File: PLN19-0183
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 12,170 square-foot single-family residence with attached garages, and associated site improvements, including a driveway and septic system. Ten (10) ordinance-protected trees are proposed to be removed. Grading consists of approximately 2,570 cubic yards of cut and 2,625 cubic yards of fill (total 5,195 cubic yards).

Owner: Vittorio and Stephanie Del Monaco
Applicant: Isabeau Guglielmo
Address: 2940 Paseo Robles, San Martin
APN: 825-29-016
Supervisorial District: 1

Gen. Plan Designation: Hillsides
Zoning: HS-d1
Lot Size: 10 acres
Present Land Use: Single-family Residence
HCP: in HCP Area

RECOMMENDED ACTIONS
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, pursuant to Conditions of Approval outlined in Attachment B.

ATTACHMENTS INCLUDED
Attachment A – CEQA Determination
Attachment B – Preliminary Conditions of Approval
Attachment C – Plans and Vicinity Map
Attachment D – Color Samples
Attachment E – Tract Map No. 5964
PROJECT DESCRIPTION

The proposed project includes a request for Design Review Approval (Tier II) and Grading Approval for a concurrent land use entitlement to demolish an existing 900 square-foot home and construct a new 12,170 square-foot single-family residence with attached garage. All existing structures would be removed, including one single-family residence, one wood stable, two detached garages, and retaining walls, except for two existing driveways and septic system to be retained and upgraded. Associated site improvements include new fencing, retaining walls ranging from one (1) feet to five (5) feet tall at the front and rear of the residence, and a storm drainage bioswale adjacent to the driveway. Water is provided by Rancho Robles Mutual Water and Road Company. The proposed residence would utilize the building pads of two existing garages, located on a relatively flat portion of the lot. The maximum height of the proposed one (1) story residence is twenty-eight (28) feet tall, where 35 feet is allowed by Zoning Ordinance. Proposed grading quantities consist of 2,570 cubic yards of cut and 2,625 cubic yards of fill (total 5,195 cubic yards) for improving the existing building pad and driveways and creating modest landscape areas.

A total of eighteen (18) trees are proposed to be removed, with ten (10) ordinance-protected trees proposed for removal (trunk diameter of twelve (12) inches or greater measured four feet from grade). Replacement of twenty-five (25) 24-inch box California native trees are required based on the sizes of the removal trees per the County Tree Protection Guidelines. As shown on the submitted Overall Screening Plan (Sheet L6), thirty (30) replacement trees are proposed by the applicant to provide additional screening.

The site is located in the Santa Clara Valley Habitat Plan Area, Area 1-Private Development Covered. With more than 5,000 square-foot new impervious surface being proposed, the proposed development is a covered project. Prior to issuance of any development permits, a completed Habitat Application for Private Projects must be submitted with landcover fees (land cover loss due to permanent development) and temporary development fees (construction disturbance on land cover less than two (2) years). Detailed information is included as Conditions of Approval in Attachment B.

Setting/Location Information

The 10-acre parcel is currently developed with one single-family residence in a gated community named Rancho Robles in San Martin. The community is comprised of single-family residences on similar sized lots, where the subject property is located at the south edge, abutting Coyote Lake Harvey Bear Ranch Park. As legally created through a 37-lot Subdivision in 1976 (County file 22S76.22) (see Attachment E), the property is an approved building site. A ‘Y’ shaped fifteen (15)-foot-wide storm drain easement across the site is recorded on the Tract Map; however, no creeks exist on the property.

REASONS FOR RECOMMENDATIONS

A. Environmental Review and Determination (CEQA)

The proposed project’s environmental impacts were analyzed, resulting in a Categorical Exemption (See Attachment A). The aesthetic impacts of the proposed project are addressed through the required design review process. Landscaping, and other design
measures including Light Reflectivity Value (LRV) contribute to avoiding aesthetic impacts. The project will not create any new environmental impacts and new development is occurring in the same footprint as two existing structures are located. Also, there are no special status species or habitat mapped on the site. As such, the project qualifies 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 December 1976 by the County (File 22S76.22, Tract Map No. 5964, Lot 11) (see Attached E).

3. **Zoning Standards:** The Zoning Ordinance specifies the required development standards for HS-d1 Zoning District, as summarized below, followed by Table A, 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

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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 site is located within an area of low visibility, as seen from the valley floor, where the rear of the residence and the pool are exposed to. The proposed single-story residence will replace four existing structures, significantly reducing the overall building footprint on the lot. The proposed residence
utilizes the building pads of two existing garages and incorporates a tiered design approach with varied rooflines, consistent with the County Design Review Guidelines. Natural colors and materials with a Light Reflectivity Value (LRV) of 45 or less are proposed in order to blend with the surrounding landscape. Proposed grading includes 3:1 slopes that are adequately contour graded to blend with the surrounding terrain and minimize visibility.

The project proposes to remove a total of eighteen (18) trees on or adjacent to the proposed building pads and driveways. Among them, ten (10) ordinance-protected trees with trunk diameters of twelve (12) inches or greater require replacement of twenty-five (25) 24-inch box California native trees, based on the County Guidelines for Tree Protection and Preservation for Land Use Applications. The submitted Overall Screening Plan, prepared by Kikuchi + Kankel Design Group on July 28, 2020 (Sheet L6), proposes replacement trees to the north, south, and east side of the residence, together with a series of shrubs and tall grasses adjacent to all facades of the residence and retaining walls. The proposed landscape adequately decreases the house’s visibility to the Coyote Lake County Park on the south and reduces the apparent height of the rear elevation to the valley floor. As in the Condition of Approval, staff also recommends a final landscape plan to be approved prior to the issuance of any grading or building permits that is consist with and the landscape plan presented in this report.

For the reasons stated above, adequate mitigation of any potential adverse impacts related to vegetation removal, proposed landscaping and grading have been provided, and this finding can be made.

2. Compatibility with the natural environment;

The proposed development is located on a gentle slope of the site, utilizing the existing driveways and the building pads of two (2) to-be-removed structures. Another two existing structures, including a residence and a wood stable, as well as portions of the existing driveway leading to these structures, are proposed to be removed. The land beneath the residence, wood stable and associated driveways are to be converted back into its natural landscape. Proposed contours adjacent to the residence will be established at a 3:1 slope to minimize grading and blend with the surrounding terrain. The project includes 380-foot long tiered retaining walls at the front of the house to create a driveway extension to the garage. The retaining walls are hidden behind the steep slope from upper Paseo Robles Road and the building pad below, which is not visible from the valley floor or the road. The tiered design blends with the natural contours of the site and lowers the retaining wall height to be five (5) feet or under. In addition, screening landscaping is proposed at the above-mentioned retaining walls and another 135-foot long, 4.5-foot tall retaining wall to the rear of the residence to blend with the natural environment.

Currently, the majority of the site is covered by tall grasses and shrubs. A cluster of trees within the proposed residence footprint and adjacent to the existing driveways are proposed to be removed. As mentioned above, a Condition of Approval requires tree
replacement and additional screening landscape along the driveway and adjacent to the home to help blend the proposed structures into the natural environment. The required landscaping can be found on Sheet L6 of the project plans. 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;

The site design preserves existing natural features by utilizing the existing building pads and driveway and maintaining the terrain surrounding the proposed construction. Despite the size of the existing circular driveway, its design follows the natural contours and improvement is proposed only when necessary, thereby the overall grading design minimizes grading. The geometrical building form follows the natural contours of the land by breaking down the massing into multiple sectors. A 28.3-foot tall core space connects two wings of living space and the attached garage and carport, creating undulating façades and varied roof heights. The proposed exterior facades utilize multiple materials, such as stone veneer and earth-toned colors. Exterior colors for the house façade, trim, and roof materials all have a Light Reflective Value (LRV) of 45 or less. In addition, details such as columns and rhythmic windows produce patterns of light and shadow.

Open fences of black vinyl wire attached to wood posts are proposed along all property lines. The fence along the south property line without any access from the property to Coyote Lake Park is requested by the Planning Division of County Parks. All proposed retaining walls are limited to a maximum height of five (5) feet tall, with ornamental trees and shrubs proposed in front of the retaining walls to reduce the apparent height and screen them from view. As discussed above, thirty (30) 24-inch box California native trees will be planted (as a Condition of Approval) adjacent to the building pad to provide additional screening, as well as provide biotic habitat replacement for ordinance-protected trees removed. 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 subject property is located in a gated community, which consists of single-family residences ranging in size between 3,000 to 6,000 square feet. There are several two (2)-story buildings within the immediate neighborhood. The homeowner association’s architectural committee reviews all new development within the community and has approved the proposed design. Although larger than the existing homes within the neighborhood, the 12,170 square-foot residence would be in keeping with the neighborhood characteristics in terms of architectural style, which are more modern and contemporary designs. Architectural features of tiered roofs, extended entry porch, and semi-enclosed rear yard 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 structure’s appearance. 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. For these reasons, this finding can be made.

