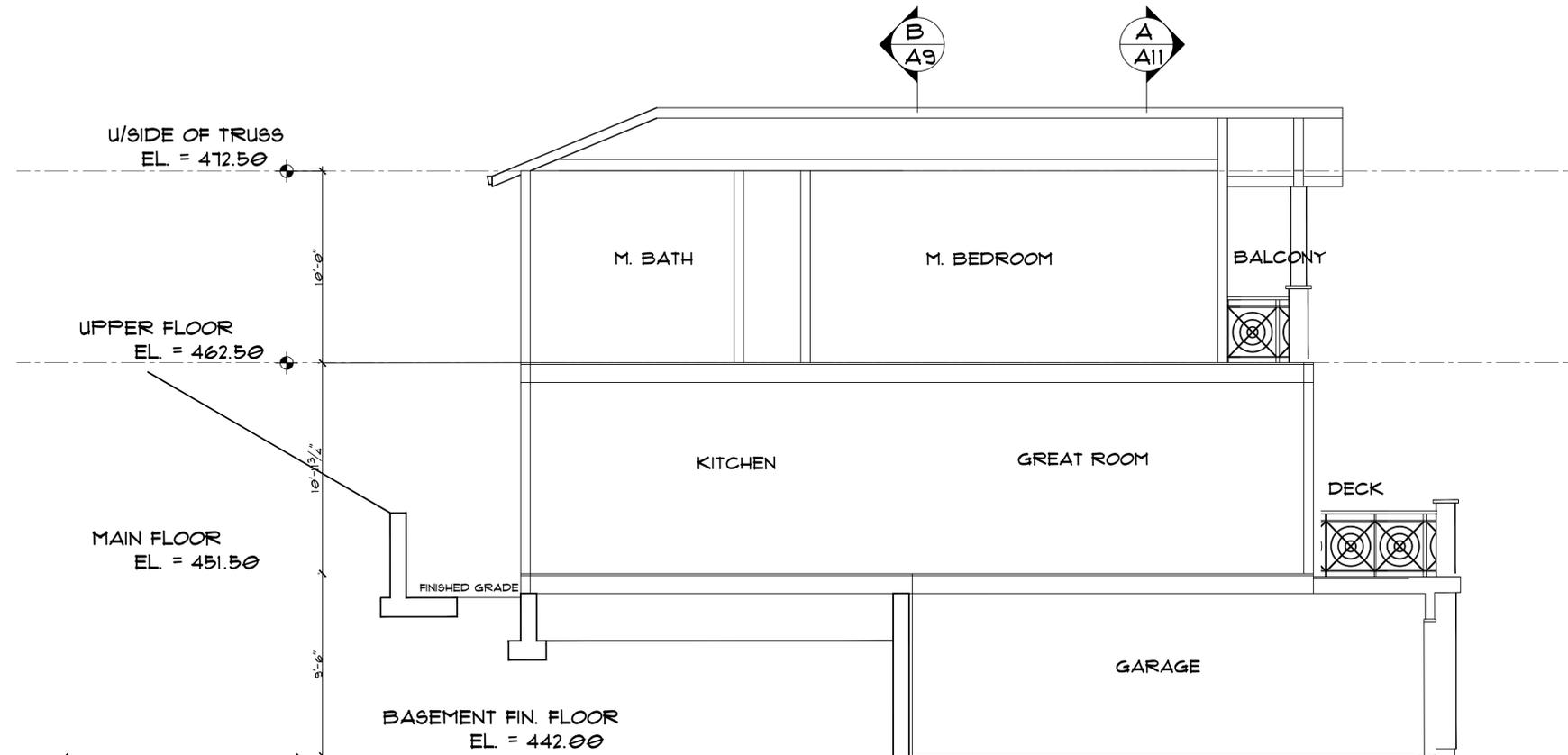
NEW RESIDENCE ON  
BELLA MADERIA LANE  
SAN JOSE, CA  
FOR:

MR. JAMES LE  
330 PIERCY RD.  
SAN JOSE, CA 95138

DATE: 4/18/19  
SCALE: NOTED  
DRAWN BY: SMB  
JOB NO. 1908  
SHEET

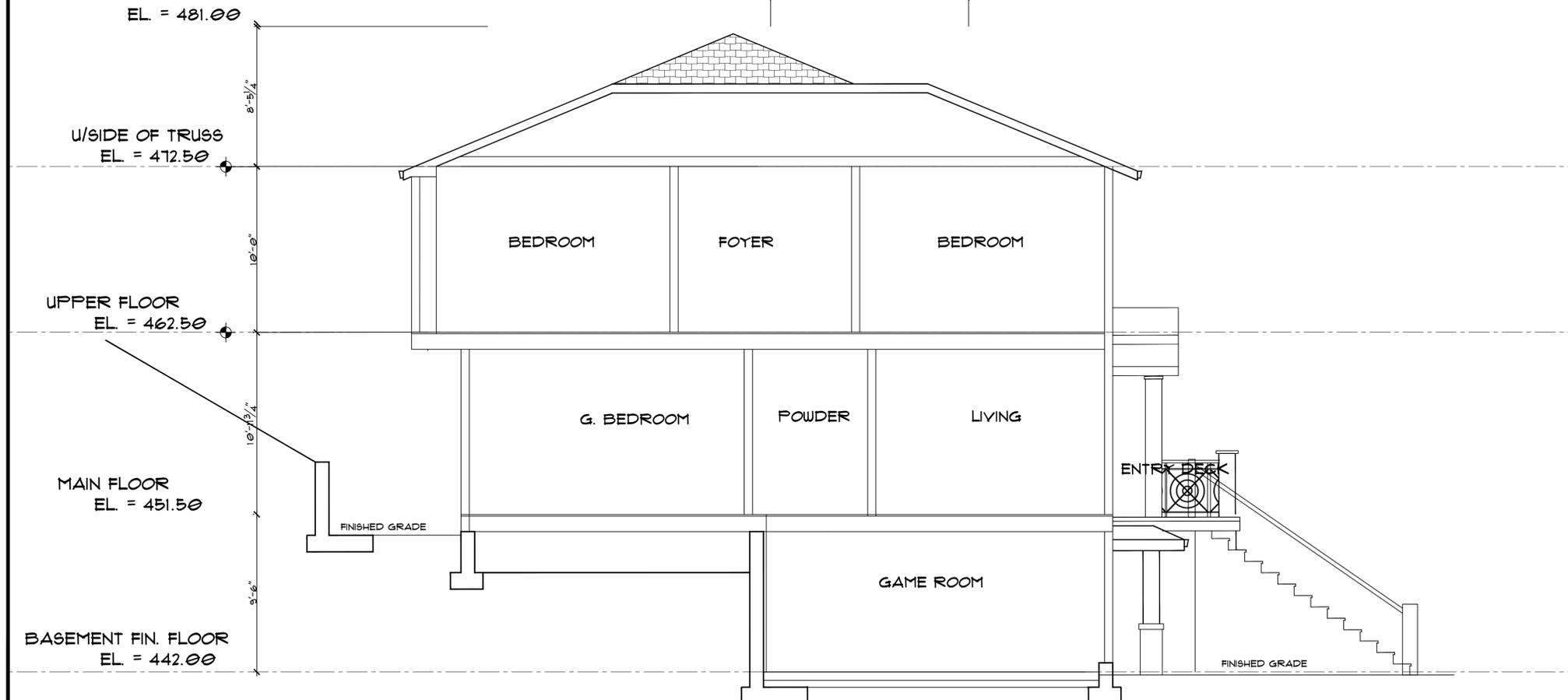
**A9**

**OWNERSHIP AND USE OF DRAWINGS**  
ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY STEVE BENZING - ARCHITECT ARE AND SHALL REMAIN ITS PROPERTY. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT. SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION OR DEROGATION OF STEVE BENZING - ARCHITECT, COMMON LAW COPYRIGHT OR OTHER RESERVED RIGHTS.



**SECTION A**

SCALE 1/4" = 1'-0"



**SECTION B**

**SECTIONS**

NEW RESIDENCE ON  
BELLA MADERIA LANE  
SAN JOSE, CA  
FOR:

MR. JAMES LE  
330 PIERCY RD.  
SAN JOSE, CA 95138

DATE: 7/6/19  
SCALE: NOTED  
DRAWN BY: SMB  
JOB NO. 1908  
SHEET

**A10**

**STEVE BENZING ARCHITECT**  
 C-17985  
 12403 FREDERICKSBURG  
 SARATOGA CALIFORNIA  
 TEL 408 805 1328  
 EMAIL STEVE@BENZARCH.COM  
 WEBSITE: BENZARCH.COM

OWNERSHIP AND USE OF DRAWINGS  
 ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY  
 STEVE BENZING - ARCHITECT ARE AND SHALL REMAIN ITS  
 PROPERTY. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS  
 PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT.  
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 REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH  
 THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN  
 DEROGATION OF STEVE BENZING - ARCHITECT, COMMON LAW  
 COPYRIGHT OR OTHER RESERVED RIGHTS.



**SECTIONS**

NEW RESIDENCE ON  
 BELLA MADERIA LANE  
 SAN JOSE, CA  
 FOR:

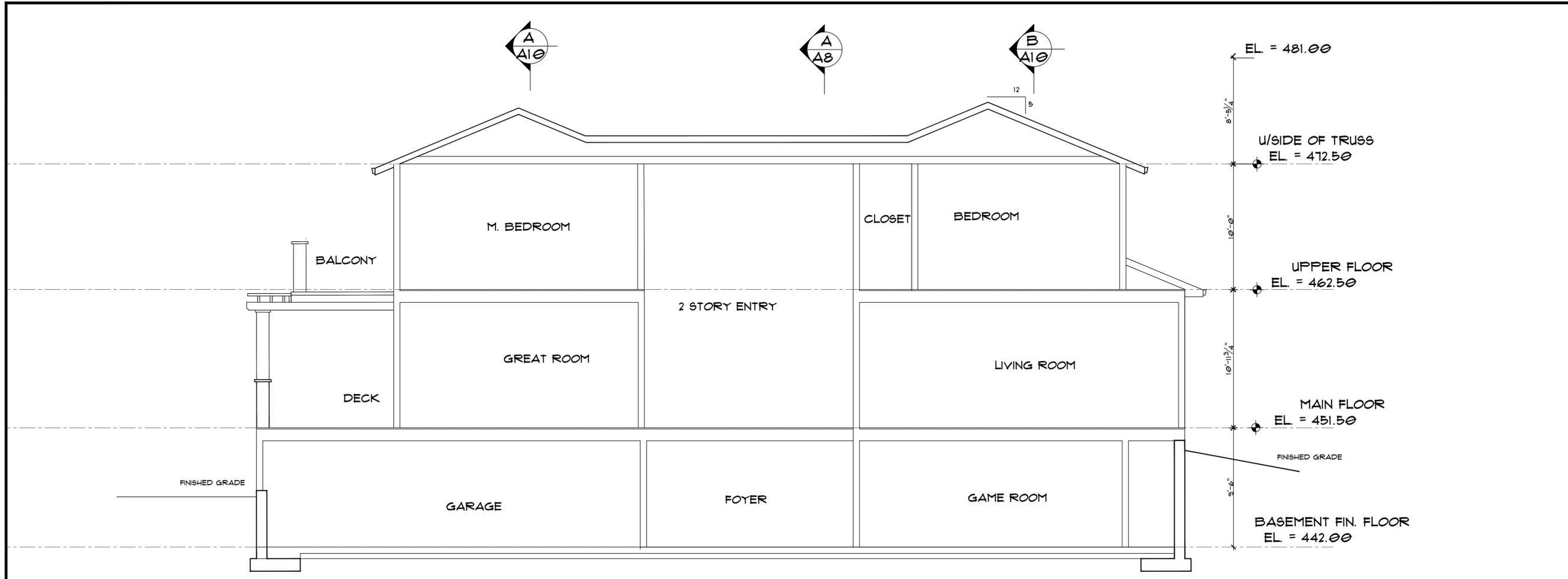
MR. JAMES LE  
 330 PIERCY RD.  
 SAN JOSE, CA 95138

DATE: 7/6/19  
 SCALE: NOTED  
 DRAWN BY: SMB  
 JOB NO. 1908  
 SHEET

**A11**

OF 5HT6

FILE NO. 10706-17G R4



**SECTION A**

SCALE 1/4" = 1'-0"



**2511 Flintridge Gray** - Hues of Natural Gray, Black Streaks  
**T24** Ref.21 A.Ref.21 Emi.93 A.Emi.90 SRI 22 A.SRI 20 CRRC 0918-0003



**2522 Terracotta Flashed** - Hues of Terracotta, Black Streaks  
**T24** Ref.19 A.Ref.21 Emi.93 A.Emi.91 SRI 19 A.SRI 21 CRRC 0918-0033



**2526 Valencia** - Hues of Red Orange, Brown Streaks  
**T24** Ref.19 A.Ref.20 Emi.89 A.Emi.92 SRI 17 A.SRI 20 CRRC 0918-0053



**2549 Santa Paula** - Hues of Tan, Cream, Brown Streaks  
**T24** Ref.20 A.Ref.20 Emi.89 A.Emi.89 SRI 18 A.SRI 18 CRRC 0918-0049



**2576 Topanga** - Brown, Black, Peach Streaks  
**T24** Ref.15 A.Ref.19 Emi.92 A.Emi.92 SRI 14 A.SRI 19 CRRC 0918-0027



**2581 Arcadia Canyon Brown** - Hues of Dark Brown, Black Streaks  
**T24** Ref.13 A.Ref.17 Emi.94 A.Emi.92 SRI 12 A.SRI 16 CRRC 0918-0043



**2606 Vallejo Range** - Range of Dark Purple  
**T24** Ref.15 A.Ref.18 Emi.92 A.Emi.91 SRI 14 A.SRI 17 CRRC 0918-0048

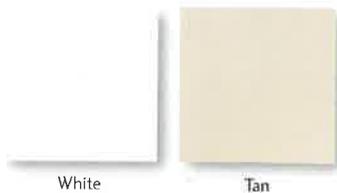


**2626 Rancho Cordova Blend** - Blend of Green, Gold, Purple  
**T24** Ref.17 A.Ref.19 Emi.93 A.Emi.91 SRI 17 A.SRI 18 CRRC 0918-0040

# Premium Exterior Vinyl Finishes

Style Line Series gives you design flexibility with eight premium and two standard exterior colors.

