

## County of Santa Clara

Department of Planning and Development  
Planning Office

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STAFF REPORT  
Zoning Administration  
February 7, 2019

## Public Hearing Item #2

Staff Contact: Colleen Tsuchimoto  
(408) 299-5797, [Colleen.Tsuchimoto@pln.sccgov.org](mailto:Colleen.Tsuchimoto@pln.sccgov.org)

### File: 11220-18B-18DR-18G

### Building Site Approval, Design Review and Grading Approval for a new Single-Family Residence

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

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

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

### RECOMMENDED ACTIONS

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

## **ATTACHMENTS INCLUDED**

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

## **PROJECT DESCRIPTION**

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

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

### **Setting/Location Information**

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

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

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

## **REASONS FOR RECOMMENDATIONS**

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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 and its visibility from the scenic road have been addressed through the design review

process with further landscaping of the front proposed debris wall, as seen from the road and other design measures (i.e. compliance with approved LRV approved colors as shown on plans). As such, the project qualifies for a Class 3, Section 15303 Exemption from CEQA.

**B. Approval Building Site:**

Per County Ordinance Section C12-307 and C12.309.2, Building Site Approval is required for new single-family or two-family dwellings, including any applicable zoning district to which an -n1 combined zoning district applies.

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

**C. Project/Proposal**

1. **General Plan:** Hillside

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

**Setbacks (HS):** 30-ft from all property lines  
**Height:** 35-feet  
**Stories:** 3-stories

STANDARDS & REQUIREMENTS	CODE SECTION	Meets (Y) or Does Not Meet Standard (N)
Mitigation of Visual Impacts	§ 5.50.040(A)	Y
Compatibility of Natural Environment	§ 5.50.040(B)	Y
Conformance with Design Review Guidelines	§ 5.50.040(C)	Y
Compatibility with Neighborhood and Adjacent Development	§ 5.50.040(D)	Y
Compliance with Zoning District	§ 5.50.040(E)	Y
Conformance with General Plan	§ 5.50.040(F)	Y

**D. Design Review Findings**

As the subject project is located within 100 ft. of scenic road (Sanborn Rd), Design Review is required, as noted in Section 3.30.030, thereby requiring Design Review. All

Design Review applications are subject to the scope of review as listed in §5.50.040 of the County Zoning Ordinance. The overall purpose of design review is to encourage quality design and mitigate potential adverse visual impacts of development. In the following discussion, the scope of review criteria is in **bold**, and an explanation of how the project meets the required standard is in plain text below.

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

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

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

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

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

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

The project complies with the Design Review Guidelines and criteria. The applicant will be providing landscaping along the frontage and along the debris wall. Staff has added a condition of approval to require a landscape plan be approved prior to

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

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

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

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

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

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

The General Plan Growth and Development Chapter for Rural Unincorporated Areas contains specific policies under Strategy #3, to *Ensure Environmentally Safe and Aesthetic Hillside Development*. To address policies intended to minimize or avoid unnecessary grading and for development of lots which propose hilltop or ridgeline development, the applicant has located the structures off the hilltop towards the frontage of the lot. Design Review is required in this case as development is located within 100 ft. of the scenic road (Sanborn Road), specifically proposed at 30 ft. from the right-of-way. The proposed building site blends in with the natural environment as there is extensive existing oak and redwood tree canopy to limit visibility from

Sanborn Road. To address the potential visual impacts of the building location, natural colors and materials with an LRV below 45 are shown on plans and new landscaping will be included for the frontage debris wall to blend into the existing environment. As conditioned, the project would be in conformance with the General Plan which allows low density development within the Hillside General Plan designation.

**D. Grading Findings:**

Pursuant to Section C12-433, all Grading Approvals are subject to specific findings. In the following discussion, the scope of review findings are listed in **bold**, and an explanation of how the project meets the required standard is in plain text below.