5. Compliance with applicable zoning district regulations; and

Single-family residences are allowed uses within the Hillside (HS) zoning district. As proposed, the project complies with the HS zoning regulations, including required setbacks (30-feet from all property lines or easement) and height requirements. The proposed site and architectural design are also in keeping with the Santa Clara Design Review standards in that the building massing and exterior colors of less than 45 LRV will minimize visual impacts. The maximum height of the proposed one (1) story residence is twenty-eight (28) feet tall, where 35 feet is allowed by Zoning Ordinance. As noted previously, the residence is proposed at previously graded areas and utilizes the existing driveways. The proposed retaining walls to the front are designed to have a terraced look, blending in with the natural contours of the surrounding landscaping. A summary of conformance with the County’s Design Review development standards can be found in Section B(2) of this Staff Report. As such, the project is in compliance with applicable zoning district regulations, and this finding can be made.

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

The General Plan Growth and Development Chapter for Rural Unincorporated Areas contains specific policies under Strategy No. 3, to Ensure Environmentally Safe and Aesthetic Hillside Development. R-GD17 requires “Design Review Zoning Districts, including Design Review Guidelines, shall apply to primary viewshed areas most immediately and directly visible from the valley floor, lands up to and including the first ridge, or those within approximately one to two miles distance from the edge of the valley floor.” R-GD 25(a) recommends “erosion control, landscaping or plantings, retaining wall design, and other design features may be imposed where necessary to ensure that completed work blends as harmoniously as possible with the natural environment and landscape.” Design Review is required in this case since the project is located in the Design Review (-d1) zoning districts. As conditioned, a final landscape plan with replacement trees and shrubbery planting materials will provide additional screening of the proposed structure, as seen from the County Park and the valley floor. This plan will be required to be consistent with the landscape plan presented on Sheet L6 of the project plans that would be approved with this report. Natural colors and materials with an LRV below 45 are shown on plans to blend the residence with the surrounding environment. As conditioned, the project will be in conformance with the General Plan and this finding can be made.

D. Grading Findings:

Pursuant to Section C12-433, all Grading Approvals are subject to specific findings. In the following discussion, the scope of review findings are listed in bold, and an explanation of how the project meets the required standard is in plain text below.
1. The amount, design, location, and the nature of any proposed grading is necessary to establish or maintain a use presently permitted by law on the property.

The proposed grading quantities for the project include 2,570 cubic yards of cut and 2,625 cubic yards of fill (total 5,195 cubic yards). The single-story, 12,170 square-foot residence would utilize the existing driveway and existing building pads that previously have been graded. As identified on three site sections (Sheet L2), the building pad and finish floor elevation is situated in a location requiring the minimal grading and vertical fill for the proposed development. A total of 1,260 cubic yards of cut is to extend the driveway to the garages and improve the existing driveway and fire truck turnaround in accordance with current engineering standards. Grading is also proposed to establish modest landscape areas adjacent to the residence and the tiered landscaped retaining walls, as well as to blend the rear retaining wall with natural contours to lower the visibility of the residence from the valley floor and the County Park. The grading design balances the total cut and fill volume and is necessary and appropriate to establish single-family residential uses, 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 proposed project will not create any export to public or private property. 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. However, a ‘Y’ shaped fifteen (15)-foot wide storm drain easement is recorded on Subdivision Map No.5964, where portions of the existing structures, driveways, and retaining walls are located. The applicant proposes to remove an existing residence, a wood stable, portions of the existing driveways leading to these structures, and site retaining walls in order to maintain the easement. Although another circular driveway to be retained is also located within the easement, new trench drains and a four (4)-foot wide gravel swale are proposed to provide continuous flow at the driveway to maintain drainage in place. The proposal has been approved by the County Land Development Engineering Division. Therefore, the grading will not endanger the 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, and 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, where previously has been graded and used as existing building pads. A large area previously developed for another two structures and driveways are proposed to be converted back to its natural state.
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. The majority of the onsite landscape will be preserved except eighteen (18) trees on or adjacent to the building pad or driveways. Thirty (30) California native trees are proposed for the replacement of eighteen (18) trees to be removed. In addition, a water-efficient landscape is proposed adjacent to blend the development with the natural landscape, as illustrated on the submitted Overall Screening Plan (Sheet L6). There are no special status species or habitat mapped on the site. The subject property is located within Santa Clara County Habitat Plan Land Cover Fee Zone B (Agricultural and Valley Floor Lands). Land Cover Impact Fees would be required prior to issuance of any permits, as included a Condition of Approval. Therefore, the proposed grading will minimize impacts to the natural landscape and resources, and minimize erosion impacts, and 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. The single-story, 12,170 square-foot residence utilizes the existing driveways and building pads that previously have been graded. As mentioned above, the building pad and finish floor elevation is situated in a location that requires the minimal grading and vertical fill for the proposed development. Furthermore, the proposed building pad is in an area of low visibility, while other alternative locations on the site are in areas of high to medium high visibility to the valley floor. The storm drain easement also limits the developable areas on the lot. Given the constraints mentioned above, the subject site shall be one that minimizes grading in comparison with other available development sites, 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 the portions of the new driveway are designed and situated parallel to the existing contours. The proposed replacement trees and shrubs immediately surround the footprint of the home and the retaining walls, which will decrease visibility of the proposed graded area. Furthermore, all graded contours will be established with a 3:1 slope, thereby blending with the existing natural contours that will be maintained on the majority of the lot. As such, the proposed grading meets this finding.
6. Grading conforms with any applicable general plan or specific plan policies; and

The proposed grading is in conformance with specific findings and policies identified in the County General Plan. The proposed project utilizes existing building pads and driveways and is situated in an area that requires minimal necessary grading. Such design minimizes grading and reduces visual impacts from hillside development in keeping with General Plan policies R-GD 25 and 26, which requires ‘Grading associated with roads, bridges, retaining walls, or similar improvements related to access requirements should not create a significant visual scar or impact to the environment,’ and discourages ‘excessive, non-essential grading.’ No specific plan applies to the project. For these reasons, 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 residence utilizes the existing building pads and driveways in keeping with “proposed development in areas with level lands or gentler slopes, adjacent to existing infrastructure, minimizing the need for grading and longer driveways into hiside areas,” and “where feasible, use existing access roads and driveways, instead of creating new and multiple driveways.” In addition, all retaining walls do not exceed five (5) feet in height and follow the existing hillside contours, which will minimize visual impacts to the County Park and the valley floor.

Furthermore, replacement trees are required, per the County Guidelines for Tree Protection and Preservation for Land Use Applications, which will decrease the 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.

BACKGROUND

On August 21, 2019, the property owner submitted the Design Review Approval (Tier 2) and Grading Approval applications for a concurrent land use entitlement. The original application included a new residence and pool and retained the existing wood stable and driveways. The initial incomplete letter was issued on September 19, 2019, outlining issues with the proposed site location, grading, driveway improvement, easement retention, and septic system concerns.

The applicant resubmitted on several occasions, shifting the proposed building pad to reduce the maximum vertical fill from ten (10) feet to 7.6 feet, and removing the existing wood stable and portions of the existing driveway leading to the structure. The applicant made the final resubmittal submitted on August 4, 2020. The project was subsequently deemed complete for processing on September 1, 2020. A public notice was mailed to all property owners within a 300 radius on September 28, 2020 and was also published in the Post Records on September 28, 2020.
STAFF REPORT REVIEW

Prepared by:  Xue Ling, Associate Planner

Reviewed by:  Leza Mikhail, Principal Planner & Zoning Administrator

[Signature]
Attachment A

Statement Of Exemption
from the California Environmental Quality Act (CEQA)
**Attachment A**

**STATEMENT OF EXEMPTION**

from the California Environmental Quality Act (CEQA)

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<tr>
<td>Vittorio Del Monaco and Stephanie Del Monaco</td>
<td>Isabeau Guglielmo</td>
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**PROJECT LOCATION**

2940 Paseo Robles, San Martin, CA, 93446

**PROJECT DESCRIPTION**

Design Review Approval (Tier 2) and Grading Approval for the demolition of an existing residence and ancillary structures, and the construction of a new a 12,170 square-foot single-family residence with attached garages, and associated site improvements, including driveway and septic system. Ten (10) ordinance-protected trees are proposed to be removed. Grading consists of approximately 2,570 cubic yards of cut and 2,625 cubic yards of fill (total 5,195 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.

**CEQA (GUIDELINES) EXEMPTION SECTION**

Section 15303(a) - Class 3(a): One single-family residence in a residential zone.

**COMMENTS**

The subject property is located in a rural area of similar sized lots and developed with single family residences of similar size. The new residence will utilize existing driveways and building pads. Ten (10) trees with a diameter of twelve (12)-inch or greater will be removed. Tree replacement is provided per the County Guidelines for Tree Protection and Preservation for Land Use Applications. No special status species or habitat exists on the site, and the project will not create any impacts to a watercourse, or sensitive or protected wildlife or plant species.