**Standard**  
Matching interior



White

Tan

**Premium**  
White interior only

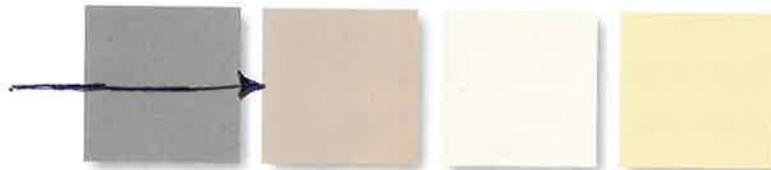


Bronze

Espresso

Classic Brown

Tweed



Silver

Fog

Sand

Ivory



Shown in Ivory



Review from milgard.com -

*The product line is beautiful, with slim frames and smooth mechanisms. They control heat loss/transfer and I hear NOTHING when cars pass by. The sound insulation quality has exceeded expectations. I have casement and horizontal sliders and they both operate effortlessly. The overall design of this product is brilliant, tight, smart, elegant and designed for a very fussy buyer/homeowner.*

-Palm Springs, CA

## Positive Action Lock

With its simple operation, the Milgard Positive Action Lock is window hardware you can count on to perform. Made to close and lock the window securely in one action, it eliminates any guessing. If the window is closed, it's locked. Plus, it meets and exceeds the toughest residential forced entry codes in the nation, making your windows beautiful and safer.

## Casement and Awning Hardware

The operating hardware for casement and awning styles is an innovative folding handle that tucks out of the way with the locking hardware designed for smooth, easy-to-operate action.



Colors shown are approximate due to printing limitations.

KM5824  
Winter's Park

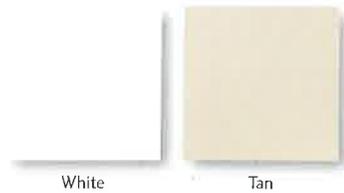
LL11-5

KM5824  
Winter's Park

# Premium Exterior Vinyl Finishes

Style Line Series gives you design flexibility with eight premium and two standard exterior colors.

**Standard**  
Matching interior



White

Tan

**Premium**  
White interior only



Bronze

Espresso

Classic Brown

Tweed



Silver

Fog

Sand

Ivory



Shown in Ivory



Review from milgard.com -

*The product line is beautiful, with slim frames and smooth mechanisms. They control heat loss/transfer and I hear NOTHING when cars pass by. The sound insulation quality has exceeded expectations. I have casement and horizontal sliders and they both operate effortlessly. The overall design of this product is brilliant, tight, smart, elegant and designed for a very fussy buyer/homeowner.*

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## Casement and Awning Hardware

The operating hardware for casement and awning styles is an innovative folding handle that tucks out of the way with the locking hardware designed for smooth, easy-to-operate action.

Colors shown are approximate due to printing limitations.

# TRACT 6455

CONSISTING OF FIVE SHEETS AND BEING A PORTION OF THE PUEBLO TRACT NO. 1, SAN JOSE, C.T.Y. LANDS BEING A RESUBDIVISION OF THAT CERTAIN PARCEL MAP RECORDED IN BOOK 346 PAGE 39 AND ALSO BEING A RESUBDIVISION OF THAT RECORD OF SURVEY RECORDED IN BK 393 PG 9  
COUNTY OF SANTA CLARA, CALIFORNIA  
SCALE: 1"=200' AUGUST, 1978

WTW Inc.  
CIVIL ENGINEERS, LAND SURVEYORS, ENVIRONMENTAL PLANNERS  
SANTA CLARA, CALIFORNIA

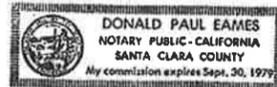
State of California )  
County of Santa Clara ) S.S.

On this 14 day of APRIL 1979, before me DONALD PAUL EAMES a Notary Public in and for said County and State residing therein, duly commissioned and sworn, personally appeared ASOC known to me to be the

and respectively of the corporation that executed the within instrument and acknowledged to me that such corporation executed the same as Owner.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

My Commission Expires: Sept 30, 1979



Donald Paul Eames

Notary Public in and for the County of Santa Clara, State of California

State of California )  
County of Santa Clara ) S.S.

On this 7th day of MAY 1979, before me LINDA L. McQUEEN, a Notary Public in and for said County and State residing therein, duly commissioned and sworn, personally appeared ALBERT Y. TORRES and ERIC OTTO known to me to be the VICE PRESIDENT and ASST. VICE PRESIDENT respectively of the corporation that executed the within instrument and acknowledged to me that such corporation executed the same as Trustee.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

My Commission Expires: MAY 31, 1981



Linda L. McQueen

Notary Public in and for the County of Santa Clara, State of California

State of California )  
County of Santa Clara ) S.S.

On this 16 day of APRIL 1979, before me MARIANNE R. TUCCI, a Notary Public in and for said County and State residing therein, duly commissioned and sworn, personally appeared RICHARD J. GARRY and VICE PRESIDENT known to me to be the

and respectively of the corporation that executed the within instrument and acknowledged to me that such corporation executed the same as Trustee.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

My Commission Expires: MARCH 10, 1981



Marianne R. Tucci

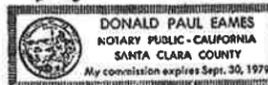
Notary Public in and for the County of Santa Clara, State of California

State of California )  
County of Santa Clara ) S.S.

On this 14 day of APRIL 1979, before me DONALD PAUL EAMES a Notary Public in and for said County and State residing therein, duly commissioned and sworn, personally appeared DEAN RAND SANDERSON known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same as Owner.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

My Commission Expires: Sept 30, 1979



Donald Paul Eames

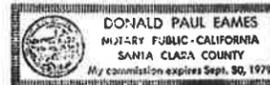
Notary Public in and for the County of Santa Clara, State of California

State of California )  
County of Santa Clara ) S.S.

On this 14 day of APRIL 1979, before me DONALD PAUL EAMES Notary Public in and for said County and State residing therein, duly commissioned and sworn, personally appeared DONALD J. DI GIACOMO and MRS. DOROTHY DI GIACOMO known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same as Owner.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

My Commission Expires: Sept 30, 1979



Donald Paul Eames

Notary Public in and for the County of Santa Clara, State of California

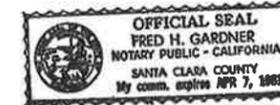
State of California )  
County of Santa Clara ) S.S.

On this 18th day of SEPTEMBER 1979, before me FRED H. GARDNER, a Notary Public in and for said County and State residing therein, duly commissioned and sworn, personally appeared E. KNIGHT and

MANAGER and respectively of the corporation that executed the within instrument and acknowledged to me that such corporation executed the same as Trustee.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

My Commission Expires: APRIL 7, 1981



Fred H. Gardner

Notary Public in and for the County of Santa Clara, State of California

State of California )  
County of Santa Clara ) S.S.

On this \_\_\_\_\_ day of \_\_\_\_\_ 1979, before me \_\_\_\_\_, a Notary Public in and for said County and State residing therein, duly commissioned and sworn, personally appeared \_\_\_\_\_ and \_\_\_\_\_ known to me to be the

and respectively of the corporation that executed the within instrument and acknowledged to me that such corporation executed the same as Trustee.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

My Commission Expires: \_\_\_\_\_

Notary Public in and for the County of Santa Clara, State of California

County File No. 18575.9  
Grid No. 69-53-70

SHEET 5 OF 5 SHEETS

File 6915214 Filed date 12-1-80 Book 475 of MAPS at Page 50 thru 54.

# TRACT 6455

CONSISTING OF FIVE SHEETS AND BEING A PORTION OF THE PUEBLO TRACT NO. 1, SAN JOSE CITY LANDS BEING A RESUBDIVISION OF THAT CERTAIN PARCEL MAP RECORDED IN BOOK 346 PAGE 39 AND ALSO BEING A RESUBDIVISION OF THAT RECORD OF SURVEY RECORDED IN BK 393 PG 9

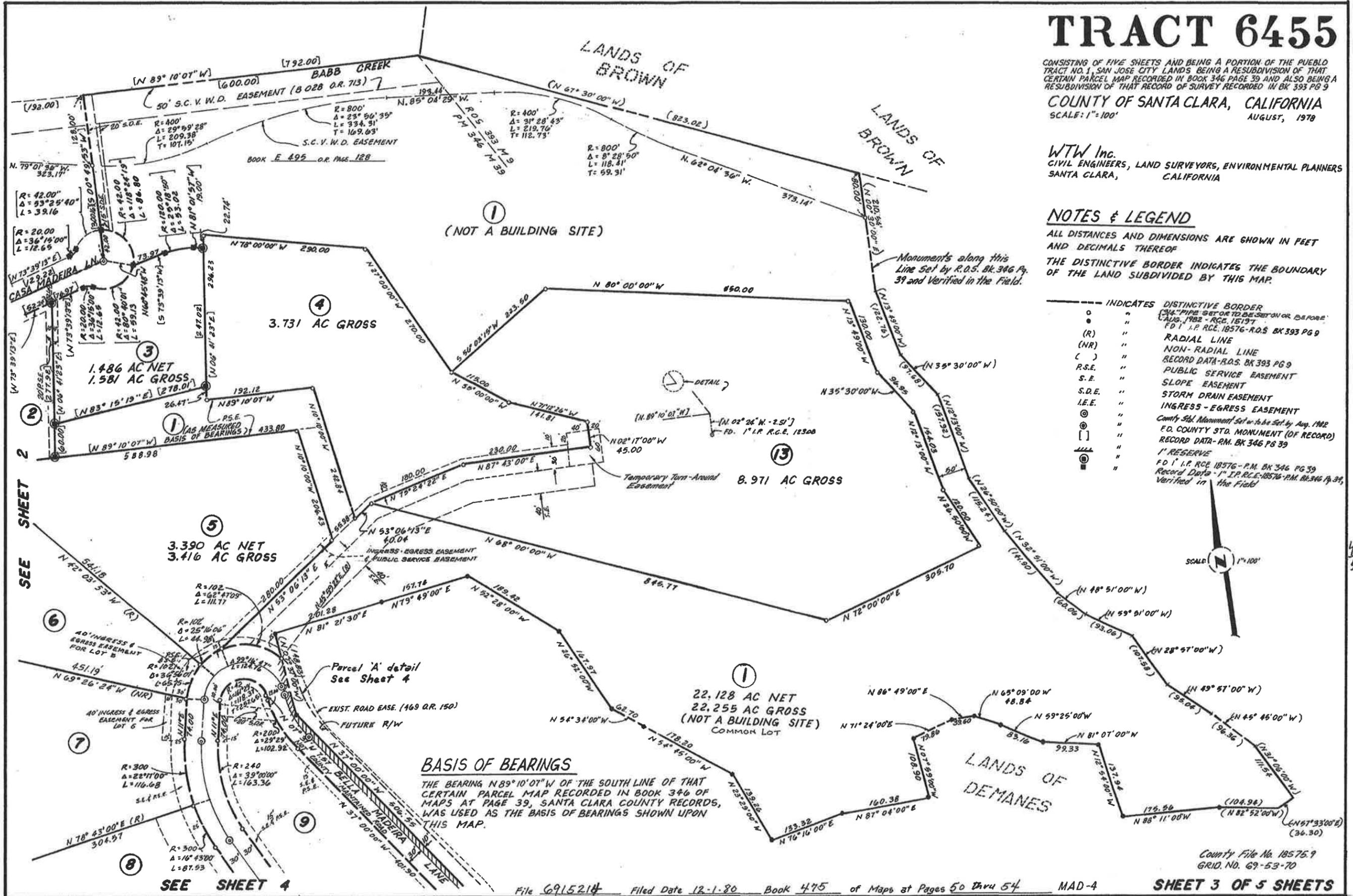
COUNTY OF SANTA CLARA, CALIFORNIA  
SCALE: 1"=100'  
AUGUST, 1978

WTW Inc.  
CIVIL ENGINEERS, LAND SURVEYORS, ENVIRONMENTAL PLANNERS  
SANTA CLARA, CALIFORNIA

## NOTES & LEGEND

ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF  
THE DISTINCTIVE BORDER INDICATES THE BOUNDARY OF THE LAND SUBDIVIDED BY THIS MAP.

SYMBOL	INDICATES
—	DISTINCTIVE BORDER
○	1/4" PIPE SET OR TO BE SET ON OR BEFORE AUG. 1982 - R.C.E. 15197
(R)	FD 1 I.P. R.C.E. 18576 - R.O.S. BK 393 PG 9
(NR)	RADIAL LINE
(NR)	NON-RADIAL LINE
(C)	RECORD DATA - R.O.S. BK 393 PG 9
R.S.E.	PUBLIC SERVICE EASEMENT
S.E.	SLOPE EASEMENT
S.D.E.	STORM DRAIN EASEMENT
I.E.E.	INGRESS - EGRESS EASEMENT
⊙	County Std. Monument Set to be Set by Aug. 1982
⊙	FD. COUNTY STD. MONUMENT (OF RECORD)
⊙	RECORD DATA - R.M. BK 346 PG 39
⊙	1' RESERVE
⊙	FD 1 I.P. R.C.E. 18576 - P.M. BK 346 PG 39
⊙	Record Data - 1" I.P. R.C.E. 18576 - P.M. BK 346 PG 39, Verified in the Field



**BASIS OF BEARINGS**  
THE BEARING N 89° 10' 07" W OF THE SOUTH LINE OF THAT CERTAIN PARCEL MAP RECORDED IN BOOK 346 OF MAPS AT PAGE 39, SANTA CLARA COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN UPON THIS MAP.