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

Estimated grading quantities are 2 cubic yards of cut and 270 cubic yards of fill associated with the proposed project. The grading would establishing the driveway access, building pad for residence with attached garage, water tanks and landscaping. The proposed grading is mostly related to establishing the onsite access for the driveway. Consequently, the amount, design, location and the nature of proposed grading is necessary and appropriate to establish the single-family residential use, which is a permissible use in the HS zoning district.

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

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

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

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

species of concern. Furthermore, maximum cuts for the proposed grading will not exceed 5 feet in height.

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

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

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

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

- 6. Grading conforms with any applicable general plan or specific plan policies; and**

The proposed grading is in conformance with specific findings and policies identified in the County General Plan. The proposed grading is designed to follow the natural terrain, to minimize grading and to reduce visual impacts from hillside development in keeping with General Plan policies R-GD 20- 27, which require that grading be the minimum necessary for the use, with no significant visual scar or impact the environment.

- 7. Grading substantially conforms with the adopted "Guidelines for Grading and Hillside Development" and other applicable guidelines adopted by the County.**

The proposed grading is in conformance with the adopted "*Guidelines for Grading and Hillside Development*," in particular, the specific guidelines for siting, road design, building form and design,. The proposed residence will be located in areas with more gentler slopes, away from the hilltop, which minimizes the need for grading for longer driveways. The driveway is designed in keeping with Guidelines 7, 8 and 9 that require the proposed driveway design avoid excessive cuts and fills into the hillside, and avoid sensitive habitat including significant trees, while meeting the minimum emergency access standards. The retaining walls are also designed to follow the existing hillside contours to minimize visual impacts to the neighboring parcels.

The proposed grading is in conformance with specific findings and policies identified in the County General Plan. The proposed grading is designed to follow the natural terrain, to minimize grading, and to reduce visual impacts caused by hillside development and in keeping with General Plan Policy R-GD 22- 36, as discussed above.

## **BACKGROUND**

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

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

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

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

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

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

## **STAFF REPORT REVIEW**

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Prepared by: Colleen Tsuchimoto, Senior Planner



Reviewed by: Leza Mikhail, Principal Planner/Zoning Administrator



Zoning Administration Meeting




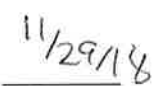
# County of Santa Clara

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

<b>File Number</b>	<b>APN(s)</b>	<b>Date</b>
11220-18B-18G-18DR	517-33-015	11/29/18
<b>Project Name</b>	<b>Project Type</b>	
Gupta Residence	residential	
<b>Owner</b>	<b>Applicant</b>	
Namit and Shiva Gupta	Romain Curtis	
<b>Project Location</b>		
Sanborn Road, Saratoga at APN 517-33-015		
<b>Project Description</b>		
Grading of approximately 2 cubic yards of cut and 270 cubic yards of fill for proposed new residence with attached garage, septic system, water tanks and access driveway.		
All development permits processed by the County Planning Office which require discretionary approval must be evaluated for compliance with the California Environmental Quality Act (CEQA) of 1970 (as amended). Certain projects which meet criteria listed under CEQA may be deemed exempt from environmental review. The project described above has been evaluated by County Planning Staff under the provisions of CEQA and has been deemed to be exempt from any further environmental review per the provision(s) listed below.		
<b>CEQA (Guidelines) Exemption Section:</b>		
15303 (a), "New Construction or Conversion of Small Structures"		
<b>Comments:</b>		
Qualifies for exemption. Project includes minimal grading with no significant environmental impacts to construct a new residence with attached garage, septic system, water tanks, and access driveway. Arborist report verifies that majority of trees to be removed are either dead/diseased or in hazardous condition.		
<b>Prepared by:</b> Colleen A. Tsuchimoto, Senior Planner		
 Signature		 Date



**ATTACHMENT B**  
**PRELIMINARY BUILDING SITE APPROVAL, DESIGN REVIEW AND**  
**GRADING APPROVAL CONDITIONS OF APPROVAL**

Date: February 7, 2019

Owner/Applicant: Namit and Shivi Gupta / Romain Curtis

Location: 0 Sanborn Rd., Saratoga, CA (APN: 517-33-015)

File Number: 11220-18B-18DR-18G

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

Project Description: Building Site Approval, Design Review and Grading for a 2,850 square foot single-family residence with an attached garage. Associated site improvements including a driveway, septic system, water tanks, and landscaping. Associated grading consists of 2 cubic yards of cut and 270 cubic yards of fill (272 cubic yards total). NOTE: 80 cubic yards of fill are associated with building pads for the residence and garage. Approval is based on plans submitted on December 20, 2018.