**APPROVED BY:**

Xue Ling, Associate Planner

Signature Date: 10/08/2020
Attachment B

Preliminary Design Review (Tier II) And Grading Approval
Conditions Of Approval
ATTACHMENT B
PRELIMINARY DESIGN REVIEW (TIER II) AND GRADING APPROVAL
CONDITIONS OF APPROVAL

Date: October 8, 2020
Owner/Applicant: Vittorio and Stephanie Del Monaco
Location: 2940 Paseo Robles, San Martin, CA (APN: 825-29-016)
File Number: PLN19-0183
CEQA: Categorically Exempt – Section 15303, Class 3(a)
Project Description: Concurrent Land Use Entitlement for a Design Review Approval (Tier 2) and Grading Approval for a 12,170 square-foot single-family residence with attached garages. Associated site improvements include an improved driveway and septic system. Ten (10) ordinance-protected trees are proposed to be removed. Grading consists of approximately 2,570 cubic yards of cut and 2,625 cubic yards of fill (total 5,195 cubic yards). Approval is based on plans submitted on August 4, 2020.

The site is an approved building site, pursuant to Tract Map No. 5964. The project is a covered project 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.

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<tr>
<td>Planning</td>
<td>Xue Ling</td>
<td>(408) 299- 5784</td>
<td><a href="mailto:xue.ling@pln.sccgov.org">xue.ling@pln.sccgov.org</a></td>
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<tr>
<td>Environmental Health</td>
<td>Darrin Lee</td>
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<tr>
<td>Fire Marshal</td>
<td>Alex Goff</td>
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<td><a href="mailto:alex.goff@sccfd.org">alex.goff@sccfd.org</a></td>
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<tr>
<td>Land Development</td>
<td>Darrell Wong</td>
<td>(408) 299 - 5735</td>
<td><a href="mailto:darrell.wong@pln.sccgov.org">darrell.wong@pln.sccgov.org</a></td>
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<tr>
<td>Engineering</td>
<td>Jim Baker</td>
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<tr>
<td>County Park</td>
<td>Jeremy Farr</td>
<td>(408) 355 - 2360</td>
<td><a href="mailto:jeremy.farr@prk.sccgov.org">jeremy.farr@prk.sccgov.org</a></td>
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<td>Building Inspection</td>
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STANDARD CONDITIONS OF APPROVAL

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

Planning
2. Development must take place in substantial conformance with the approved plans, submitted
on August 4, 2020 and the Conditions of Approval. Any changes to the proposed project, or any increase in grading quantities, or modification to the grading or design may require a Design Review or Grading Approval modification and associated fees, as may result in additional environmental review, pursuant to the California Environmental Quality Act.

3. This approval does not otherwise approve any unpermitted structures located on the property. All structures and grading located within Santa Clara County jurisdiction that require a permit are subject to compliance with and issuance of County permits.

4. Building and grading permits shall be submitted to the Building Inspection Office concurrently.

5. Existing zoning is HS-d1 (Hillsides - Combined Design Review District). Maintain the following minimum dwelling setbacks (Zoning Ordinance Sections 2.20.030 and 3.20.040):

   Front: 30 feet  
   Sides: 30 feet  
   Rear: 30 feet

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

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

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

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.

9.

Land Development Engineering

10. Property owner is responsible for the adequacy of any drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health or damage to adjoining property.

Environmental Health

11. All construction activities shall be in conformance with the Santa Clara County Noise Ordinance Section B11-154 and prohibited between the hours of 7:00 p.m. and 7:00 a.m. on weekdays and Saturdays, or at any time on Sundays for the duration of construction.

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO FINAL GRADING AND BUILDING PERMIT ISSUANCE
Planning

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

13. **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**.

14. **Prior to issuance of a building permit**, apply for and obtain demolition permits for the buildings to be demolished.

15. **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 October 8, 2020 Zoning Administration Hearing.

**Tree Protection**

16. **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 ten (10) trees with trunk diameters of 12 inches or greater per Tree Removal Plan submitted on August 04, 2020. Based on the size of the trees to be removed, replacement of twenty-five (25) 24-inch box California native trees are required per the abovementioned guidelines. The replacement trees shall be planted adjacent to the proposed development to provide visual screening.

17. Per County Municipal Code Division C16-3(e), any tree that was required to be planted or retained by these 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.

18. For all trees to be retained with a canopy in the development area, or that 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

19. Prior to issuance of any permits, provide a landscaping plan utilizing replacement trees,
vines, shrubbery or planters to reduce the apparent height of the rear (westerly) retaining wall
to ensure that they blend with the natural surroundings. The landscaping plan shall also be
used to blend the structure with the surrounding landscape and soften the impact of
development. The landscape plan shall be consistent with Sheet L6 of the approved plans by
the Hearing Officer at Zoning Administration Hearing on October 8, 2020.

20. 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

Habitat Plan

Application for Private Projects

21. Prior to issuance of any building and/or grading permit, submit a completed Habitat Plan
Application for Private Projects (“Application”) with all required submittal materials (as
described in the Application for Private Projects), Land Cover Verification Report, and
required staff review fee to the Planning Office for review and verification.

22. The required site plan shall show the project development, including a delineation of the
temporary development buffer area.
   a. Temporary development area is defined as land that will be temporarily affected
during development (construction laydown areas, subsurface utilities/trenching, etc.)
that will be restored within one year of completing construction, plus a 10-foot buffer
surrounding these areas.
   b. Permanent development area is defined as all land that will have permanent
improvements (portion of access driveway proposed to remain), plus a 50-foot buffer
surrounding this area.
23. **Prior to issuance of any grading/drainage permit**, all Santa Clara Valley Habitat Agency (SCVHA) fees must be paid. Land cover fees are paid based on the land cover verified by a qualified biologist, and development area associated with the project. *Temporary development fees* are based on the amount of time the land is disturbed during construction, plus one year after completing construction, and cannot exceed a combined total of 2 years. *All temporary development that exceeds 2 years from the onset of construction will be subject to permanent impact fees.*
   
a. Land Cover Fee Zone B – Agricultural and Valley Floor Lands.

24. **Habitat Plan Conditions of Approval**

   **Prior to issuance of grading/drainage permit**, all future development is subject to the following Conditions of Approval and described in more detail within Chapter 6 of the Santa Clara Valley Habitat Plan.
   
a. Condition 1: Avoid Direct Impacts on Legally Protected Plant and Wildlife Species.
   
   
c. Condition 7: Rural Development.

25. **Prior to issuance of grading/drainage permit**, incorporate the Habitat Plan *Conditions of Approval* into the improvement/grading plans (see the end of this document).

26. **Land Development Engineering**

   Prior to issuance of 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.

27. 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.

28. 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:
29. 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.

30. 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.

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

**Drainage**

32. 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**

33. All new on-site utilities, mains and services shall be placed underground and extended to serve the proposed development. All extensions shall be included in the improvement plans. Off-site work should be coordinated with any other undergrounding to serve other properties in the immediate area.

**Stormwater Treatment – Central Coast**

34. Fill out and submit the forms in the Post Construction Requirements (PCR) Applicant’s Packet.

35. 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.

36. Provide a Storm Water Control Plan prepared by a licensed civil engineer. Include storm water quality treatment measures and Drainage Management Areas and runoff retention measures sized per the County’s Guidance Manual for Low Impact Development and Post Construction Requirements.

37. Provide peak flow management analysis for the project prepared by a licensed civil engineer. The analysis shall show the post –development peak flow discharge from the site doesn’t exceed the pre-project peak flows for the 2- through 10-year storm events.

Soils and Geology

38. Submit one copy of the signed and stamped of the geotechnical report for the project.

39. 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

40. 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 > Water Issues > Programs > Stormwater

Agreements:

41. Enter into an Operations and Maintenance Agreement for Stormwater Quality Improvements with the County per Section C11.5-23 of the County Ordinance Code.

Environmental Health

42. **Prior to issuance of the Grading Permit**, a septic system conforming to the prevailing Onsite Wastewater Treatment System (OWTS) Ordinance shall be designed based upon percolation test rates and the dispersal field shall be located within the percolation and soil profile testing areas.

   The subject project approval based upon a percolation test rate = 60.5 MPI (minutes/inch).

   Note: Percolation depths may dictate the type of OWTS designed and permitted for use. Changes to the proposed scope of work or OWTS design may require additional onsite soil testing.

43. **Prior to the issuance of a building permit**, submit a complete set of floor plans to the Department of Environmental Health (Jeff Camp) for review prior to septic system sign-off.

44. **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 Department of Environmental Health 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 Jeff Camp at 408-918-3473 for septic system sign-off.

45. Prior to the issuance of a building permit, provide a water will serve letter from Rancho Robles Mutual Water Company stating its intent and ability to provide domestic water to the proposed dwelling.

Fire Marshal

Fire Protection Water

46. A standard fire hydrant is to be located on the plans within 600 ft. path of travel to fire sprinkled structures and 400 ft. of non-sprinkled structures.

47. Fire hydrant flow data will be required at Building Permit submittal. Flow data is to be recorded within 1 year and show 1,000 gpm is available at 20 psi (gpm may be reduced to 500 gpm at 20 psi for fire sprinklers).

Fire Department Access

48. 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.