SEE SHEET 2

SEE SHEET 4

475  
52

52

52

**OWNER'S STATEMENT**

We hereby state that we are the owners of, or have some right, title, or interest in and to the real property included within the distinctive borders shown upon the herein map; that we are the only persons whose consents are necessary to pass a clear title to said real property; that we hereby consent to the preparation and filing of the lot line adjustment as shown within the distinctive border lines.

We hereby reserve for the owners of Lot 4, as shown upon Tract No. 6455, filed in Book 475 of Maps of Pages 50 through 54 inclusive, Santa Clara County Records, and to the owners of Parcels B, C and D, their licensees, visitors, and tenants, reciprocal rights of ingress and egress upon and over those certain strips of land designated as "Ingress and Egress and P.S.E."

We hereby reserve for the owners of Lot 4, as shown upon Tract No. 6455, filed in Book 475 of Maps of Pages 50 through 54 inclusive, Santa Clara County Records, their licensees, visitors, and tenants, reciprocal rights of ingress and egress upon and over those certain strips of land designated as "Ingress and Egress and P.S.E." for the benefit of Lot 4"

We hereby dedicate to public use and offer dedicate to the County of Santa Clara easements for any and all public service facilities including but not limited to poles, wires and conduits for electrical, telephone, television, gas, storm, sanitary and water services, and all appurtenances thereto under, upon, or over the land designated as "P.S.E." (Public Service Easement).

All of the herein described streets and easements shall be kept free of buildings, except lawful unsupported roof overhangs, and obstructions that impair the use of or are inconsistent with the purposes of the street or easement.

The herein described offers of dedication to the County of Santa Clara are to be accepted only when the Board of Supervisors or its successor agency adopts and records in the Office of the Recorder of Santa Clara County a resolution accepting said streets or easements. Until said resolution(s) are recorded, all streets and easements encompassed within such offers of dedication shall be maintained by the developer during any required warranty period and thereafter by the owner(s) of the lots or parcels in the subdivision. The County of Santa Clara shall not be responsible for maintenance and shall incur no liability with respect to such offered streets and easements or any improvement thereon. All dedicated rights of way and easements not accepted for maintenance by the County or other public agency shall be maintained by the owner(s) of the lots or parcels in the subdivision.

OWNER: GRANDVIEW DEVELOPMENT LLC

BY: Michael Gill BY: \_\_\_\_\_

OWNER: THE INSITE GROUP, A CALIFORNIA GENERAL PARTNERSHIP

BY: [Signature] BY: \_\_\_\_\_

TRUSTEES: STEWART TITLE OF CALIFORNIA

BY: Stephen A. Mansfield BY: \_\_\_\_\_

**ACKNOWLEDGEMENT**

STATE OF CALIFORNIA S.S.  
COUNTY OF SANTA CLARA

On December 19, 2000 before me, the undersigned, a Notary Public in and for said State, personally appeared, Michael Gill and Vic Molinaro

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS MY HAND AND OFFICIAL SEAL.

Notary's Signature [Signature]  
Printed Notary's Name Jacquelin K. Reikes  
Notary's principle place of business Livermore, Ca  
Expiration of Notary's Commission 9-17-2004 #1277333

**PARCEL MAP  
LOT LINE ADJUSTMENT**

BEING ALL OF LOTS 2, 6, 7 AND 13, AS SAID LOTS ARE SHOWN UPON THAT MAP ENTITLED "TRACT NO. 6455", WHICH WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF SANTA CLARA COUNTY, STATE OF CALIFORNIA ON DECEMBER 1, 1980 IN BOOK 475 OF MAPS AT PAGES 50, 51, 52, 53 AND 54.

AND LYING WITHIN THE  
UNINCORPORATED AREA OF SANTA CLARA COUNTY  
NOVEMBER, 2000

**ACKNOWLEDGEMENT**

STATE OF CALIFORNIA S.S.  
COUNTY OF SANTA CLARA

On DEC. 20, 2000 before me, the undersigned, a Notary Public in and for said State, personally appeared, STEPHEN A. MANSFIELD, KNOWN TO ME

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS MY HAND AND OFFICIAL SEAL.

Notary's Signature [Signature]  
Printed Notary's Name KATHY O'BRIEN  
Notary's principle place of business SAN JOSE  
Expiration of Notary's Commission 8-21-2001 #1149918

**ACKNOWLEDGEMENT**

STATE OF CALIFORNIA S.S.  
COUNTY OF SANTA CLARA

On \_\_\_\_\_ before me, the undersigned, a Notary Public in and for said State, personally appeared, \_\_\_\_\_

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS MY HAND AND OFFICIAL SEAL.

Notary's Signature \_\_\_\_\_  
Printed Notary's Name \_\_\_\_\_  
Notary's principle place of business \_\_\_\_\_  
Expiration of Notary's Commission \_\_\_\_\_

**ENGINEER'S STATEMENT**

This map was prepared by me or under my direction and was compiled from record data and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of Victor Molinaro on July 20, 2000. I hereby state that this parcel map substantially conforms to the approved or conditionally approved tentative map, if any.

I hereby state that all the monuments are of the character and occupy the positions indicated and that such monuments are sufficient to enable the survey to be retraced.

[Signature]  
WILLIAM J. McCLINTOCK, RCE 24893, Expiration Date 12/31/01



**COUNTY SURVEYOR'S STATEMENT**

I hereby state that I have examined the within parcel map; that the map as shown is substantially the same as it appeared on the tentative map and any approved alterations thereof; that all provisions of the California Subdivision Map Act and any local ordinances applicable at the time of the approval of the tentative map have been complied with and I am satisfied that said map is technically correct. Pursuant to the provisions of Section C12-133 of the County Ordinance Code, it is hereby ordered that all streets, portions of streets, and easements offered for dedication to the County of Santa Clara are hereby not accepted and all dedications to public use are hereby accepted in behalf of the public for the purposes set forth in the owner's statement.

MARTIN D. MARCOTT, COUNTY SURVEYOR

Signed: [Signature] Date: FEBRUARY 14, 2001  
L.S. No. 4304 Exp. date 6-30-04

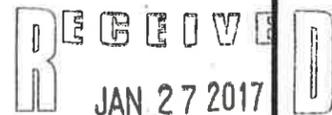
**COUNTY RECORDER'S STATEMENT**

Filed this 20<sup>TH</sup> day of FEBRUARY  
at 11:23 A.M. in Book 137 of Maps, at Page(s) 12-13  
at the request of M.H. Engineering Co.

File No. 15564905  
Fee \$ 10.00

BRENDA DAVIS, COUNTY RECORDER

BY: [Signature] DEPUTY



COUNTY OF SANTA CLARA  
PLANNING OFFICE

**NOTES :**

- 1.) All distances and dimensions are in feet and decimals thereof.
- 2.) A geologic (soils) report pertaining to this property dated September 1978 and prepared by Terrasearch Inc. is on file with the County (County File No. 18S 75.9) at the central permit office. Parcel owners/developers should review this report prior to submitting plans for site development and building construction.
- 3.) This map reconfigures Lots 2, 6, 7 and 13, shown upon Tract No. 6455, filed in Book 475 of Maps at Pages 50 through 54 inclusive. All benefits or restrictions per Tract No. 6455 remain and apply to any new, or newly configured parcels shown upon this lot line adjustment map.



CO. GRID NO.: 69 - 53 - 70  
CO. FILE NO.: 7796-53-70-00PA-00LA

16075 Vineyard Boulevard  
Morgan Hill, CA 95037

225 Sixth Street, Ste. B.  
Hollister, CA 95023

SHEET 1 OF 2

96070

15564905

10706-176

12

CHECKED BY: CHECK  
 DRAWN BY: DRAWN  
 12/02/00 08:58  
 JOB NO.: JOB  
 96070CS

# PARCEL MAP

## LOT LINE ADJUSTMENT

BEING ALL OF LOTS 2, 6, 7 AND 13, AS SAID LOTS ARE SHOWN UPON THAT MAP ENTITLED 'TRACT NO. 6455', WHICH WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF SANTA CLARA COUNTY, STATE OF CALIFORNIA ON DECEMBER 1, 1980, IN BOOK 475 OF MAPS AT PAGES 50, 51, 52, 53 AND 54.

AND LYING WITHIN THE UNINCORPORATED AREA OF SANTA CLARA COUNTY  
NOVEMBER, 2000 SCALE 1" = 150'

### LEGEND:

- FOUND MONUMENTS PER TRACT NO. 6455, TAGGED L.S. 5922, AS SET PER 'SUBSTITUTE SURVEYOR' AS NOTED AND SHOWN UPON THAT CERTIFICATE OF CORRECTION RECORDED BY DOCUMENT NO. 13939514, SANTA CLARA COUNTY OFFICIAL RECORDS, UNLESS OTHERWISE NOTED.
- SET 3/4" P., TAGGED R.C.E. 24893
- (DATA) DENOTES RECORD DATA PER TRACT NO. 6455
- R1 DENOTES RECORD DATA PER TRACT NO. 6455
- (R) DENOTES RADIAL BEARING
- S.E. SLOPE EASEMENT
- P.S.E. PUBLIC SERVICE EASEMENT
- EX. DENOTES 'EXISTING'
- SFNF SEARCHED FOR NOTHING FOUND
- 1' RESERVE PER TRACT NO. 6455
- DISTINCTIVE BORDER LINE

RECEIVED  
JAN 27 2001

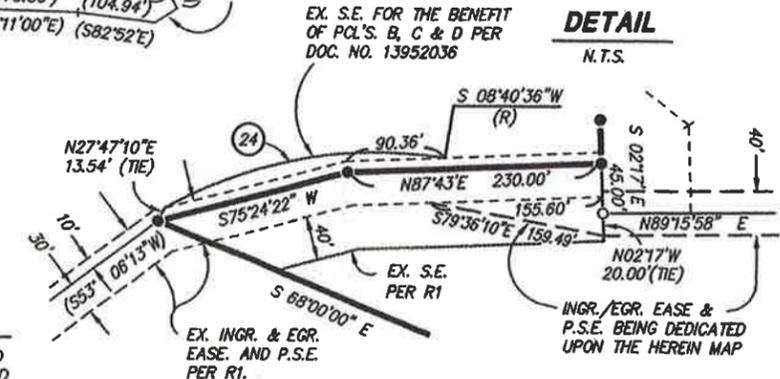
COUNTY OF SANTA CLARA  
PLANNING OFFICE

### NOTE:

PARCEL A IS COMPILED FROM RECORD, TRACT NO. 6455.

### DETAIL

N.T.S.



### BASIS OF BEARINGS

THE BEARINGS SHOWN UPON THIS HEREIN MAP ARE BASED UPON THE CENTERLINE OF BELLA MADEIRA LANE AS FOUND MONUMENTED AND RECORDED IN BOOK 475 OF MAPS AT PAGES 50 THROUGH 54 INCLUSIVE, SANTA CLARA COUNTY RECORDS AND SHOWN HEREON AS S 10°28'50" E.