49. Driveways (serving 2 or less parcels) shall comply with the following when the distance between the centerline of the access road and any portion of the structure exceeds 150 ft. (measured along the path of travel).
   a. Width: Clear width of drivable surface of 12 ft. plus 14 ft of unobstructed horizontal width.
   b. Vertical Clearance: Minimum vertical clearance of 15 ft. shall be maintained between the access road and the building site (trim or remove, tree limbs, electrical wires, structures, and similar improvements).
   c. Surface: All driving surfaces shall be all-weather and capable of sustaining 75,000 pound gross vehicle weight.
   d. Turnarounds: Turnaround shall be provided for driveways in excess of 150 ft. as measured along the path of travel from the centerline of the access road to the structure. Provide 28 feet turning radius for the proposed 40 ft by 48 ft turnaround.
   e. Turnouts: Turnouts are required at the midway section when a driveway is over 150 ft. in length but under 800 ft.
f. 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:
50. Property is located within the South Santa Clara County District Fire response area.

51. This property is located in the Wildland/Urban Interface Fire Area. All of the following conditions shall apply:
   a. A Class "A" roof assembly is required. Detail shall be included in plans submitted for building permit.
   b. Provide a 1/2 inch spark arrester for the chimney.
   c. Remove significant combustible vegetation within 30 feet of the structure to minimize risk of wildfire casualty. Maintain appropriate separation of vegetative fuels in areas between 30 and 100 feet from the structure.

Geology
52. Romig's letter (dated 12-23-2019) is approved. Prior to issuance of any permits, an Acknowledgment Statement of Potential Geologic Hazards (to be prepared by the County Geologist) must be signed and recorded by the owner(s).

County Park
53. Private gates or entrances into the adjacent County parklands are not permitted. Access into County parklands is only allowed through designated entrances. Prior to issuance of any permits, a final landscape shall be approved, identifying all existing gates into County parklands will be removed and replaced with continuous fencing.

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

Planning
54. Prior to final inspection, contact Xue Ling, Associate Planner, at least two weeks in advance to schedule a site visit to verify the approved exterior colors and landscaping have been installed, as approved.

Land Development Engineering
55. 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.

56. Construct all of the aforementioned improvements. Construction staking is required and shall be the responsibility of the developer.
Environmental Health

57. **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

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

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

County Park

59. All fencing adjacent to the County parklands shall be maintained compatible with the County’s cattle grazing operation on parklands. Fencing will be durable enough to prevent cattle escapes and will not harm cattle that come into contact.
Santa Clara Valley Habitat Plan
Conditions of Approval

File #PLN19-0183
APN: 825-29-016
Design Review and Grading Approval
Property Owner: Vic Del Monaco
Lara Tran, Planning Office
September 21, 2020

Santa Clara Valley Habitat Plan Conditions of Approval

Incorporate the following Habitat Plan Conditions of Approval into the grading/drainage plans. These Conditions are described in more detail within Chapter 6 of the Santa Clara Valley Habitat Plan.

Condition 1: Avoid Direct Impacts on Legally Protected Plan and Wildlife Species

Conditions Applied During Project Construction

1. Large Trees (migratory birds or raptors) - If construction will require the removal of large trees during the bird nesting season, conduct pre-construction surveys by a qualified biologist to determine if active nests are present within trees. Private applicants should follow procedures currently used (including definition of nesting season and timing of pre-construction surveys) to comply with Migratory Bird Treaty Act (MBTA) and California state regulation requirements in addressing this condition.

Condition 3: Maintain Hydrologic Conditions and Protect Water Quality

2. Incorporate Table 1: Hydrology Condition 3 into the grading/drainage plans.

Condition 7: Rural Development

Conditions Applied During Project Construction

3. Minimize ground disturbance to the smallest area feasible.

4. Use existing roads for access and disturbed areas for staging, as site constraints allow. Off-road travel will avoid sensitive communities such as wetlands and known occurrences of covered plants.

5. Avoid and minimize impacts associated with altering natural drainages and contours on the project site. If the site is graded, blend grading into the existing landform as much as possible.

6. Maintain as much natural vegetation as possible, consistent with fuel management standards, on the project site.

7. Maintain County-mandated fuel buffer (variable width by slope conditions).

8. At project sites that are adjacent to any drainage, natural or manmade, exposed soils must be stabilized or otherwise contained on site to prevent excessive sediment from entering a waterway.
9. Minimize to the maximum extent possible the amount of ground disturbance when constructing roads.

10. Ground-disturbing activities associated with road construction should be timed to occur during dry weather months to reduce the possibility of landslides or other sediment being transported to local streams during wet weather.

11. If construction extends into wet weather, the roadbed will be surfaced with appropriate surfacing material to prevent erosion of the exposed roadbed.

12. If construction on steep slopes is required, construction will be timed for dry weather months to reduce the potential for landslides.

13. Adhere to the avoidance and minimization measures for dirt road construction in Condition 6 under Avoidance and Minimization Measures for Transportation Projects (see first three bullets under heading).

14. All temporarily disturbed soils will be revegetated with native plants and/or grasses or sterile nonnative species suitable for the altered soil conditions upon completion of construction. Local watershed native plants will be used if available. If sterile nonnative species are used for temporary erosion control, native seed mixtures must be used in subsequent treatments to provide long-term erosion control and slow colonization by invasive nonnatives. All disturbed areas that have been compacted shall be de-compacted prior to planting or seeding.

15. All temporarily disturbed areas, such as staging areas, will be returned to pre-project or ecologically improved conditions within 1 year of completing construction or the impact will be considered permanent.

16. No plants identified by the California Invasive Plant Council as Invasive will be planted on the project site. Planting with watershed local native and/or drought-resistant plants is highly encouraged. This reduces the need for watering as well as the need for fertilizers and pesticides.

17. Outdoor lighting will be of low intensity and will utilize full cutoff fixtures to reduce light pollution of the surrounding natural areas.

Post-construction

18. All temporarily disturbed soils will be revegetated with native plants and/or grasses or sterile, nonnative species suitable for the altered soil conditions upon completion of construction. Local watershed native plants will be used if available. If sterile, nonnative species are used for temporary erosion control, native seed mixtures must be used in subsequent treatments to provide long-term erosion control and slow colonization by invasive nonnatives. All disturbed areas that have been compacted shall be de-compacted prior to planting or seeding.

19. All temporarily disturbed areas, such as staging areas, will be returned to pre-project or ecologically improved conditions within 1 year of completing construction or the impact will be considered permanent.
NOTE:
FOR CONSTRUCTION STAKING
SCHEDULING OR QUOTATIONS
PLEASE CONTACT ALEX ABAYA
AT LEA & BRAZE ENGINEERING
(510) 887-4086 EXT 116.
aabaya@leabraze.com

DEL MONACO RESIDENCE
2940 PASEO ROBLES
SAN MARTIN, CALIFORNIA

ABBREVIATIONS

RETAINING WALL NOTES
1. HEIGHT AND WIDTH ARE EXTERNAL DIMS. OF WALL.
2. CONSTRUCTION DAMAGES DUE TO EXTERNAL FORCE (EXAMPLES ARE FALLING ROCK OR SHOVEL HITS) NOT INCLUDED.
3. PRECAST WALL SECTION MOLD SCHEDULED FOR STRUCTURAL ENGINEERING, PROGRESSIVE, AND CEMENT.
4. NO EXTERNAL LOAD OCCURS ON STRUCTURAL WALLS OR STRUCTURAL SYSTEMS INCLUDING SHEET METAL, CONCRETE, OR LEAD. STRUCTURAL WALLS ARE DESIGNED AND EXTERNAL LOADS ARE DISTRIBUTED AS PER STRUCTURAL ENGINEERING.
5. USE DETAIL SHEET FOR SPECIFIC INFORMATION.
NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraze.com
NOTE:
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(510) 887-4086 EXT 116.
aabaya@leabraze.com
NOTE: FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX MAYA AT LEA & BRAZE ENGINEERING STANFORD EXT 116.

aabaya@leabraze.com
DEL MONACO RESIDENCE
NEW SINGLE-FAMILY RESIDENCE

LOCATION MAP

SCOPE OF WORK

Deferred Submittals

Deferred submittals are required to be submitted to the architect for approval:

1. Window/Door Package
2. Cabinet Shop Drawings and Finish Samples
3. Mechanical, Electrical Plan
4. More, Steel Shop Drawings

Note: See Structural Plans for additional required submittals for shop drawings, etc.

Req’d Contractor Submittals to Architect

The following are required to be submitted to the architect for approval:

1. Window/Door Package
2. Cabinet Shop Drawings and Finish Samples
3. Mechanical, Electrical Plan
4. More, Steel Shop Drawings

Note: See Structural Plans for additional required submittals for shop drawings, etc.

Req’d Contractor Submittals to Building Dept. Prior to Permit Issuance

1. License Number
2. Insurance and Workers’ Comp Coverage
3. Construction Seating Plan
4. Construction Phasing Implementation Plan in accordance with CalGreen 4:10:9:2

Applicable Codes

The following codes are in accordance with SANTA CLARA COUNTY Administrative Code:

A0.0 COVER SHEET

PCF.

ARCHITECTURAL
A0.0 COVER SHEET

PROJECT TEAM

OWNER
Vic & Stephanie Del Monaco
2940 Paseo Robles Ave
San Martin, CA 95046
EMAIL: vic.delmonaco@outlook.com

ARCHITECT / INTERIOR DESIGNER
Stephanie Del Monaco
Studio S Squared Architecture, Inc.
1000 S Winchester Blvd
San Jose, CA 95128
EMAIL: Isabeau@StudioS2arch.com

ARCHITECTURAL DESIGNER
Christopher Kankel
Kikuchi + Kankel Design Group
3000 1st Ave
San Francisco, CA 94131
EMAIL: ckankel@kkdesigngroup.com

ENGINEER
Lea & Braze Engineering, inc.
380 3rd St
San Francisco, CA 94107
EMAIL: JHalbom@leabraze.com

ARBOURIST
Kevin Kielty
Arboist
1000 S Winchester Blvd
San Jose, CA 95128
EMAIL: Isabeau@StudioS2arch.com

ASSESSOR’S PARCEL MAP

ASSESSOR’S PARCEL

LOCATION MAP

SITE

PROJECT SUMMARY

2940 PASEO ROBLES AVE, SAN MARTIN (SANTA CLARA COUNTY)

ASSESSOR’S PARCEL MAP

LOCATION MAP

SITE

PROJECT SUMMARY

2940 PASEO ROBLES AVE, SAN MARTIN (SANTA CLARA COUNTY)

ASSESSOR’S PARCEL MAP

LOCATION MAP

SITE

PROJECT SUMMARY

2940 PASEO ROBLES AVE, SAN MARTIN (SANTA CLARA COUNTY)
FLOOR AREA LEGEND

- NL = NEW LIVING AREA
- NLT = NEW LIVING AREA > 15' TALL COUNTED TWICE AS FAR
- NC = NEW COVERED AREA (ATTACHED AND > 50% ENCLOSED) COUNTED AS FAR
- NG = NEW GARAGE AREA
- NCP = NEW CARPORT AREA
- NCT = NEW COVERED AREA (ATTACHED AND > 50% ENCLOSED) > 15' TALL COUNTED TWICE AS FAR

FLOOR AREA CALCS

FLOOR AREA CALCS -- CLERESTORY (SPACES > 15' TALL)

TOTAL FLOOR AREA ≤ 12,500 S.F. THEREFORE RESIDENCE IS Tier 2

1000 S Winchester Blvd
San Jose, CA 95128
P: (408) 998 - 0983

DEL MONACO RESIDENCE
NEW SINGLE FAMILY RESIDENCE

DRAWN BY
TRUE

06.24.2019 DESIGN REVIEW PACKAGE
12.20.2019 DESIGN REVIEW RESUBMITTAL
02.24.2020 DESIGN REVIEW RESUBMITTAL
06.18.2020 DESIGN REVIEW RESUBMITTAL

"FOR PLANNING APPROVAL ONLY--NOT FOR CONSTRUCTION"
30'-0" (1/2 60' ROADWAY EASEMENT)

30'-0" SLOPE EASEMENT

15'-0" STORM DRAINAGE EASEMENT

30'-0"

30'-0" REQUIRED FRONT SETBACK

30'-0" REQUIRED LEFT SIDE SETBACK

60'-0" REQUIRED RIGHT SIDE SETBACK

90'-0" REQUIRED REAR SETBACK

30'-0" ROADWAY EASEMENT

SCHEDULE 1

NOTES:

1. EXISTING PUBLIC RIGHT OF WAY--ANY CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY MUST HAVE AN APPROVED "PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET" PRIOR TO THE COMMENCEMENT OF THE WORK. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY

2. (E) WATER METER--CONTRACTOR TO COORDINATE (N) METER WITH LOCAL WATER COMPANY IF REQUIRED BY INCREASED FIXTURE LOAD

3. (E) GAS TANK TO BE REMOVED

4. (E) ELECTRICAL JUNCTION BOX TO BE REMOVED

5. (E) SIEVER LATERAL--CONTRACTOR TO VERIFY LOCATION IN FIELD--PROVIDE CLEANOUT AT THE POINT OF CONNECTION BETWEEN THE BUILDING SEWER AND THE MUNICIPAL LATERAL. USE AN APPROVED FITTING TO BRING THE CLEANOUT RISER TO GRADE. WHERE SEP LATERALS ARE TO BE CONNECTED TO EXISTING MUNICIPAL LATERALS, SUCH CONNECTIONS SHALL BE ACCOMPANIED BY USE OF AN APPROVED FITTING

6. (E) SEWER LATERAL TO BE REPLACED FROM PROPERTY LINE IN. SEE ARBORIST REPORT FOR SPECIES AND OTHER INFO

7. (E) TREE(S) TO BE REMOVED

8. (E) DRIVEWAY TO BE REMOVED

9. (E) HARDSCAPE TO BE REMOVED

10. (E) STRUCTURE TO BE REMOVED

DIRECTLY MENTIONED ITEMS

1. WATER SUPPLY TO BE REPLACED FROM METER IN.

2. SEWER LATERAL TO BE REPLACED FROM PROPERTY LINE IN.
CLERESTORY PLAN

FLOOR PLAN LEGEND

- Feet

FLOOR PLAN KEYNOTES

IN REAL, EXTERIOR 2x6 STUDS @16" O.C.; INTERIOR 2x6 STUDS @16" O.C.-SEE ELEVATIONS FOR EXTERIOR WALL MATERIAL ASSEMBLIES. INSTALL 2 LAYERS OF BUILDING PAPER (FOR STUCCO ONLY) LAYER MIN. OF WEATHER RESISTIVE BARRIER SHEATHING PER CRC 703.2 INSTALL PER MANUF. INSTRUCTIONS. PROVIDE CEMENT BOARD OR TILE BACKER BOARD AT SHOWER/TUB LOCATIONS. ALL WALLS TO RECEIVE (N) PAINT FINISH. ALL CEILINGS AT TUBS/SHOWERS TO BE M.R. BOARD.
PROJECT NO. 18-039

REVISION DATE DESCRIPTION DRAWN BY

STUDIO S SQUARED ARCHITECTURE, INC.

DEL MONACO RESIDENCE
NEW SINGLE FAMILY RESIDENCE
2940 PASEO ROBLES AVE, SAN MARTIN, CA
VIC & STEPHANIE DEL MONACO

FOR PLANNING APPROVAL ONLY—NOT FOR CONSTRUCTION

DESIGN REVIEW PACKAGE
06.24.2019
IG DESIGN REVIEW RESUBMITTAL
12.20.2019
IG DESIGN REVIEW RESUBMITTAL
02.24.2020
IG DESIGN REVIEW RESUBMITTAL
06.18.2020

ELEVATION GRID LINE KEY

A 1ST FLOOR TOP OF STRUCTURE = ± 440.00'
B PROPOSED BUILDING HEIGHT = 29'-0" ± 466.5'

KEYNOTES

1. REFRACTORIED CEMENT BLOCK CHIMNEY/FLUE SUMMARY
2. REFRACTORIED CEMENT BLOCK CHIMNEY/FLUE SUMMARY

EXTERIOR ELEVATIONS

1. EXTERIOR LIGHT, INSTALL PER MANUF. INSTRUCTIONS—MANUF.: HINKLEY LIGHTING; MODEL: ATLANTIS-1640TT
2. MODERN STEEL PIVOT DOOR WITH TEMPERED GLAZING
3. WINDOW/DOOR OPENING -- DOORS AND WINDOWS TO HAVE 2" PAINTED FIBER CEMENT TRIM TYPICAL, U.N.O.
4. HIDDEN DOOR
5. MODERN STEEL PIVOT DOOR WITH TEMPERED GLAZING
6. FACTOR/PACKED ALUMINUM CLAD DOOR WITH TEMPERED GLASS PICTURE WINDOWS
7. WINDOW/DOOR OPENING -- DOORS AND WINDOWS TO HAVE 2" PAINTED FIBER CEMENT TRIM TYPICAL, U.N.O.
8. MODERN STEEL PIVOT DOOR WITH TEMPERED GLAZING
10. GARDEN GATE
11. HANGSCOPE: SEE SITE PLAN FOR LOCATION
12. POOL: SEE LANDSCAPE PLAN FOR LOCATION
13. LANDSCAPE TILES: PLAZA BUMP FACING - FACTORY-FINISHED ALUMINUM GARAGE DOOR WITH TEMPERED GLAZING
14. LANDSCAPE TILES: PLAZA BUMP rhs - FACTORY-FINISHED ALUMINUM GARAGE DOOR WITH TEMPERED GLAZING
15. LANDSCAPE TILES: PLAZA BUMP lhs - FACTORY-FINISHED ALUMINUM GARAGE DOOR WITH TEMPERED GLAZING
16. STANDING SEAM METAL ROOFING
17. FLEETWOOD 4070-T POCKET DOORS
18. PAINTED STEEL TROWELED IGNITION RESISTANT CEMENT PLASTER SYSTEM (SMOOTH FINISH) - 7/8" PLASTER OVER METAL LATH OVER 2 LAYERS GRADE 'D' OR BETTER BUILDING PAPER, 3 COAT SYSTEM WITH 26 GA. WEEP SCREEN AT WALL BASE AT LEAST 4" ABOVE GRADE OR 2" ABOVE HARDSCAPE--DO NOT USE "DOUBLE-ROLL" INSTALLATION FOR BUILDING PAPER
19. REFRACTORIED CEMENT BLOCK CHIMNEY/FLUE SUMMARY