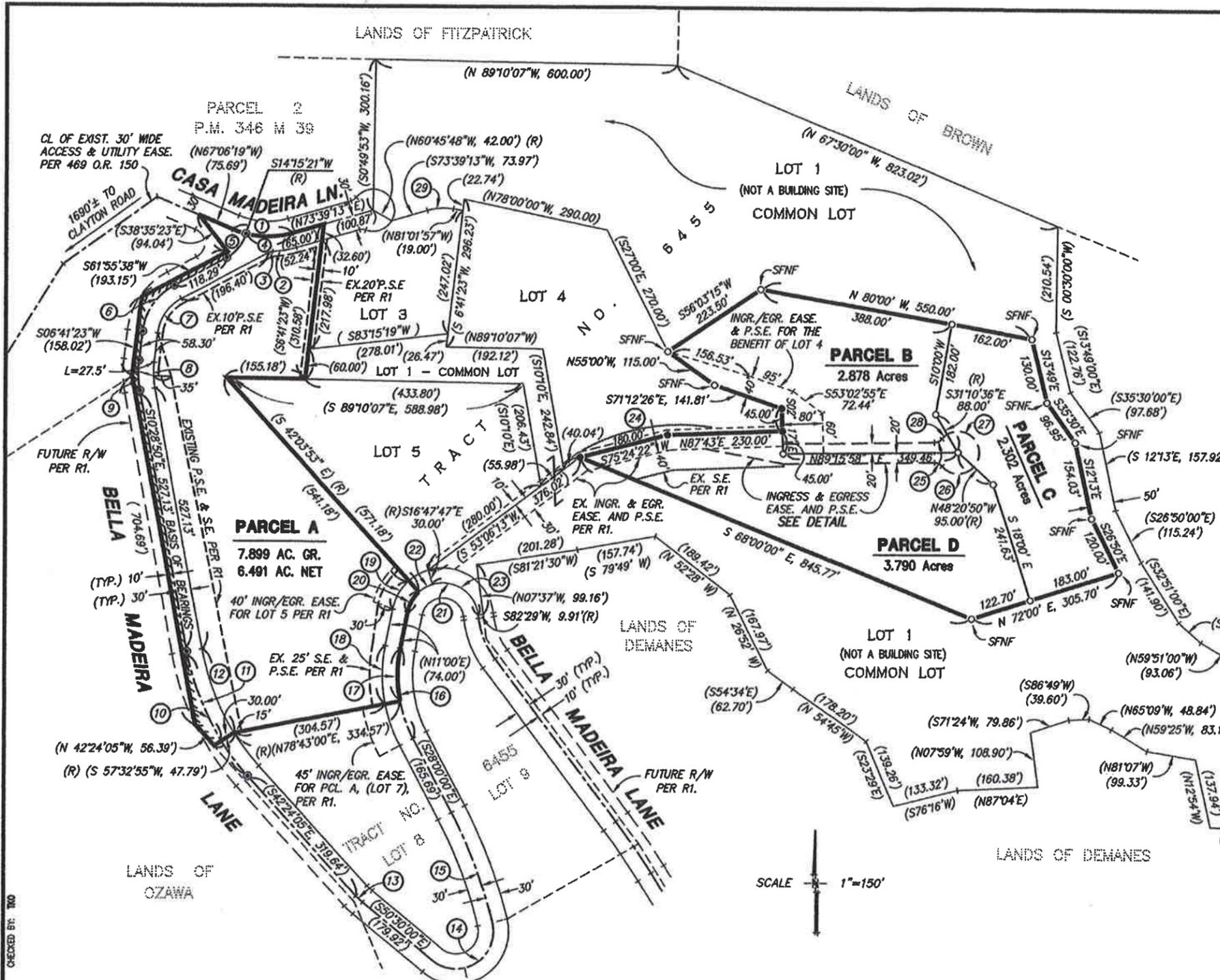
**MH engineering Co.**

16075 Vineyard Boulevard  
Morgan Hill, CA 95037

225 Sixth Street, Ste. B.  
Hollister, CA 95023

SHEET 2 OF 2

96070



### CURVE DATA

NO.	R	Δ	L	NO.	R	Δ	L	NO.	R	Δ	L
1	(175.00')	(39°14'28")	(119.86')	11	(500.00')	(21°58'15")	(191.73')	21	(72.00')	(181°29'00")	(202.93')
2	(205.00')	(13°17'55")	(47.58')	12	(470.00')	(21°58'15")	(180.23')	22	(72.00')	(25°16'06")	(31.76')
3	(20.00')	(25°01'30")	(8.74')	13	(130.00')	(08°05'55")	(18.38')	23	(72.00')	(99°16'47")	(124.76')
4	(175.00')	(30°36'08")	(93.47')	14	(75.00')	(143°25'22")	(187.74')	24	400.00'	38°04'26"	265.81'
5	75.00'	47°40'17"	62.40'	15	(950.00')	(14°04'38")	(233.41')	25	20.00'	49°49'20"	17.39'
6	120.00'	55°14'15"	115.68'	16	(270.00')	(39°00'00")	(183.78')	26	42.00'	97°26'19"	71.43'
7	90.00'	55°14'15"	86.77'	17	(270.00')	(22°17'00")	(105.01')	27	42.00'	162°49'23"	119.36'
8	170.00'	17°10'13"	50.95'	18	(300.00')	(22°17'00")	(116.68')	28	42.00'	19°22'59"	14.21'
9	200.00'	17°10'13"	89.90'	19	(102.00')	(36°56'07")	(65.75')	29	(120.00')	(25°18'50")	(53.02')
10	500.00'	31°55'15"	278.56'	20	(72.00')	(36°56'07")	(46.41')				

FILED IN BOOK \_\_\_\_\_ OF MAPS, AT PAGES \_\_\_\_\_

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10706-176

13



RECEIVED  
AUG 25 2017

COUNTY OF SANTA CLARA  
PLANNING OFFICE

BERKELEY  
CARLSBAD  
FRESNO  
IRVINE  
PALM SPRINGS  
POINT RICHMOND  
RIVERSIDE  
ROCKLIN  
SAN LUIS OBISPO

December 8, 2016

James Le  
C/O Manjit Saini  
871 Cape York Place  
San Jose, Ca 95133

Subject: Biological Services and Tree Evaluation for Bella Madeira Lane, (APN #654-64-012) in San Jose, California.

Dear Mr. Le:

Per your request, LSA conducted a tree inventory and evaluation on parcel APN #654-64-012, located on Bella Madeira Lane in San Jose, California (see Regional Location Map in Attachment A). LSA is also providing a response to a grading approval application comment from the County of Santa Clara Planning Office for the subject property regarding California Tiger Salamander (CTS).

## BIOLOGICAL SERVICES

The County of Santa Clara Planning Office provided comments on March 11, 2015 for the grading approval application (File Number 10706-15G) for the subject property. One comment inquired about the status of the state and federally threatened CTS within the property, referencing a recorded occurrence 3,800 feet from the property.

## Methods

LSA performed a California Natural Diversity Data Base search and utilized GIS spatial data for known CTS occurrences and critical habitat in the vicinity (October 2016) to determine the distribution of this species in the area. LSA also searched, via Google Earth aerial imagery, for suitable aquatic breeding and upland estivation/migration habitat in the vicinity.

## Results

The closest CTS occurrence is located 1.5 miles east of the property at the edge of designated critical habitat unit eb-6 and there are no stock ponds or other suitable aquatic breeding habitat for CTS within 1.24 miles of the property. Studies document that 95 percent of CTS estivation migration occurs within 0.5 miles of suitable aquatic habitat. Therefore, the subject property is not located close enough to aquatic habitat to expect migration or estivation of this species on the property. Consequently, CTS is considered absent from the property.

10706-178(R1)-17DR

## TREE INVENTORY AND EVALUATION

### Methods

#### Personnel

LSA arborist Joey Bena, ISA Certified Arborist #WE-10409A, conducted a field visit on October 12, 2016.



#### Survey and Evaluation

LSA inventoried and evaluated all trees within 50 feet of the proposed development area with a single main stem of at least 12 inches diameter at breast height (DBH)<sup>1</sup>, or a multiple trunk tree with an aggregate DBH of at least 24 inches. The primary objective of the survey was to determine if any trees on the property were “protected trees” as defined by the Santa Clara County Tree Preservation Ordinance (Division C16).

All trees identified on the site were marked with a green anodized aluminum, square shaped numbered tag (see image to left). Each tag was labeled: LSA, Tree Tags, and a pre-stamped number. Tags were attached with a galvanized 10d nail, at 6 feet above ground level on the north side of the tree.

A Level 2 – Basic Visual Assessment was performed in accordance with the International Society of Arboriculture’s best management practices. This assessment level is limited to the observation of conditions and defects which are readily visible from the ground. No laboratory or chemical testing or analysis was performed.

Data collected included species identification, number of trunks, measurements of DBH and canopy; each tree was also evaluated for overall health (including a rating) and recommendations and actions were noted to improve condition.

### Results

A total of 76 trees were inventoried and evaluated; 60 of which are on the subject property<sup>2</sup> and the remaining 16 appear to be located on neighboring lots. Of these 76 trees, 63 are coast live oaks (*Quercus agrifolia*), 6 are California bay (*Umbellularia californica*), 5 are valley oaks (*Quercus lobata*), 1 is a

<sup>1</sup> Diameter at breast height or DBH is normally measured at 54 inches above the average ground height. Exceptions include leaning trees, trees on sloped terrain, and trees with low branches or multiple stems. Leaning trees or trees located on sloped terrain are measured at a right angle to the trunk, 54 inches from the ground height along the center axis of the trunk. Trees with branches below 54 inches are measured at the smallest diameter below the smallest branch. Trees with multiple stems (from ground level) are measured at 54 inches from the average ground height for each stem. A combination logger/diameter tape or a caliper was used to measure DBH.

<sup>2</sup> Due to inaccuracies in the GPS device and unclear property boundaries, our best judgement was used to determine if trees were onsite or offsite. There may be a slight variance in tree locations and some trees may in fact be offsite on a neighboring lot. All trees close to property lines were evaluated to ensure complete coverage.

California buckeye (*Aesculus californica*), and 1 is a blue elderberry (*Sambucus nigra* ssp. *caerulea*) (see summary below in Table A).

Of the 76 trees, 38 of the trees qualify as “protected trees” by the standards of the Santa Clara County Tree Preservation Ordinance (Division C16). Although some trees may be classified as protected due to their DBH, they were not listed as protected due to a low rating signifying a tree that is dead, dying, or irreversibly damaged or diseased. All trees identified on the property are shown on the Tree Location Map in Attachment A.

**Table A: Summary of Trees Observed on the Property**

Species	Count	Protected <sup>1</sup>
Coast live oak ( <i>Quercus agrifolia</i> )	63	29
California bay ( <i>Umbellularia californica</i> )	6	5
Valley oak ( <i>Quercus lobata</i> )	5	2
California buckeye ( <i>Aesculus californica</i> )	1	1
Blue elderberry ( <i>Sambucus nigra</i> ssp. <i>caerulea</i> )	1	1
<b>Total</b>	<b>76</b>	<b>38</b>

The complete tree inventory is shown in Table B. To review the comprehensive tree evaluation data, see Attachment B.

**Table B: Tree Inventory Table**

Tree #	Common Name	Botanical Name	Largest Stem Diameter (Inches)	Other Stems Diameter (Inches)	Canopy Radius (Feet)	Tree Protection Zone Diameter (Feet)	Rating
A1771	Coast live oak	<i>Quercus agrifolia</i>	28	----	22	44	1
A1772	Coast live oak	<i>Quercus agrifolia</i>	19	----	34	68	2
A1773	Coast live oak	<i>Quercus agrifolia</i>	9	7, 5, 5	27	54	2

<sup>1</sup> These are trees protected by size according to Santa Clara County and in good condition requiring mitigation according to the rating by the arborist in the field. For additional information on ratings, see Rating Legend for Table B on page 7 and Attachment C: Supplemental information.

Tree #	Common Name	Botanical Name	Largest Stem Diameter (Inches)	Other Stems Diameter (Inches)	Canopy Radius (Feet)	Tree Protection Zone Diameter (Feet)	Rating
A1774	Coast live oak	<i>Quercus agrifolia</i>	25	----	24	48	3
A1775	Coast live oak	<i>Quercus agrifolia</i>	29	----	33	66	3
A1776	Coast live oak	<i>Quercus agrifolia</i>	15	----	18	36	3
A1777	Coast live oak	<i>Quercus agrifolia</i>	32	----	30	60	2
A1778	Coast live oak	<i>Quercus agrifolia</i>	21	----	25	50	3
A1779	Coast live oak	<i>Quercus agrifolia</i>	40	----	34	68	2
A1780	Coast live oak	<i>Quercus agrifolia</i>	25	13	35	70	2
A1781	Coast live oak	<i>Quercus agrifolia</i>	18	----	30	60	3
A1782	Valley oak	<i>Quercus lobata</i>	16	----	19	38	3
A1783	Valley oak	<i>Quercus lobata</i>	14	----	17	34	3
A1784	California bay	<i>Umbellularia californica</i>	16	----	25	50	3
A1785	Coast live oak	<i>Quercus agrifolia</i>	17	----	15	30	1
A1786	Coast live oak	<i>Quercus agrifolia</i>	30	----	25	50	1
A1787	Coast live oak	<i>Quercus agrifolia</i>	20	----	19	38	1
A1788	California bay	<i>Umbellularia californica</i>	17	----	22	44	3
A1789	Coast live oak	<i>Quercus agrifolia</i>	6	5, 3, 3, 2, 5, 3, 4, 2, 1, 1	12	24	3
A1790	Coast live oak	<i>Quercus agrifolia</i>	19	----	22	44	3
A1791	California bay	<i>Umbellularia californica</i>	12	8, 7	17	34	2
A1792	Coast live oak	<i>Quercus agrifolia</i>	21	15, 7	26	52	3

Tree #	Common Name	Botanical Name	Largest Stem Diameter (Inches)	Other Stems Diameter (Inches)	Canopy Radius (Feet)	Tree Protection Zone Diameter (Feet)	Rating
A1793	Coast live oak	<i>Quercus agrifolia</i>	13	----	17	34	1
A1794	Coast live oak	<i>Quercus agrifolia</i>	15	11	18	36	3
A1795	Coast live oak	<i>Quercus agrifolia</i>	12	----	15	30	3
A1796	Coast live oak	<i>Quercus agrifolia</i>	16	----	23	46	3
A1797	Coast live oak	<i>Quercus agrifolia</i>	28	----	29	58	3
A1798	Coast live oak	<i>Quercus agrifolia</i>	17	----	22	44	2
A1799	Coast live oak	<i>Quercus agrifolia</i>	19	----	23	46	3
A1800	Coast live oak	<i>Quercus agrifolia</i>	19	----	35	70	3
A1803	Coast live oak	<i>Quercus agrifolia</i>	17	----	26	52	3
A1804	Coast live oak	<i>Quercus agrifolia</i>	15	----	24	48	1
A1805	Coast live oak	<i>Quercus agrifolia</i>	18	----	27	54	4
A1806	Coast live oak	<i>Quercus agrifolia</i>	12	----	29	58	2
A1807	California buckeye	<i>Aesculus californica</i>	7	6, 6, 5	18	36	3
A1808	Coast live oak	<i>Quercus agrifolia</i>	11	----	0	----	----
A1809	Coast live oak	<i>Quercus agrifolia</i>	14	----	18	36	3
A1810	Coast live oak	<i>Quercus agrifolia</i>	15	----	17	34	3
A1811	Coast live oak	<i>Quercus agrifolia</i>	8	8, 8, 5	22	44	2
A1812	Coast live oak	<i>Quercus agrifolia</i>	16	13, 11, 12, 15	35	70	3
A1813	Coast live oak	<i>Quercus agrifolia</i>	11	11, 9	24	48	2