LIMESTONE TILES: PLAZA BUFF SPLIT-FACED MANUFACT: PENINSULA BUILDING MATERIALS
LIMESTONE TILES: PLAZA BUFF HONED MANUFACT: PENINSULA BUILDING MATERIALS
DEL MONACO RESIDENCE
NEW SINGLE FAMILY RESIDENCE
2940 PASEO ROBLES AVE, SAN MARTIN, CA
VIC & STEPHANIE DEL MONACO
FOR PLANNING APPROVAL ONLY–NOT FOR CONSTRUCTION

EXTERIOR PERSPECTIVES

PERSPECTIVE EXTERIOR REAR - 4
PERSPECTIVE EXTERIOR REAR - 1
PERSPECTIVE EXTERIOR MASTER PATIO - 5
PERSPECTIVE INTERIOR GREAT ROOM - 2
PERSPECTIVE EXTERIOR REAR GYM - 6
PERSPECTIVE EXTERIOR LOGGIA - 3
<table>
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<tr>
<th>Proj. Grade A</th>
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<th>Proj. Grade A&amp;B</th>
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<tr>
<td>439.0'</td>
<td>435.0'</td>
<td>(437.3'+439.0')/2 = 438.2'</td>
<td>466.5'</td>
</tr>
<tr>
<td>439.0'</td>
<td>439.0'</td>
<td>439.0'</td>
<td>466.5'</td>
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<tr>
<td>437.3'</td>
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<td>466.5'</td>
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<tr>
<td>437.3'</td>
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<td>439.0'</td>
<td>466.5'</td>
</tr>
<tr>
<td></td>
<td></td>
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<td>466.5'</td>
</tr>
</tbody>
</table>

\( \text{Final Grade} = 466.5' - 438.2' = 28.3' \)
PROJECT NO. 18-039
REVISION DATE DESCRIPTION DRAWN BY
STUDIO S SQUARED ARCHITECTURE, INC.

DEL MONACO RESIDENCE
NEW SINGLE FAMILY RESIDENCE
2940 PASEO ROBLES AVE, SAN MARTIN, CA
VIC & STEPHANIE DEL MONACO

"FOR PLANNING APPROVAL ONLY--NOT FOR CONSTRUCTION"
DESIGN REVIEW PACKAGE
06.24.2019
IG
DESIGN REVIEW RESUBMITTAL
12.20.2019
IG
DESIGN REVIEW RESUBMITTAL
02.24.2020
IG
DESIGN REVIEW RESUBMITTAL
06.18.2020
IG

SECTIONS
A5.0

--ELEVATION GRID LINE KEY
--KEYNOTES

feet
24 8 6 1 2
feet
24 8 6 1 2

18'-0"
18'-0"
12'-0"
11'-6"
9'-0"
10'-0"

EXISTING GRADE LINE AT SAME ELEVATION AS NEW GRID LINE
EXISTING GRADE LINE
EXISTING GRADE LINE

SOLID FILL DENOTES PROPOSED GRADING
RED DASHED LINE DENOTES EXISTING GRADING

SECTION 1 1/4" 1
SECTION 2 1/4" 2
ELEVATION GRID LINE KEY

A
1ST FLOOR TOP OF STRUCTURE = ± 440.00'
B
PROPOSED BUILDING HEIGHT = 28'-3 1/2" ± 466.5'

A
1ST FLOOR TOP OF STRUCTURE = ± 440.00'
B
PROPOSED BUILDING HEIGHT = 29'-0" ± 466.5'

HALL
MASTER BATH
THEATER
HALL
MAIN
MASTER
BATH
GREAT ROOM
FOYER
GREAT ROOM
REPLACE EXISTING EAST FENCE WITH NEW WOOD & WIRE FENCE PER AS MUTUALLY AGREED UPON WITH ADJACENT NEIGHBOR.

EXISTING WOOD STABLE STRUCTURE AND GRAVEL DRIVEWAY SHALL BE REMOVED.

REPLACE EXISTING WHITE PLASTIC RAIL FENCE WITH NEW WOOD & WIRE FENCE PER

INDICATES EXISTING TREE TO BE REMOVED FOR CONSTRUCTION PURPOSES, (TYP.) WITH TREE SIZE, SPECIES AND NUMBER PER ARBORIST REPORT.

INDICATES EXISTING TREES TO REMAIN, (TYP.) WITH TREE SIZE, SPECIES AND NUMBER PER ARBORIST REPORT.

NEW WOOD & WIRE FENCE ALONG WEST PROPERTY LINE PER

15'-0" DRIVEWAY CENTER LINE WITH LENGTH STATION POINTS & FIRE TRUCK TURN OUT AS DIMENSIONED.

ALL WEATHER DRIVEWAY CAPABLE OF SUPPORTING 75,000# PER CIVIL DRAWINGS 15'-0" MINIMUM WIDTH.

REPLACE EXISTING WHITE PLASTIC RAIL FENCE WITH NEW WOOD & WIRE FENCE PER

15'-0" MINIMUM WIDTH

APPROXIMATE LOCATION OF EXISTING GATE TO BE REMOVED. REPLACE WITH NEW FENCING.

L1.2 ENTRY GATE

GRAVEL SWALE PER CIVIL DRAWINGS.

TREES TO BE REMOVED PER ARBORIST REPORT. REQUIRED REPLACEMENT TREES PER COUNTY ORDINANCE SIZE TREE # TOTAL REMOVED REPLACEMENT RATIO TOTAL REPLACEMENT TREES

<12"Ø 7,15,16,17,19,20,21,38 8 0 0

12"Ø -18"Ø 3,4,5,6,14 30,31 7 (2) X 24" BOX

18"Ø -24"Ø 8 1 (3) X 24" BOX

>24"Ø 1,2 2 (3) X 24" BOX

TOTAL 18 (25) X 24" BOX

TREES PROPOSED FOR REPLACEMENT: (30) X 24" BOX

SEE SHEET L6 FOR REPLACEMENT TREES

SEE SHEET L4 FOR ENLARGED PLAN

REPLACE EXISTING EAST FENCE PER CIVIL DRAWINGS 15'-0" MINIMUM WIDTH.

INDICATES EXITING TREES TO BE REPLACED FOR CONSTRUCTION PURPOSES, (TYP.) WITH TREE SIZE, SPECIES AND NUMBER PER ARBORIST REPORT.

RELATIVE EAST PROPERTY LINE PER

EXACT WIDTH OF RAILING TO BE DETERMINED.

APPROXIMATE LOCATION OF EXISTING GATE TO BE REMOVED. REPLACE WITH NEW FENCING.

INDICATES EXITING TREES TO BE REMOVED FOR CONSTRUCTION PURPOSES, (TYP.) WITH TREE SIZE, SPECIES AND NUMBER PER ARBORIST REPORT.

INDICATES EXITING TREES TO BE REMOVED FOR CONSTRUCTION PURPOSES, (TYP.) WITH TREE SIZE, SPECIES AND NUMBER PER ARBORIST REPORT.

SECONDARY DRIVEWAY GATE TO MATCH ADJACENT WOOD & WIRE FENCE.

15'-0" DRIVEWAY CENTER LINE WITH LENGTH STATION POINTS & FIRE TRUCK TURN OUT AS DIMENSIONED.

ALL WEATHER DRIVEWAY CAPABLE OF SUPPORTING 75,000# PER CIVIL DRAWINGS 15'-0" MINIMUM WIDTH.
NOTE: SEE SHEET L2 FOR LEGEND AND NOTES
MATCHLINE - SEE SHEET L4

4' HIGH MAX. COLUMNS, TYP.

P A S E O   R
O B
L E   A V
E   M A I L B O X

COLUMN

WALL

STUCCO

6'-0" MAX. HEIGHT

COLUMN

STUCCO

6' MAX HEIGHT SEMI-TRANSPARENT

GATE & WALLS

PER
A L5
B

TYPICAL FENCE PER

A L5

A L5

MATERIAL

LIGHT FIXTURE

: SHIELDED LED

FIXTURE AS SELECTED BY L.A. (TYP.)

OF (4); (2 FRONT AND 2 BACK)

6'-0" MAX. HEIGHT

WALL STUCCO

7'-0" MAX. HEIGHT

COLUMN

7'-0" MAX. HEIGHT

WALL STUCCO

8'-0" O.C.

MAX.

1x6 WOOD TRIM

W/ 4x6 WOOD

POST BEHIND

8 GAUGE BLACK

VINYL COATED

TENSIONING WIRE @

TOP OF FENCE

CONTINUOUS (TYP.)

2" x 4" BLACK VINYL

WIRE FABRIC

FINISH

GRADE

NOTES:

ALL WOOD SHALL BE STAINED W/ 1 COAT SOLID STAIN, COLOR

'CHARCOAL GRAY'.  ALL HARDWARE AND FASTENERS SHALL BE HOT

DIPPED GALVANIZED OR STAINLESS STEEL.

±5'-9"

RE-USE, REPRODUCTION OR PUBLICATION OF THESE PLANS IS PROHIBITED WITHOUT WRITTEN CONSENT OF KIKUCHI + KANKEL DESIGN GROUP.

SAN MARTIN, CA

LANDSCAPE

IMPROVEMENTS

DEL
MONACO
RESIDENCE

2540 PASO ROBLES AVENUE
SAN MARTIN, CA

APN: 025-29-916

GATE ELEVATION

WOOD & WIRE FENCE FRONT ELEVATION

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

SCALE: 1/8" = 1'-0"

NOTE: SEE SHEET L2 FOR LEGEND AND NOTES
**LANDSCAPE IMPROVEMENTS**

**DELMONACO RESIDENCE**

2940 PASEO ROBLES AVENUE
SAN MARTIN, CA
APN: 825-29-016

**NOTES:**
- All plantings excluding turf grass will be irrigated with drip irrigation. Turf grass in auto court will be irrigated with sub-surface (in-line) drip irrigation.
- Landscape architect will provide a detailed planting list with all appropriate plant materials and quantities.
- Landscape architect will also provide species recommendations for all proposed plantings, a maintenance schedule, and planting plans.
- Turf grass (in auto court) will be irrigated with sub-surface (in-line) drip irrigation.

**REPLACEMENT TREES:**
- (2) x 24" BOX ARBUTUS UNEDO
- REPLACEMENT TREE: 24" BOX QUERCUS COCCINEA

**REPLACEMENT TREES:**
- (14) x 24" BOX
- TREE REPLACEMENT CHART

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<th>Size</th>
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<th>Replace</th>
<th>Ratio</th>
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<td>(2)</td>
<td></td>
</tr>
<tr>
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<td>8</td>
<td>1</td>
<td>(3)</td>
<td>X 24&quot; BOX</td>
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</tr>
<tr>
<td>&gt;24&quot;Ø</td>
<td>1,2,3</td>
<td>2</td>
<td>(4)</td>
<td>X 24&quot; BOX</td>
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<tr>
<td>TOTAL</td>
<td>18</td>
<td>(25) X 24&quot; BOX</td>
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</table>

**REPLACEMENT TREES:**
- (25) X 24" BOX

**TREE REPLACEMENT CHART**

- Trees to be removed per arborist report
- Trees for replacement
- Trees proposed for retained

**OVERALL SCREENING PLAN**

**DATE:**
- 8/31/21

**5/28/2020**
- 7/28/2020
- 4/24/2020
- 2/24/2020

**APPROXIMATE MIDPOINT OF DRIVEWAY 344'**

**GRAVEL SWALE PER CIVIL DRAWINGS**

**SCREEN TREES & SHRUBS FOR PRIVACY & TO MITIGATE VIEW OF HOUSE AS SEEN FROM ROAD. I.E.:**
- SHRUBS & GROUND COVER
  - CEANOTHUS SPP.
  - ALYOGYNE HUEGELII
  - ROSMARINUS OFFICINALIS
  - GREVILLEA SPP.
  - CORREA PULCHELLA
  - CERCIS OCCIDENTALIS
  - HETEROMELES ARBUTIFOLIA

**REPLACEMENT TREE:**
- 24" BOX QUERCUS LOBATA

**REPLACEMENT TREES:**
- (5) x 24" BOX OLEA EUROPAEA 'SWAN HILL'

**REPLACEMENT TREES:**
- (9) x 24" BOX CERCIS CANADENSIS

**REPLACEMENT TREES:**
- (7) x 24" BOX LYONOTHAMNUS FLORIBUNDUS

**REPLACEMENT TREES:**
- (5) x 24" BOX LYONOTHAMNUS FLORIBUNDUS

**DEFENSIBLE SPACE PROTECTION MEASURES SHALL BE IN PLACE PRIOR TO BUILDING FINAL.**

**SCREEN TREES & SHRUBS FOR PRIVACY & TO MITIGATE VIEW OF POOL EQUIPMENT ENCLOSURE FROM TERRACE & OFF-SITE VIEWS. I.E.:**
- HETEROMELES ARBUTIFOLIA
- GARRYA FREMONTII
- RHAMNUS CALIFORNICA
- WESTRINGIA FRUTICOSA
- GREVILLEA ROSMARINIFOLIA

**SLOPE SCREEN PLANTINGS TO MITIGATE APPEARANCE OF PLANTER & POOL WALLS UP TO 4' HIGH. I.E.:**
- MUHLENBERGIA RIGENS
- ARCTOSTAPHYLOS 'WAYSIDE'
- ROSMARINUS OFFICINALIS 'TUSCAN BLUE'
- CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'
- GREVILLEA X 'NOELL'

**SOD LAWN**

**LARGE SCREEN SHRUBS TO CONCEAL VIEW OF POOL EQUIPMENT ENCLOSURE FROM TERRACE & OFF-SITE VIEWS. I.E.:**

**NATURAL/EXISTING GRASSES TO BE MAINTAINED.**

**AUTO COURT PLANTINGS FOR YEAR-ROUND INTEREST TO MATCH DRIVEWAY PLANTINGS**

**ENTRY & DRIVEWAY PLANTINGS FOR YEAR-ROUND INTEREST & TRANSITION TO NATURAL LANDSCAPE. I.E.:**
- ROSMARINUS OFFICINALIS
- PENNISETUM SPP.
- ARCTOSTAPHYLOS 'EMERALD CARPET'
- ANIGOZANTHOS SPP.
- MUHLENBERGIA RIGENS
- CEANOTHUS 'CENTENNIAL'
- CORREA 'IVORY BELLS'
- LANTANA MONTEVIDENSIS
- WESTRINGIA FRUTICOSA 'MUNDI'

**REPLACEMENT TREES:**
- 24" BOX

**LANDSCAPE ARCHITECT WILL PROVIDE A DETAILED PLANTING PLAN & IRRIGATION PLAN WITH BUILDING PERMIT SUBMITTAL. LANDSCAPE ARCHITECT WILL ALSO PROVIDE CALIFORNIA WORKSHEET FOR ALL PROPOSED PLANTING & IRRIGATION ON-SITE AT TIME OF BUILDING PERMIT SUBMITTAL.**

**REPLACEMENT TREE:**
- 24" BOX ARBUTUS UNEDO

**NOTES:**
- All plantings excluding turf grass will be irrigated with drip irrigation. Turf grass in auto court will be irrigated via sub-surface (in-line) drip irrigation.
- Landscape architect will provide a detailed planting list with all appropriate plant materials and quantities.
- Landscape architect will also provide species recommendations for all proposed plantings, a maintenance schedule, and planting plans.
- Turf grass (in auto court) will be irrigated with sub-surface (in-line) drip irrigation.

**SCREEN TREES & SHRUBS FOR PRIVACY & TO MITIGATE VIEW OF HOUSE AS SEEN FROM ROAD. I.E.:**
- SHRUBS & GROUND COVER
  - CEANOTHUS SPP.
  - ALYOGYNE HUEGELII
  - ROSMARINUS OFFICINALIS
  - GREVILLEA SPP.
  - CORREA PULCHELLA
  - CERCIS OCCIDENTALIS
  - HETEROMELES ARBUTIFOLIA

**REPLACEMENT TREE:**
- 24" BOX ARBUTUS UNEDO

**FUEL LOADS.**

**DEFENSIBLE SPACE PROTECTION MEASURES SHALL BE IN PLACE PRIOR TO BUILDING FINAL.**

**SCREEN TREES & SHRUBS FOR PRIVACY & TO MITIGATE VIEW OF HOUSE AS SEEN FROM ROAD. I.E.:**
- SHRUBS & GROUND COVER
  - CEANOTHUS SPP.
  - ALYOGYNE HUEGELII
  - ROSMARINUS OFFICINALIS
  - GREVILLEA SPP.
  - CORREA PULCHELLA
  - CERCIS OCCIDENTALIS
  - HETEROMELES ARBUTIFOLIA

**REPLACEMENT TREE:**
- 24" BOX ARBUTUS UNEDO

**FUEL LOADS.**

**DEFENSIBLE SPACE PROTECTION MEASURES SHALL BE IN PLACE PRIOR TO BUILDING FINAL.**

**SCREEN TREES & SHRUBS FOR PRIVACY & TO MITIGATE VIEW OF HOUSE AS SEEN FROM ROAD. I.E.:**
- SHRUBS & GROUND COVER
  - CEANOTHUS SPP.
  - ALYOGYNE HUEGELII
  - ROSMARINUS OFFICINALIS
  - GREVILLEA SPP.
  - CORREA PULCHELLA
  - CERCIS OCCIDENTALIS
  - HETEROMELES ARBUTIFOLIA
Attachment D