Tree #	Common Name	Botanical Name	Largest Stem Diameter (Inches)	Other Stems Diameter (Inches)	Canopy Radius (Feet)	Tree Protection Zone Diameter (Feet)	Rating
A1814	Coast live oak	<i>Quercus agrifolia</i>	19	18, 15, 14	34	68	2
A1815	Coast live oak	<i>Quercus agrifolia</i>	1	(11) 1	0	----	----
A1816	Coast live oak	<i>Quercus agrifolia</i>	16	14	16	32	0
A1817	Coast live oak	<i>Quercus agrifolia</i>	13	12	18	36	0
A1818	Coast live oak	<i>Quercus agrifolia</i>	21	19	22	44	2
A1819	Coast live oak	<i>Quercus agrifolia</i>	11	----	0	----	----
A1820	Coast live oak	<i>Quercus agrifolia</i>	12	12, 4, 4	24	48	2
A1821	Coast live oak	<i>Quercus agrifolia</i>	13	----	15	30	1
A1822	Coast live oak	<i>Quercus agrifolia</i>	16	15, 12, 5	35	70	3
A1823	Coast live oak	<i>Quercus agrifolia</i>	8	8, 5, 5	14	28	0
A1824	Valley oak	<i>Quercus lobata</i>	16	----	19	38	2
A1825	Coast live oak	<i>Quercus agrifolia</i>	12	9, 5	18	36	3
A1826	Coast live oak	<i>Quercus agrifolia</i>	13	----	13	26	3
A1827	Coast live oak	<i>Quercus agrifolia</i>	27	----	32	64	3
A1828	Coast live oak	<i>Quercus agrifolia</i>	17	16, 14, 14, 12	36	72	1
A1829	Blue elderberry	<i>Sambucus nigra</i> ssp. <i>caerulea</i>	6	3, 3, 4, 3, 3, (20) 1	14	28	3
A1830	Coast live oak	<i>Quercus agrifolia</i>	17	----	41	82	1
A1831	Coast live oak	<i>Quercus agrifolia</i>	15	----	30	60	2
A1832	Coast live oak	<i>Quercus agrifolia</i>	19	----	23	46	3

Tree #	Common Name	Botanical Name	Largest Stem Diameter (Inches)	Other Stems Diameter (Inches)	Canopy Radius (Feet)	Tree Protection Zone Diameter (Feet)	Rating
A1833	Coast live oak	<i>Quercus agrifolia</i>	16	----	27	54	2
A1834	Coast live oak	<i>Quercus agrifolia</i>	24	----	26	62	2
A1835	California bay	<i>Umbellularia californica</i>	16	----	18	36	4
A1836	Coast live oak	<i>Quercus agrifolia</i>	23	----	28	56	3
A1837	California bay	<i>Umbellularia californica</i>	15	----	17	34	3
A1838	California bay	<i>Umbellularia californica</i>	19	14	22	44	3
A1839	Valley oak	<i>Quercus lobata</i>	17	----	17	34	2
A1840	Coast live oak	<i>Quercus agrifolia</i>	15	----	16	32	2
A1841	Coast live oak	<i>Quercus agrifolia</i>	17	----	31	62	3
A1842	Coast live oak	<i>Quercus agrifolia</i>	15	----	15	30	2
A1843	Valley oak	<i>Quercus lobata</i>	12	----	12	24	0
A1844	Coast live oak	<i>Quercus agrifolia</i>	17	16	21	42	2
A1845	Coast live oak	<i>Quercus agrifolia</i>	29	----	1	2	1
A1846	Coast live oak	<i>Quercus agrifolia</i>	17	----	23	46	3
A1847	Coast live oak	<i>Quercus agrifolia</i>	17	----	17	34	3
A1848	Coast live oak	<i>Quercus agrifolia</i>	19	----	18	36	3

Rating Legend

- 0 – Dead
- 1 – Hazardous, non-correctable
- 2 – Poor
- 3 – Fair
- 4 – Good
- 5 – Excellent

### General recommendations

1. All measures in the action column of Attachment B should be implemented immediately.
2. Apply mulch to the tree protection zone prior to grading. Mulch should be applied 4-6 inches deep and redwood or cedar bark should not be used. The trees natural litter layer on the soil surface should not be removed before the installation of mulch.
3. All trees that will remain on site should have an exclusion zone established around them. This zone will fence off the trees root zone and should be constructed using a four-foot high orange or yellow plastic fence. The fence should be constructed using 5-foot steel "T" posts or equivalent, that are spaced a maximum of 10 feet apart. The exclusion zone should include the tree's branched canopy which is measured by the tree's longest dripline radius plus 1 foot – see Table B for the longest dripline radius and the Tree Protection Zone Diameter. This exclusion zone fencing should be maintained in place and kept in good condition until the completion of construction. The Protected Root Zone should be completely fenced and not comprised of a "U" shaped fence or be open at any point. Whenever possible, exclusion zones should be comprised of multiple trees root zones fenced together.
4. Once concrete is poured and the forms are stripped, the footings and stem walls should be immediately backfilled. If there are protected trees nearby that will remain, they should be watered to the soils field capacity.
5. Where trenching is necessary, the trenches should be located as far as possible away from the roots and branches of the oaks that will remain to limit root disturbance as much as possible. If trenching must occur in the tree protection zone, hand digging or pneumatic operated excavation tools should be utilized.
6. Soil compaction in the exclusion zone, or tree protection zone, should be avoided during construction. The tree protection zone fencing should be maintained to prevent material storage, foot traffic, portable outhouses, vehicles, and heavy equipment from entering this area.
7. To prevent soil contamination, no dumping of chemicals or construction wastes should occur on the property that may infiltrate into the tree protection zone. No washing of construction tools and or equipment shall occur that will run off into the tree protection zone. Limestone gravel should be avoided as base material or for drainage rock since it will change the pH to be more alkaline which may in turn harm the native oaks.
8. Nothing should be nailed, tied, screwed, or otherwise fastened to the trees that are to remain.
9. Grading and excavation activities should be limited near the tree protection zones of the trees that are to remain on site. Grading and excavation activities can cause root damage or change the soil ecosystem by leading to drying or wetting of the soil which could have negative impacts on the tree. Fill material that is placed within the tree protection zone can lead to root suffocation. If fill materials will be used in the tree protection zone, properly designed aeration/ventilation systems should be installed to protect the trees.
10. All cutting, pruning, trimming, cabling, guying, bracing, and lightning protection systems should conform to the most current standards of the American National Standards Institute (ANSI)

(www.ansi.org) and Best Management Practices (BMPs), as companion publications to the ANSI Tree Care Standards, printed by the International Society of Arboriculture (www.isa-arbor.com). Pruning of branches less than 3 inches in diameter should be made with sharp hand tools: pruners, loppers, and/or handsaws, not chainsaws.

11. If pruning is required, only live wood 2 inches in diameter or smaller should be cut. Cuts should be made with sharp hand tools: pruners, loppers, and/or handsaws (no chainsaws), any branches that are removed should be chipped and used as mulch under the oaks that are to remain (see Recommendation #2).
12. Pruning should be monitored by a qualified ISA Certified Arborist.

If you have any questions, please contact me at (916) 630-4600 or via email at joey.bena@lsa.net.

Sincerely,



LSA

Joey Bena  
ISA Certified Arborist #WE-10409A

**Attachments**

- A – Mapping
- B – Comprehensive Tree Evaluation Data
- C – Supplemental Information
- D – Disclosure, Assumptions and Disclaimer

# ATTACHMENT A

## Mapping

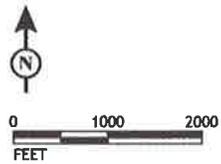


**LSA**

**LEGEND**

 Property Boundary

**FIGURE 1**



SOURCE: NAIP Aerial Imagery (6/2014)

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*Bella Madeira Lane Tree Inventory*  
 APN #654-64-012  
 City of San Jose, Santa Clara County, California  
 Project Location

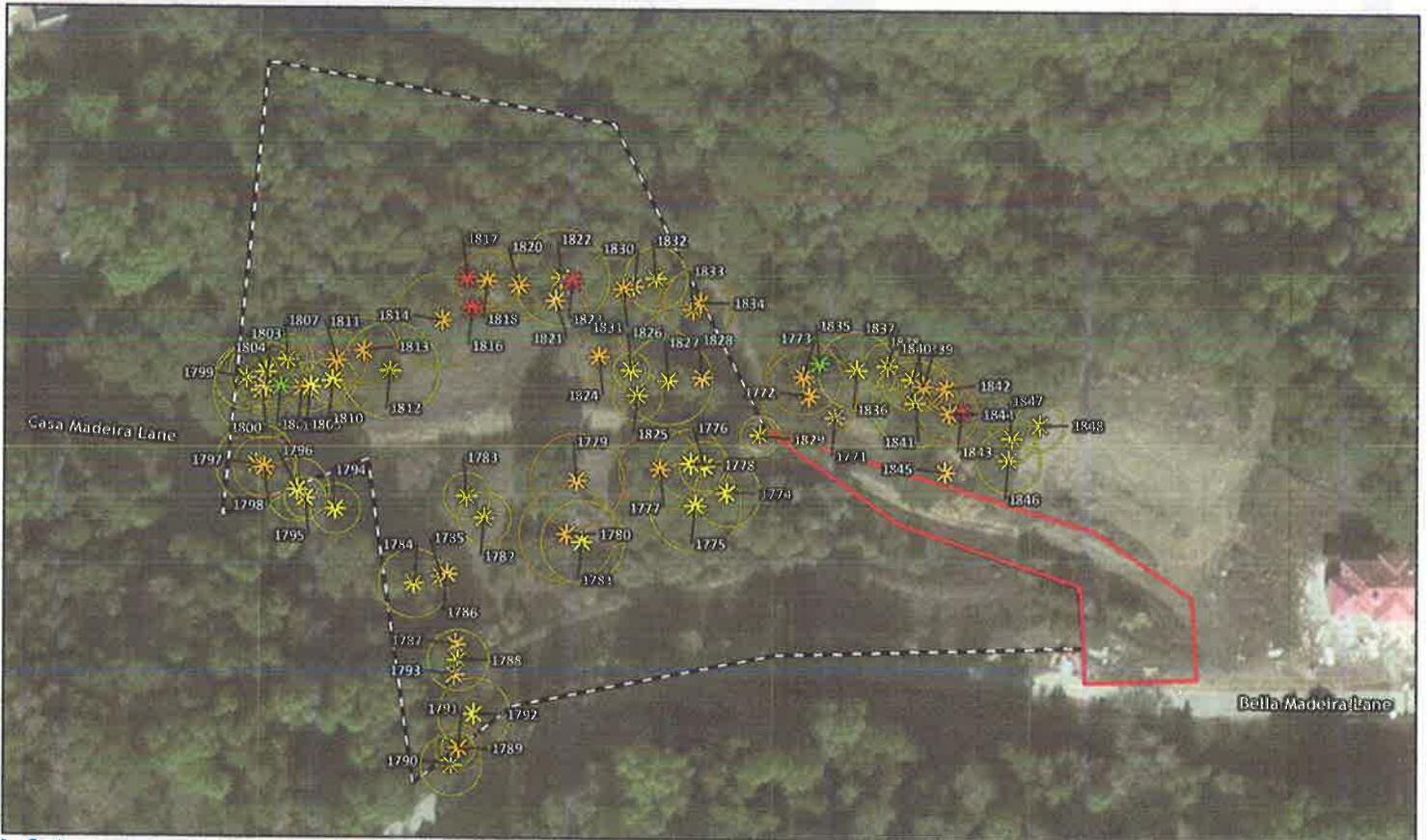
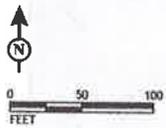


FIGURE 2

LSA



LEGEND		
Property Boundary	2 Poor	Tree Canopy and Count (73)
Easement	3 Fair	0 Dead - (4)
<b>Tree Health/Risk Ratings</b>	0 Dead	1 Hazardous, Non-Correctable - (10)
0 Dead	4 Good	2 Poor - (21)
1 Hazardous, Non-Correctable		3 Fair - (36)
		4 Good - (2)

*Bella Madeira Lane Tree Inventory*  
 APN #654-64-012  
 City of San Jose, Santa Clara County, California  
 Tree Locations

SOURCE: Basemap - Microsoft (05/2010); Mapping - LSA (10/2016)  
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BERKELEY  
CARLSBAD  
FRESNO  
IRVINE  
PALM SPRINGS  
POINT RICHMOND  
RIVERSIDE  
ROCKLIN  
SAN LUIS OBISPO

## ATTACHMENT B

### Comprehensive Tree Evaluation Data

Tree ID	Species	DBH (in)	Height (ft)	Health	Quality	Location
1	...	...	...	...	...	...
2	...	...	...	...	...	...
3	...	...	...	...	...	...
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Tree #	Common Name	Botanical Name	DBH (Inches)	Canopy Radius (Feet)	Tree Structure Notes	Rating	Action
A1771	Coast live oak	<i>Quercus agrifolia</i>	28	22	Large cavity with decay from ground-4 feet. Past failures with decay. Poor structure. Epicormic growth. Narrow angle of attachment and included bark at 12 feet on west side.	1	Prune to balance. End weight reduction of 20 percent in 3 years. Re-inspect annually.
A1772	Coast live oak	<i>Quercus agrifolia</i>	19	34	Offsite. Decay from 3 feet-5 feet. Leans south. Unbalanced canopy. 5 inch diameter deadwood.	2	Remove deadwood. End weight reduction of 15 percent in 3 years
A1773	Coast live oak	<i>Quercus agrifolia</i>	26	27	Past failure with decay at 1 foot. Poor structure. Epicormic growth. Unbalanced canopy. Suppressed.	2	Prune to balance.
A1774	Coast live oak	<i>Quercus agrifolia</i>	25	24	Unbalanced canopy. Suppressed on southwest side. Leans north. Past failures. Epicormic growth. Diseased bark.	3	Prune to balance. Re-inspect in 3 years.
A1775	Coast live oak	<i>Quercus agrifolia</i>	29	33	Over extended canopy. Decay at 9 feet on north side. Past failures.	3	End weight reduction of 15 percent.
A1776	Coast live oak	<i>Quercus agrifolia</i>	15	18	Trunk wound at 3 feet on south side with callus growth. Unbalanced canopy. Leans northeast. Epicormic growth.	3	Prune to balance.
A1777	Coast live oak	<i>Quercus agrifolia</i>	32	30	Codominant leader failure at ground level with decay. Codominant leader with narrow angle of attachment and included bark at 6 feet. Past failures. Epicormic growth.	2	Crown clean. Canopy reduction of 10 percent. Re-inspect annually.

Tree #	Common Name	Botanical Name	DBH (Inches)	Canopy Radius (Feet)	Tree Structure Notes	Rating	Action
A1778	Coast live oak	<i>Quercus agrifolia</i>	21	25	Past failures. Epicormic growth. Unbalanced canopy. Suppressed on the south side.	3	Crown clean.
A1779	Coast live oak	<i>Quercus agrifolia</i>	40	34	Codominant leader with narrow angle of attachment and included bark at 5 feet. Over extended canopy. Past failures. Diseased bark. Decay at 8 feet to the north.	2	End weight reduction of 20 percent. Cable. Crown clean. Re-inspect annually.
A1780	Coast live oak	<i>Quercus agrifolia</i>	38	35	Past codominant leader failure on north side. Fungal fruiting bodies. Poor structure. Unbalanced canopy.	2	End weight reduction of 20 percent on south side. Crown clean. Re-inspect in 3 years.
A1781	Coast live oak	<i>Quercus agrifolia</i>	18	30	Unbalanced canopy. Leans south. Epicormic growth.	3	Prune to balance.
A1782	Valley oak	<i>Quercus lobata</i>	16	19	Scarce canopy. Unbalanced canopy. Branch tip dieback. Codominant leader with narrow angle of attachment and included bark at 8 feet.	3	Supplemental summer irrigation. Re-inspect in 5 years for possible cable.
A1783	Valley oak	<i>Quercus lobata</i>	14	17	Scarce canopy. Unbalanced canopy. Branch tip dieback. 5 inches deadwood. Past failures.	3	Remove deadwood. Supplemental summer irrigation.
A1784	California bay	<i>Umbellularia californica</i>	16	25	Deformities at base. Unbalanced canopy. Codominant leader with narrow angle of attachment and included bark at 14 feet.	3	Cable
A1785	Coast live oak	<i>Quercus agrifolia</i>	17	15	Large cavities in trunk. Declining. Unbalanced canopy. 8 inches diameter deadwood.	1	Recommend removal.

Tree #	Common Name	Botanical Name	DBH (Inches)	Canopy Radius (Feet)	Tree Structure Notes	Rating	Action
A1786	Coast live oak	<i>Quercus agrifolia</i>	30	25	Huge cavity at base. Large past failure. Unbalanced canopy.	1	Recommend removal-Too much decay.
A1787	Coast live oak	<i>Quercus agrifolia</i>	20	19	Large cavity from ground-12 feet. Severe decay. Past failures. Unbalanced canopy.	1	Recommend removal-Too much decay.
A1788	California bay	<i>Umbellularia californica</i>	17	22	Unbalanced canopy. Poor structure.	3	Prune to balance.
A1789	Coast live oak	<i>Quercus agrifolia</i>	35	12	Poor structure. Stump sprouts. Unbalanced canopy. Suppressed.	3	Establish central leader. Prune to balance.
A1790	Coast live oak	<i>Quercus agrifolia</i>	19	22	Trunk wound with decay and callus growth from ground-4 feet. Unbalanced canopy. Leans northwest.	3	Prune to balance.
A1791	California bay	<i>Umbellularia californica</i>	27	17	Included bark in attachment at 1 foot. 4 inches diameter deadwood. Declining top.	2	Remove deadwood.
A1792	Coast live oak	<i>Quercus agrifolia</i>	43	26	Past failures. Unbalanced canopy. Over extended canopy.	3	End weight reduction of 15 inches. Crown clean. Remove deadwood.
A1793	Coast live oak	<i>Quercus agrifolia</i>	13	17	Severe decay.	1	Recommend removal-Too much decay.
A1794	Coast live oak	<i>Quercus agrifolia</i>	26	18	Codominant leader with narrow angle of attachment and included bark at 3 feet and 6 feet. Unbalanced canopy. 4 inches diameter deadwood.	3	Add 2 cables. Prune to balance. Crown clean. Remove deadwood.
A1795	Coast live oak	<i>Quercus agrifolia</i>	12	15	Codominant leader with Narrow angle of attachment and included bark at 8 feet. Epicormic growth. Unbalanced canopy.	3	Prune to balance.

Tree #	Common Name	Botanical Name	DBH (Inches)	Canopy Radius (Feet)	Tree Structure Notes	Rating	Action
A1796	Coast live oak	<i>Quercus agrifolia</i>	16	23	Unbalanced canopy. Heavy lean southwest. Epicormic growth.	3	Prune to balance.
A1797	Coast live oak	<i>Quercus agrifolia</i>	28	29	Codominant leader with narrow angle of attachment and included bark at 6 feet. Past failures. Epicormic growth. 4 inches diameter deadwood.	3	Remove deadwood. Crown clean. Re-inspect in 3 years for possible cable.
A1798	Coast live oak	<i>Quercus agrifolia</i>	17	22	Unbalanced canopy. Suppressed. Heavy lean west. Trunk wounds and decay in attachments.	2	End weight reduction of 20 percent.
A1799	Coast live oak	<i>Quercus agrifolia</i>	19	23	Unbalanced canopy. Suppressed. Heavy lean west.	3	Prune to balance.
A1800	Coast live oak	<i>Quercus agrifolia</i>	19	35	Small cavity with good callus growth at 6 feet. Unbalanced canopy. Suppressed. Heavy lean southwest.	3	End weight reduction of 20 percent.
A1803	Coast live oak	<i>Quercus agrifolia</i>	17	26	Unbalanced canopy. Suppressed. Heavy lean northwest. 4 inches diameter deadwood.	3	Remove deadwood. Prune to balance.
A1804	Coast live oak	<i>Quercus agrifolia</i>	15	24	Decay at 4-6 feet. Unbalanced canopy. Leans north. Suppressed. Scarce canopy. Poor taper.	1	Recommend removal-Too much decay.
A1805	Coast live oak	<i>Quercus agrifolia</i>	18	27	Unbalanced canopy. Epicormic growth. Codominant leader with narrow angle of attachment and included bark at 11 feet.	4	Cable
A1806	Coast live oak	<i>Quercus agrifolia</i>	12	29	Poor structure. Unbalanced canopy. Growing horizontal along ground.	2	Prune to balance.

Tree #	Common Name	Botanical Name	DBH (Inches)	Canopy Radius (Feet)	Tree Structure Notes	Rating	Action
A1807	California buckeye	<i>Aesculus californica</i>	24	18	Decay at base. North stem separating at attachment. Unbalanced canopy. Suppressed.	3	End weight reduction of 20 percent on northern stem. Re-inspect in 3 years.
A1808	Coast live oak	<i>Quercus agrifolia</i>	11	----	Too small	----	Too small
A1809	Coast live oak	<i>Quercus agrifolia</i>	14	18	Unbalanced canopy. Suppressed.	3	Prune to balance.
A1810	Coast live oak	<i>Quercus agrifolia</i>	15	17	Small cavity at base. Codominant leader at 5 feet. 5 inches diameter deadwood. Epicormic growth.	3	Remove deadwood.
A1811	Coast live oak	<i>Quercus agrifolia</i>	29	22	Cavity at base. Poor structure. 5 inches diameter deadwood. Branch tip dieback.	2	Remove deadwood. Supplemental summer irrigation. Re-inspect in 5 years.
A1812	Coast live oak	<i>Quercus agrifolia</i>	67	35	Over extended canopy. Epicormic growth. Branch tip dieback. Large deadwood. Poor structure.	3	Remove deadwood. Crown clean. End weight reduction of 20 percent.
A1813	Coast live oak	<i>Quercus agrifolia</i>	31	24	Cavity at base. Codominant leader with narrow angle of attachment and included bark at 1 foot. 4 inches diameter deadwood. Epicormic growth. Northwest stem dead.	2	Remove northwest stem and deadwood.
A1814	Coast live oak	<i>Quercus agrifolia</i>	66	34	Southwest 2 stems separating at attachment. Over extended canopy. Epicormic growth. 5+ inches diameter deadwood.	2	Remove south stem. Cable rest of the stems. Remove deadwood.
A1815	Coast live oak	<i>Quercus agrifolia</i>	11	----	Too small	----	Too small

Tree #	Common Name	Botanical Name	DBH (Inches)	Canopy Radius (Feet)	Tree Structure Notes	Rating	Action
A1816	Coast live oak	<i>Quercus agrifolia</i>	30	16	Dead	0	Remove
A1817	Coast live oak	<i>Quercus agrifolia</i>	25	18	Dead	0	Remove
A1818	Coast live oak	<i>Quercus agrifolia</i>	40	22	21 inches stem dead. Extreme damage.	2	Remove dead stem and re-inspect for extent of decay in other stem.
A1819	Coast live oak	<i>Quercus agrifolia</i>	11	----	Too small	----	Too small
A1820	Coast live oak	<i>Quercus agrifolia</i>	32	24	Decay at base. 5 inches diameter deadwood. Epicormic growth. Codominant leader with narrow angle of attachment and included bark at 6 feet with separation.	2	Cable codominant leader at 6 feet immediately. Remove deadwood. Re-inspect in 3 years.
A1821	Coast live oak	<i>Quercus agrifolia</i>	13	15	Trunk wound with decay and diseased trunk with borers.	1	Remove-Too much decay.
A1822	Coast live oak	<i>Quercus agrifolia</i>	48	35	Over extended canopy. Decay at base of 5 inches diameter stem.	3	Remove 5 inches diameter stem. End weight reduction of 15 percent. Crown clean.
A1823	Coast live oak	<i>Quercus agrifolia</i>	26	14	3 stems dead with <i>Annulohyphoxylon thouarsianum</i> fruiting bodies present on trunk.	0	Remove
A1824	Valley oak	<i>Quercus lobata</i>	16	19	Unbalanced canopy. Epicormic growth. Branch tip dieback. declining	2	Supplemental summer irrigation. Remove deadwood.
A1825	Coast live oak	<i>Quercus agrifolia</i>	26	18	Codominant leader with narrow angle of attachment and included bark at 3 feet. Epicormic growth. Unbalanced canopy. Suppressed.	3	Prune to balance. Re-inspect in 3 years.
A1826	Coast live oak	<i>Quercus agrifolia</i>	13	13	Epicormic growth.	3	----

Tree #	Common Name	Botanical Name	DBH (Inches)	Canopy Radius (Feet)	Tree Structure Notes	Rating	Action
A1827	Coast live oak	<i>Quercus agrifolia</i>	27	32	Unbalanced canopy. Leans west. Tree fort and deck built around tree. Past failures. Crossing limbs. 5 inches diameter deadwood.	3	Remove deadwood. Crown clean. Remove all ropes and cables to prevent girdling.
A1828	Coast live oak	<i>Quercus agrifolia</i>	73	36	Past failures. Decay. Over extended canopy. <i>Ganoderma sp.</i> fruiting body at base.	1	End weight reduction of 20 percent. Crown clean. Level 3 inspection needed if remaining on site.
A1829	Blue elderberry	<i>Sambucus nigra ssp. caerulea</i>	42	14	Many stems.	3	Protect
A1830	Coast live oak	<i>Quercus agrifolia</i>	17	41	Failed at base and lying on ground to the south. Poor structure.	1	---
A1831	Coast live oak	<i>Quercus agrifolia</i>	15	30	Poor structure. Growing horizontal to the southeast.	2	Prune to balance.
A1832	Coast live oak	<i>Quercus agrifolia</i>	19	23	Past failure with decay at 5 feet. Epicormic growth.	3	Crown clean. Re-inspect in 5 years.
A1833	Coast live oak	<i>Quercus agrifolia</i>	16	27	Unbalanced canopy. Leans southwest. Past failures with stubs.	2	End weight reduction of 15 percent. Remove stubs.
A1834	Coast live oak	<i>Quercus agrifolia</i>	24	26	Decay in codominant leader attachment at 5 feet. Over extended canopy.	2	End weight reduction of 25 percent. Cable. Re-inspect annually.
A1835	California bay	<i>Umbellularia californica</i>	16	18	Offsite in easement. Nice tree.	4	Protect root zone.
A1836	Coast live oak	<i>Quercus agrifolia</i>	23	28	Offsite near easement. Unbalanced canopy. Epicormic growth.	3	Protect root zone.
A1837	California bay	<i>Umbellularia californica</i>	15	17	Offsite near easement. Poor taper.	3	Protect root zones.
A1838	California bay	<i>Umbellularia californica</i>	33	22	Offsite near easement.	3	Protect root zones.

Tree #	Common Name	Botanical Name	DBH (Inches)	Canopy Radius (Feet)	Tree Structure Notes	Rating	Action
A1839	Valley oak	<i>Quercus lobata</i>	17	17	Offsite near easement. Branch tip dieback.	2	Protect root zones.
A1840	Coast live oak	<i>Quercus agrifolia</i>	15	16	Offsite near easement. Past failures. Scarce canopy.	2	Protect root zones.
A1841	Coast live oak	<i>Quercus agrifolia</i>	17	31	Offsite near easement. Unbalanced canopy. Heavy lean south.	3	Protect root zones.
A1842	Coast live oak	<i>Quercus agrifolia</i>	15	15	Offsite near easement. Poor structure. Decay. Diseased trunk.	2	Protect root zones.
A1843	Valley oak	<i>Quercus lobata</i>	12	12	Offsite near easement. Dead.	0	----
A1844	Coast live oak	<i>Quercus agrifolia</i>	33	21	Offsite near easement.	2	Protect root zones.
A1845	Coast live oak	<i>Quercus agrifolia</i>	29	1	Complete trunk failure from 3 feet-6 feet. Epicormic growth from failure point.	1	----
A1846	Coast live oak	<i>Quercus agrifolia</i>	17	23	Offsite near easement.	3	Protect root zones.
A1847	Coast live oak	<i>Quercus agrifolia</i>	17	17	Offsite near easement.	3	Protect root zones.
A1848	Coast live oak	<i>Quercus agrifolia</i>	19	18	Offsite near easement.	3	Protect root zones.