Color Samples
STANDING SEAM METAL ROOF
AEP SPAN
DESIGN SPAN
OLD TOWN GRAY
LRV: 27
www.aepsan.com

EXTERIOR LIGHT
HINKLEY
ATLANTIS 1640SK-LED
SATIN BLACK
www.hinkleylighting.com

PAINTED STUCCO
SHERWIN-WILLIAMS
SW 9111 ANTLER VELVET
LRV: 43
www.sherwin-williams.com

PAINTED STUCCO
SHERWIN-WILLIAMS
SW 7650 ELLIE GRAY
LRV: 40
www.sherwin-williams.com

PAINTED STUCCO
SHERWIN-WILLIAMS
SW 7505 MANOR HOUSE
LRV: 11
www.sherwin-williams.com

PAINTED STUCCO
SHERWIN-WILLIAMS
SW 6006 BLACK BEAN
LRV: 4
www.sherwin-williams.com

MATERIAL BOARD

DEL MONACO RESIDENCE
2940 PASEO ROBLES AVE, SAN MARTIN

WINDOWS
JELD-WEN
PREMIUM ALUMINUM WINDOW
BRONZE
www.jeld-wen.com

PAINTED STUCCO
SHERWIN-WILLIAMS
SW 9111 ANTLER VELVET
LRV: 43
www.sherwin-williams.com

PAINTED STUCCO
SHERWIN-WILLIAMS
SW 7650 ELLIE GRAY
LRV: 40
www.sherwin-williams.com

PAINTED STUCCO
SHERWIN-WILLIAMS
SW 7505 MANOR HOUSE
LRV: 11
www.sherwin-williams.com

PAINTED STUCCO
SHERWIN-WILLIAMS
SW 6006 BLACK BEAN
LRV: 4
www.sherwin-williams.com

WORLD MAP
Attachment E

Tract Map No. 5964
OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY DESCRIBED IN THE SUBMISSION SHOWN UPON THE HEREIN MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTRICTIVE BORDER LINE.

WE HEREBY OFFER TO DEDICATE TO PUBLIC USE AND THE COUNTY OF SANTA CLARA ALL STREETS AND PORTIONS OF STREETS NOT HERETOFORE EXISTING, AS MAPLE AVENUE, PASEO ROBLES, PASEO VISTA, EXIT "A" AND EXIT "B" AS SHOWN UPON THIS MAP, AND WE ALSO HEREBY OFFER TO THE COUNTY OF SANTA CLARA, OR THE CITY OF SANTA CLARA, OR ANY AND ALL PUBLIC USES UNDER, OVER AND OVER SAID STREETS AND PORTIONS THEREOF.

WE HEREBY OFFER TO DEDICATE TO PUBLIC USE AND THE COUNTY OF SANTA CLARA ALL LAND, WITHIN THE MILE LIMIT OF THE CITY OF SANTA CLARA, OR ANY AND ALL PUBLIC USES UNDER, OVER AND OVER SAID LAND, OR ANY AND ALL PUBLIC USES UNDER, OVER AND OVER SAID LAND, OR ANY AND ALL PUBLIC USES UNDER, OVER AND OVER SAID LAND.

WE HEREBY OFFER TO DEDICATE TO THE COUNTY OF SANTA CLARA ALL STREETS AND PORTIONS OF STREETS NOT HERETOFORE EXISTING, AS MAPLE AVENUE, PASEO ROBLES, PASEO VISTA, EXIT "A" AND EXIT "B" AS SHOWN UPON THIS MAP, AND WE ALSO HEREBY OFFER TO THE COUNTY OF SANTA CLARA, OR THE CITY OF SANTA CLARA, OR ANY AND ALL PUBLIC USES UNDER, OVER AND OVER SAID STREETS AND PORTIONS THEREOF.

WE HEREBY OFFER TO DEDICATE TO THE COUNTY OF SANTA CLARA ALL LAND, WITHIN THE MILE LIMIT OF THE CITY OF SANTA CLARA, OR ANY AND ALL PUBLIC USES UNDER, OVER AND OVER SAID LAND, OR ANY AND ALL PUBLIC USES UNDER, OVER AND OVER SAID LAND, OR ANY AND ALL PUBLIC USES UNDER, OVER AND OVER SAID LAND.

SOILS REPORT

A SOILS REPORT TITLED, "GEOLOGIC/GEOTECHNICAL INVESTIGATION, RANCHO DE LOS ROBLES, MORGAN HILL, CALIFORNIA" DATED OCTOBER 28, 1976, HAS BEEN PERFORMED BY TERRATECH, AND SIGNED BY DENNIS S. ELLIS, R.C.E. NO. 26101.

ACKNOWLEDGEMENTS

STATE OF CALIFORNIA 155
COUNTY OF SANTA CLARA

ON THIS 27th DAY OF APRIL, 1977, BEFORE ME, Mary H. Smith, NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED STANLEY N. WATSON, KNOWN TO ME TO BE THE COUNTY TREASURER OF SANTA CLARA COUNTY, SIGNED AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME, PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS, AS TRUSTEE.

IN WITNESS WHEREOF I HAVE HERETOSET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY OF SANTA CLARA THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

MARY H. SMITH
NOTARY PUBLIC

STATE OF CALIFORNIA 155
COUNTY OF SANTA CLARA

ON THIS 27th DAY OF APRIL, 1977, BEFORE ME, MARY H. SMITH, NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED STANLEY N. WATSON, KNOWN TO ME TO BE THE COUNTY TREASURER OF SANTA CLARA COUNTY, SIGNED AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME, PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF ITS BOARD OF DIRECTORS, AS TRUSTEE.

IN WITNESS WHEREOF I HAVE HERETOSET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY OF SANTA CLARA THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

MARY H. SMITH
NOTARY PUBLIC

ENGINEER'S CERTIFICATE


HANS R. MULBERG, P.E.
CIVIL ENGINEERING, ENGINEERING PLANNING
140 VALLEY VIEW ROAD, MORGAN HILL, CALIFORNIA

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN FINAL MAP OF TRACT NO. 5964, THAT THE SUBDIVISION SHOWN HEREIN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP THEREOF AND ANY APPROVED ALTERNATIVES; THAT ALL PROVISIONS OF THE CALIFORNIA STATE SUBDIVISION ACT AND ANY LOCAL ORDINANCE 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.


DEAN P. LARSON, COUNTY SURVEYOR
COUNTY OF SANTA CLARA, STATE OF CALIFORNIA

CLERK OF THE BOARD OF SUPERVISORS CERTIFICATE

I HEREBY CERTIFY THAT THE FOLLOWING ORDER WAS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF SANTA CLARA AT A MEETING OF SAID BOARD HELD ON THE DAY OF APRIL 18, 1977. IT IS ORDERED THAT THE MAP OF TRACT NO. 5964 BE AND THE SAME IS HEREBY APPROVED; THAT ALL STREETS AND ROADS AND EASEMENTS OFFERED FOR EASEMENT TO THE COUNTY OF SANTA CLARA ARE HEREBY NOT ACCEPTED; THAT ALL OTHER EASEMENTS ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC FOR THE PURPOSES SET FORTH IN THE ORDER OF DEDICATION.

FILED: NO. CC-1977

DEPARTMENT OF COUNTY SURVEYING AND RECORDING, COUNTY OF SANTA CLARA, MORGAN HILL, CALIFORNIA

COUNTY RECORDER'S CERTIFICATE

FILE NO. CC-1977

FEES PAID

ACCEPTED FOR RECORD AND FILED IN BOOK 226, AT PAGES 630 TO 639, SANTA CLARA COUNTY RECORDS, ON THE 3rd DAY OF APRIL, 1977, AT 8:30 A.M.

GEORGE A. MANN
COUNTY RECORDER

SHEET 1 OF 4 SHEETS

JOB NO. TC-0004
BASIS OF BEARINGS

The bearing, N 65° 01' 50" E, of the centerline of Maple Avenue, as shown upon that certain map titled, "Record of Survey, San Martin Ranch Map No. 2, Santa Clara County, Cal.", filed for record May 23, 1969, and recorded in Book 254 of Maps at Page 9, record of Santa Clara County, was taken as the basis of bearings for this map.

NOTES
1. All distances are shown in feet and decimals thereof.
2. The distinctive border indicates the boundary of the lands subdivided by this map.

SCALE: 1" = 200' DECEMBER 1976

HANS R. MULBERG, INC.
Civil Engineering - Engineering Planning
1790 OAK VIEW CIRCLE, MORGAN HILL, CALIFORNIA

TRACT No. 5964
RANCHO ROBLES
CONSISTING OF 4 SHEETS
BEING ALL OF LOTS 264, 265, 266 AND PORTIONS
OF LOTS 234, 235, 236 AND 237A, SAN MARTIN RANCH MAP NO. 2,
RECORDED IN BOOK G OF MAPS AT PAGES 38 & 39, LYING WITHIN
Santa Clara County, California

APRIL 22, 1977
BOOK 392 OF MAPS PAGES 45,46,47,48 FILE NO. 5618788