## DEFINITIONS

**Species** of trees is listed by our local and correct common name and botanical name by genus (capitalized) and species (lower case). Oaks frequently cross-pollinate and hybridize, but the identification is towards the strongest characteristics.

**# Stems** refers to the quantity of trunks or stems of a tree that have a significant connection. If one stem or trunk were to be removed, it would cause decay to harm an adjoining stem, making it one tree. All stems must be of the same species. (Also, see Tree SIZE Expressed by Trunk Diameter inches at the end of this report.)

**Diameter** (diameter breast high) is normally measured at 4 feet 6 inches (above the average ground height for "Urban Forestry"), but if that varies then the location where it is measured is noted here. A Spencer Combination Logger's and Diameter steel tape was used to measure tree DBH.

**Canopy** is the farthest extent of the crown composed of leaves and small twigs. This measurement further defines the Critical Root Zone (CRZ) or Protection Zone (PZ), which is a circular area around a tree with a radius equal to a tree's largest dripline plus 1 foot. Our canopy measurement is the longest dripline measurement from the center point of the tree and includes the 1 foot only on the Tree Site Map.

**Rating** is subjective to condition and is based on both the health and structure of the tree. All of the trees were rated for condition, per the recognized national standard as set up by the Council of Tree and Landscape Appraisers and the International Society of Arboriculture (ISA) on a numeric scale of 5 (being the highest) to 0 (the worst condition, dead) as in Chart A. Rating is performed in the field at the time of the measuring and inspection. The rating scale is shown below.

**Rating #0:** This indicates a tree that has no significant sign of life.

**Rating #1:** The problems are extreme. This rating is assigned to a tree that has structural and/or health problems that no amount of work or effort can change. The issues may or may not be considered a dangerous situation.

**Rating #2:** The tree has major problems. If the option is taken to preserve the tree, its condition could be improved with correct arboricultural work including, but not limited to pruning, cabling, bracing, bolting, guying, spraying, mistletoe removal, vertical mulching, fertilization, etc. If the recommended actions are completed correctly, hazard can be reduced and the rating can be elevated to a 3. If no action is taken, the tree is considered a liability and should be removed.

**Rating #3:** The tree is in fair condition. There are some minor structural or health problems that pose no immediate danger. When the recommended actions in an arborist report are completed correctly, the defect(s) can be minimized or eliminated.

**Rating #4:** The tree is in good condition and there are no apparent problems that a Certified Arborist can see from a visual ground inspection. If potential structural or health problems are

tended to at this stage, future hazard can be reduced and more serious health problems can be averted.

**Rating #5:** No problems found from a visual ground inspection. Structurally, these trees have properly spaced branches and near perfect characteristics for the species. Highly rated trees are not common in natural or developed landscapes. No tree is ever perfect especially with the unpredictability of nature, but with this highest rating, the condition should be considered excellent.

## COMMON TERMS

**Broadleaf Mistletoe:** Broadleaf mistletoe, *Phoradendron villosum*, is an evergreen parasitic that grows on many hardwood trees and is spread most commonly by birds excreting the living seeds onto woody branches where they germinate. It is important to stop the spread by correctly removing the mistletoe plant by either pruning off the branch it lives on (if small enough) or by removing its light source and killing the parasite. Pruning: remove the branch at least 12 inches below the point of attachment to the next lateral using an approved thinning-type cut. Light exclusion: remove the mistletoe to flush with limb or trunk where it is attached and wrap the limb/trunk with 2-3 layers 6 mil polyethylene plastic 8 inches above and below the point of attachment. Tape it with a few wraps of electrical tape to keep all light out to kill the mistletoe, remove in 2-3 years.

**Co-Dominant Leader:** Stems or trunks of the tree that are equal in size and relative importance.

**Epicormic Growth:** Shoots that arise from latent buds along the trees trunk or mature branches. This growth is usually a sign that the tree has undergone a stressful period.

**Included Bark:** A sharp “V” crotch, usually less than a 45-degree angle of attachment, between 2 branches where the bark is kept between two narrowly joined branches and the bark is continually turned inward, rather than being pushed out. It is a common point for potential massive structural failure and this hazard can be minimized with properly installed and maintained cabling, bolting, or bracing.

**Lean with Correction:** The trunk of these trees developed at an angle as the canopy grew toward sunlight and corrected to an upright shape when it reached a space where direct sunlight could reach the leaves. This type of lean is not normally associated with a higher risk of failure.

**Narrow Angle Attachment:** A sharp “V” crotch, usually less than a 45-degree angle of attachment. Included bark is explained above and is common in branches with narrow attachments. In addition, these branches may not be attached to the trunk as well as others with wider angles of attachment, and can fail more frequently depending on the size of the branch.

**Poor Crown Ratio:** Trees which have self-limbed to have foliage only at the top. The weight of the foliage at the tip of a long lever (the trunk) can be a significant factor in analysis of risk of failure.

**Poor Structure:** These trees have grown with structural imperfections that cannot be corrected and therefore render them hazardous and more likely to fail in the future.

**Poor Twig Elongation:** The result of a significant stress factor which has limited the tree’s ability to grow and elongate. Many will also have reduced leaf sizes.

**Sparse Canopy or Poor Leaf Surface:** A measure of the opacity of the leaves in the tree associated with reduced growth, reduced energy for disease and pest resistance, and overall poor health.

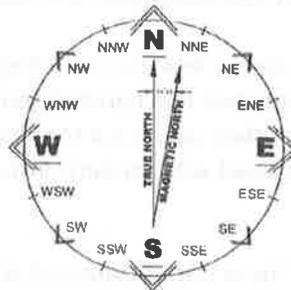
**Too Much Decay:** A tree which has either been wounded by mechanical damage or pruning, or has been infected with a decay agent which is now causing structural deterioration of the interior wood of the tree.

**Too Much Dead Wood:** A tree which has dead tissues, either exposed or under the bark, and is unlikely to recover due the large ratio of dead to live tissue.

**Unbalanced Canopy:** Either the trunk is leaning and/or the canopy is phototropic and overly heavy on one side. This is normally considered a correctible defect.

**Understory:** These trees have grown with structural imperfections associated with development underneath the canopy of a larger tree. Many will have structural imperfections that cannot be corrected and therefore render them hazardous and more likely to fail in the future.

**Compass Points:** These are the standard 16 points of the compass as aligned with Geographic North or True North. In our area, True North (TN) is adjusted for declination 14 degrees, 9 feet to the west of Magnetic North (MN).



## ROOT STRUCTURE

The majority of a tree's roots are contained in a radius from the main trunk outward approximately two to three times the canopy of the tree. These roots are located in the top 6 inches to 3 feet of soil. It is a common misconception that a tree underground resembles the canopy (see Drawing A below). The correct root structure of a tree is in Drawing B. All plants' roots need both water and air for survival. Surface roots are a common phenomenon with trees grown in compacted soil. Poor canopy development or canopy decline in mature trees is often the result of inadequate root space and/or soil compaction.



*Drawing A*  
Common misconception of where tree roots are assumed to be located.



*Drawing B*  
The reality of where roots are generally located.

Roots are the method by which a tree receives water and water-soluble nutrients. The water and nutrients are transported through the tree in the cambium layer, which lies just underneath the bark. Photosynthesis, which occurs in the leaves, requires the water from the roots. In return, the leaves produce sugars to feed the roots. There is a balance between the roots and leaves. There must be enough of each to provide for the other. In re-iteration: The "green" part of the tree has an equal and more vigorous portion of roots that are unseen below the ground.

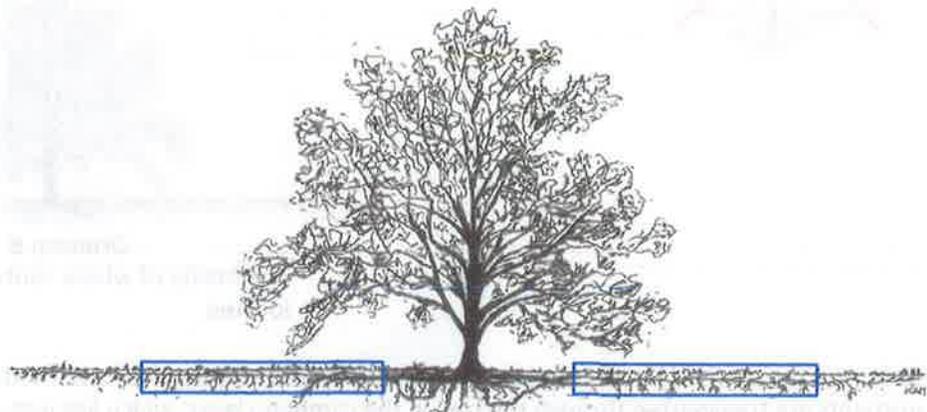
Trees are easily damaged or killed by having the soil within the Critical Root Zone (CRZ) disturbed or compacted. All of the work initially performed around protected trees that will be saved should be done by people rather than by wheeled or track type tractors. Oaks are fragile giants that can take little change in soil grade, compaction, or warm season watering. Don't be fooled into believing that warm season watering has no adverse effects on native oaks. Decline and eventual death can take as long as 5-20 years with poor care and inappropriate watering. Oaks can live hundreds of years if treated properly during construction, as well as later with proper pruning, and the appropriate landscape/irrigation design.

## SUMMER IRRIGATION FOR NATIVE OAKS

Irrigation is the single largest environmental condition, which can be altered by man to help or hinder the tree's health. Trees that have root impacts due to development are unlikely to be able to support a full canopy without supplemental water until they can re-grow additional root surfaces that were removed. Accordingly, providing water at critical times during the development process can lessen the impact.

The majority of trees roots are contained in a radius from the main trunk outward approximately two to three times the canopy of the tree. These roots are located in the top 6 inches to 3 feet of soil.

Irrigation should be once per month beginning in July and ending in October (unless there is sufficient rain). The soil should be saturated in the collecting root zone of all trees to a minimum depth of 18 inches.



*Root Collecting Zone*

1/3 of the distance between the trunk and the edge of the canopy and beyond.

## ATTACHMENT D

### Disclosure, Assumptions and Disclaimer

1. I, Joey Bena, ISA Certified Arborist WE-10409A, with "LSA, Inc.," did personally inspect the site and investigated the tree(s) as mentioned in this report and I performed all aspects of this report unless noted otherwise in the report.
2. I have neither financial interest in the tree work that may or may not be done, nor financial interest in the property where the tree(s) is (are) located unless noted within the report.
3. All opinions and recommendations expressed herein this report are mine solely. We have used our specialized education, knowledge, training, and experience to examine the tree(s) and to make our opinions and recommendations to enhance the beauty, health, and longevity, with an attempt to reduce the risk of who and/or what is near these trees. We cannot guarantee or warranty that a tree will not be healthy or safe under all circumstances, nor for a specific period of time or that problems may not arise in the future.
4. This report with its opinions and recommendations are limited to the tree(s) inspected.
5. I attempt to be cognizant of the whole scope of a project, but many matters are beyond the scope of our professional consulting arborist services such as: exact property boundaries, property ownership, site lines, easements, codes, covenants & restrictions (CC&Rs), disputed between neighbors, and other issues.
6. We rely on the information disclosed to us and assume the information to be complete, true, and accurate.
7. The inspection is limited to visual examination of accessible items of the tree(s), from the ground unless otherwise noted, without excavation, probing, boring, or dissection, unless noted otherwise. Only information covered in this report was examined, and reflects the condition of those inspected items at that specific time.
8. Clients may choose to accept or disregard these opinions and recommendations of the arborist or to seek additional advice.
9. This report is copyrighted. Any modification or partial use shall nullify the whole report. Do not copy without written permission. This report is for the client and the client's assignees.
10. Sketches, diagrams, graphs, drawings, and photographs within this report are intended as visual aids and are not necessarily to scale, and should not be construed as engineering or architectural detail, reports or surveys.
11. I shall not attend or give a deposition and/or attend court by reason of this report unless fees are contracted for in advance, according to our standard fee schedule, adjusted yearly, for such services as described.

Signed: \_\_\_\_\_





Gateway Design Build Inc.  
Attn: Manjit Saini  
871 Cape York Pl.  
San Jose, CA 95133



**Monarch Consulting Arborists LLC**  
P.O. Box 1010  
Felton, CA 95018  
831.331.8982

Regarding comments from Santa Clara County for the project on Bella Madeira (APN #654-64-012) in San Jose, CA.

The property contains 60 trees and the project area will affect 22. Nine trees will be highly impacted and require removal with one unstable. Thirteen trees will be moderately affected and need to be protected during construction.

**Assignment, Limits, Purpose and Use**

I was asked to review the site and plans to help determine which trees will be affected by the proposed project in response to the comments provided by Santa Clara County dated February 17, 2017, and subsequent comment letter dated September 26, 2017.

I reviewed the following plans: Proposed Development Key Plan C-4 provided by Gateway Design + Build dated December 2016. I visited the site to verify the validity of the original arborist's report provided by LSA dated December 8, 2016. Tree species, size, and conditions were taken directly from the LSA report and are believed to be true and correct.

The purpose of this report is to provide information regarding the trees that could be affected by the project and is intended to supplement the original report provided by LSA. The report is to be used by the property owners, their agents, and the Santa Clara County planning department.

RECEIVED  
FEB 26 2018

COUNTY OF SANTA CLARA  
PLANNING OFFICE



10706-17G (R2) - 17DE (R1)

## Observations

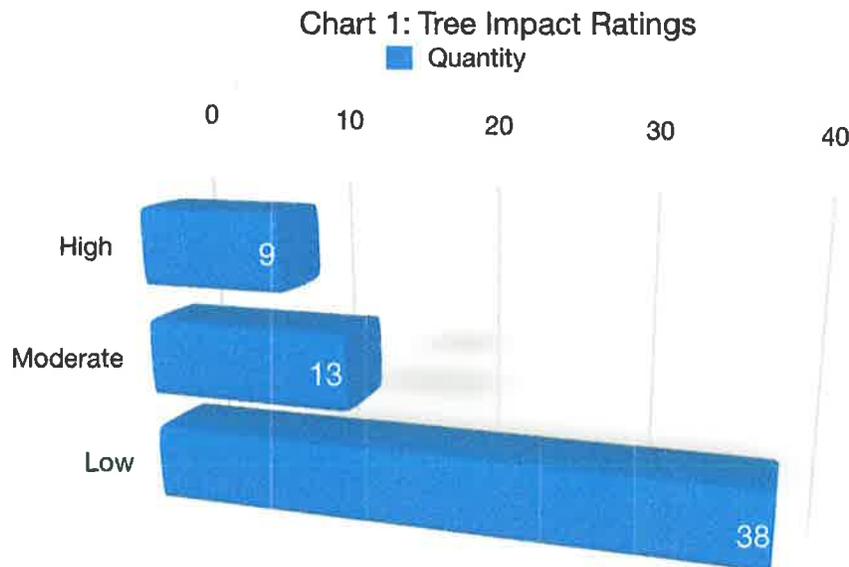
The plans indicate there will be a driveway following the natural contours of the landscape from east to west to the site where the residence is proposed. There will be cutting and filling in the driveway area near trees #1771 and #1845. The primary building envelope places the residence to the south uphill and a septic field to the north down slope. There are twenty-two trees within the building area including two near the driveway, six near the septic field, and fourteen in the residence site. Fifteen trees are within the footprint of proposed construction including three dead trees and one unstable. The LSA report indicates the parcel contains 60 trees with an additional 16 on adjacent sites.

## Discussion

Impact level defines how a tree may be influenced by construction activity and proximity to the tree, and is described as low, moderate, or high. The following scale defines the impact rating:

- Low = The construction activity will have little influence on the tree.
- Moderate = The construction may cause future health or structural problems, and steps must be taken to protect the tree to reduce future problems.
- High = Tree structure and health will be compromised and removal is recommended, or other actions must be taken for the tree to remain. The tree is located in the building envelope.

Of the sixty trees on the property nine will be highly impacted and caused to be removed (Chart 1). Thirteen additional trees are within close proximity of proposed improvements. The remaining 38 specimens will not be affected. The current plan indicates 75 percent of trees on the property will be retained.



Listed below is the table containing the trees assessed for this portion of the assignment. The table indicates the trees, their condition, and the expected impact on those specimens. Trees that will not be impacted are not listed in this table (Table 1).

Table 1: Bella Madeira Disposition Table

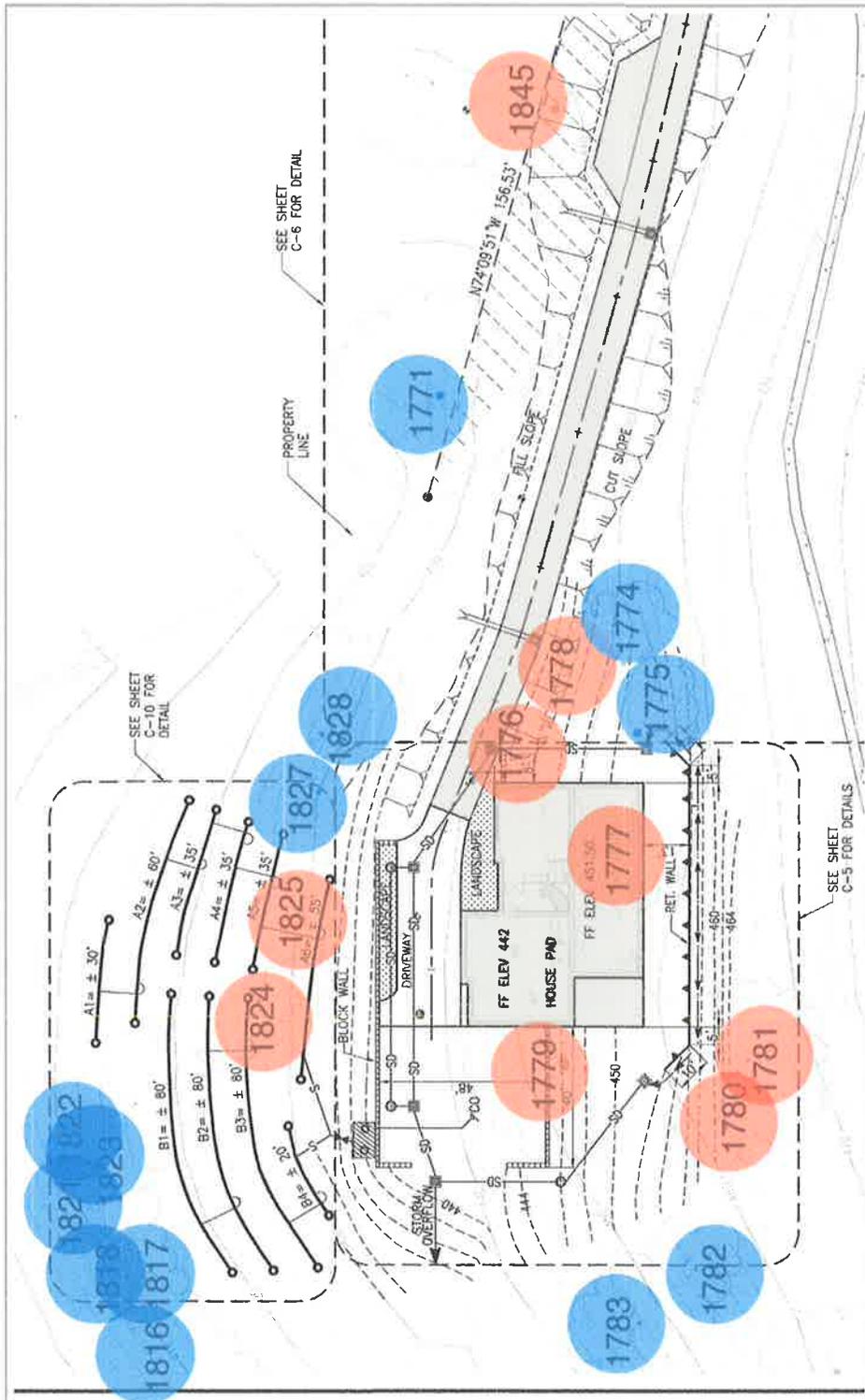
Tree Number	Species	Trunk Diameter (in.)	Condition	Expected Impact	Disposition
1771	coast live oak ( <i>Quercus agrifolia</i> )	28	Unstable	Moderate	Retain
1774	coast live oak ( <i>Quercus agrifolia</i> )	25	Fair	Moderate	Retain
1775	coast live oak ( <i>Quercus agrifolia</i> )	29	Fair	Moderate	Retain
1776	coast live oak ( <i>Quercus agrifolia</i> )	15	Fair	<b>High</b>	Remove
1777	coast live oak ( <i>Quercus agrifolia</i> )	32	Poor	<b>High</b>	Remove
1778	coast live oak ( <i>Quercus agrifolia</i> )	21	Fair	<b>High</b>	Remove
1779	coast live oak ( <i>Quercus agrifolia</i> )	40	Poor	<b>High</b>	Remove
1780	coast live oak ( <i>Quercus agrifolia</i> )	25	Poor	<b>High</b>	Remove
1781	coast live oak ( <i>Quercus agrifolia</i> )	18	Fair	<b>High</b>	Remove
1782	valley oak ( <i>Quercus lobata</i> )	16	Fair	Moderate	Remove
1783	valley oak ( <i>Quercus lobata</i> )	14	Fair	Moderate	Retain
1816	coast live oak ( <i>Quercus agrifolia</i> )	16	Dead	Moderate	Remove/ Dead
1817	coast live oak ( <i>Quercus agrifolia</i> )	13	Dead	Moderate	Remove/ Dead
1818	coast live oak ( <i>Quercus agrifolia</i> )	21	Poor	Moderate	Retain
1821	coast live oak ( <i>Quercus agrifolia</i> )	13	Unstable	Moderate	Remove/ Unstable
1822	coast live oak ( <i>Quercus agrifolia</i> )	16	Fair	Moderate	Remove
1823	coast live oak ( <i>Quercus agrifolia</i> )	8	Dead	Moderate	Remove/ Dead
1824	valley oak ( <i>Quercus lobata</i> )	16	Poor	<b>High</b>	Remove
1825	coast live oak ( <i>Quercus agrifolia</i> )	12	Fair	<b>High</b>	Remove
1827	coast live oak ( <i>Quercus agrifolia</i> )	27	Poor	Moderate	Retain
1828	coast live oak ( <i>Quercus agrifolia</i> )	17	Unstable	Moderate	Remove/ Unstable
1845	coast live oak ( <i>Quercus agrifolia</i> )	29	Unstable	<b>High</b>	Remove

*Retain per plans*

Trees trunk diameter is based on LSA Report.



The site plan snapshot below indicates the tree locations and how they will be impacted. Trees in red are removals while those blue are expected to be moderately impacted (Image 1).



## Conclusion

The property contains 60 trees and the project area will affect 22. Nine trees will be highly impacted and require removal with one unstable. Thirteen trees will be moderately affected and need to be protected during construction. Seventy-five percent of the specimens on site will be retained along with the additional sixteen on the adjacent sites.

## Recommendations

Upon approval of the project develop tree protection specifications for those being retained and indicated as moderately impacted.

All tree maintenance and care shall be performed by a qualified arborist with a C-61/D-49 California Contractors License. Tree maintenance and care shall be specified in writing according to American National Standard for Tree Care Operations: *Tree, Shrub and Other Woody Plant Management: Standard Practices* parts 1 through 10 and adhere to ANSI Z133.1 safety standards and local regulations. All work shall be performed according to ISA Best Management Practices.

Richard J. Gessner



ASCA Registered Consulting Arborist® #496  
ISA Board Certified Master Arborist® WE-4341B  
ISA Tree Risk Assessor Qualified  
CA Qualified Applicators License QL 104230



# 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 MEMORANDUM  
Zoning Administration  
November 7, 2019  
**Public Hearing**  
**Item #1**

Staff Contact: Xue Ling – Assistant Planner  
(408) 299-5784, [xue.ling@pln.sccgov.org](mailto:xue.ling@pln.sccgov.org)

**File: PLN17-10706**  
**Subject: Design Review (Tier II) and Grading Approval for a Single-Family Residence**  
**Address: 0 Bella Madeira Lane, San Jose (APN: 654-64-012)**

## DISCUSSION

On October 29, 2019, the applicant informed Staff required story poles would not be constructed for staff inspection within seven (7) days of the November 21, 2019 Zoning Administration hearing, as required by Zoning Ordinance Section 3.20.040(2)(c). The applicant is requesting the meeting be continued to the December 5, 2019 public hearing to accommodate more time to construct the story poles, including a Staff inspection of the story pole construction. As such, Staff recommends the application be continued to the December 5, 2019 public hearing.

## ADDITIONAL INFORMATION

### **Permit Streamlining Act**

The subject application was deemed complete for processing on October 22, 2019, with a Permit Streamlining Act deadline of December 20, 2019. No Permit Streamline Act extension is needed at this time, as the next scheduled hearing date is December 5, 2019.

## ATTACHMENTS

A) Applicant's Continuance Request Email

## REVIEWED BY

Prepared by: Xue Ling, Assistant Planner *Xue Ling*

Reviewed by: Leza Mikhail, Principal Planner / Zoning Administrator

A handwritten signature in blue ink, appearing to be "L. Mikhail", is located at the bottom right of the page.

**From:** [Rook, Kim](#)  
**To:** [Mikhail, Leza](#)  
**Subject:** FW: [EXTERNAL] Bella Madiera Lane - Story Poles and Extension for Hearing  
**Date:** Thursday, October 31, 2019 9:12:16 AM

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---Original Message-----

From: Rook, Kim  
Sent: Tuesday, October 29, 2019 11:20 AM  
To: manjit.saini@iengco.com  
Cc: Ling, Xue <xue.ling@pln.sccgov.org>; Steve Benzing <steve@benzarch.com>; James Le <jamesle@sbcglobal.net>  
Subject: RE: [EXTERNAL] Bella Madiera Lane - Story Poles and Extension for Hearing

Manjit,

I spoke with the Zoning Administrator regarding your request and your project will be continued to the December 5, 2019 Zoning Administration hearing date.

As discussed in the Additional Information section of previous incomplete letters, story poles are required to be fully erected per the County Story Poles standards (see link to Story Poles handout) at least seven (7) days prior to the scheduled public hearing. Based on previous experience with similar projects, the Zoning Administrator strongly recommends story poles are in place a minimum of two (2) weeks prior to the hearing date to allow any potential modifications or corrections that may be necessary for proper placement to proceed to the December 5, 2019 Zoning Administration hearing date. If you or your contractor has any questions regarding proper placement, please do not hesitate to have them contact me directly for any clarifications. Please contact me, or Xue Ling, Assistant Planner, (cc'd; 408-299-5784) to schedule a site visit for verification of story pole placement after installation is complete.

Regards,  
Kim

Kim Rook  
Sr. Planner  
County of Santa Clara  
(408) 299-5790  
\*\*Please include the project file/plan check number in the subject line.\*\*

-----Original Message-----

From: Manjit Saini <manjit.saini@iengco.com>  
Sent: Tuesday, October 29, 2019 9:26 AM  
To: Rook, Kim <Kim.Rook@pln.sccgov.org>  
Cc: Ling, Xue <xue.ling@pln.sccgov.org>; Steve Benzing <steve@benzarch.com>; James Le <jamesle@sbcglobal.net>  
Subject: [EXTERNAL] Bella Madiera Lane - Story Poles and Extension for Hearing

Kim: We are requesting to postpone the hearing to December meeting as it will be difficult to get the story poles installed in next two days. We will schedule the poles constructed end of November for December meeting.

Regards

Manjit Saini  
(408) 313-5400 (Ph)