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

Agency	Name	Phone	E-mail
Planning	Colleen Tsuchimoto	(408) 299- 5797	colleen.tsuchimoto@pln.sccgov.org
Environmental Health	Darrin Lee	(408) 299 – 5748	darrin.lee@cep.sccgov.org
Fire Marshal	Alex Goff	(408) 299 – 5763	alex.goff@sccfd.org
Calfire	Craig Farley	(408) 500-1000	craig.farley@fire.ca.gov
Land Development Engineering	Ed Duazo	(408) 299-5735	ed.duazo@pln.sccgov.org
Roads & Airports	Rocelia Kmak	(408) 573-2464	rocelia.kmak@rda.sccgov.org
Geology	Jim Baker	(408) 299-5774	jim.baker@pln.sccgov.org
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)

- ## 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.

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

### Environmental Health

12. Proposed debris wall shall be designed to ensure minimum setbacks are maintained from onsite wastewater treatment system.
13. All construction activities shall be in conformance with the Santa Clara County Noise Ordinance Section B11-154 and prohibited between the hours of 7:00 p.m. and 7:00 a.m. on weekdays and Saturdays, or at any time on Sundays for the duration of construction.

### Fire Marshal's Office

14. Fire protection water shall be made available to the fire department.
15. Maintenance: Fire protection water systems and equipment shall be accessible and maintained in operable condition at all times, and shall be replaced or repaired where defective. Fire department access roads, driveways, turnouts, and turnarounds shall be maintained free and clear and accessible at all times for fire department use. Gates shall be maintained in good working order, and shall remain in compliance with Fire Marshal Standard CFMO-A3 at all times.

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

### Planning

16. **Prior to issuance of any permits**, the applicant shall pay all reasonable costs associated with the work by the Department of Planning and Development.
17. **Prior to the issuance of a grading permit**, submit tree protection plan. Fencing shall be installed around all trees not slated for removal that are adjacent to construction areas, and shall be maintained during the duration of construction.
18. If possible, tree removal should be scheduled between October and December (inclusive) to avoid the raptor nesting season. Should the October – December time window not be feasible, pre-construction surveys for nesting raptors shall be required as follows:
  - a. Between January and April (inclusive), pre-construction surveys shall be conducted by a qualified ornithologist to identify raptor nests that may be disturbed during project implementation. The survey shall be conducted no more than 14 days prior to the initiation of construction activities and trees removal. Between May and August (inclusive), pre-construction surveys shall be conducted by a qualified ornithologist within 30 days prior to the initiation of construction activities and trees removal. If an active raptor nest is found in or close enough to

the construction area to be disturbed by these activities, the ornithologist shall, in consultation with the California Department of Fish & Wildlife, designate a construction free buffer zone (typically 250 feet) around the nest.

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

#### Land Development Engineering (LDE)

19. **Prior to beginning of any construction activities**, obtain a Grading Permit from Land Development Engineering (LDE).
20. **Prior to LDE clearance of the building permit**, issuance of the grading permit is required (building and grading permits can be applied for concurrently). The process for obtaining a Grading Permit and the forms that are required can be found at the following web page: [www.sccplanning.org](http://www.sccplanning.org) > I Want to...> Apply for a Permit > Grading Permit.

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

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

21. Final plans shall include a single sheet which contains the County standard notes and certificates as shown on County Standard Cover Sheet. Plans shall be neatly and accurately drawn, at an appropriate scale that will enable ready identification and recognition of submitted information.

#### Improvement Plans

22. Final improvement plans shall be prepared by a licensed civil engineer for review and approval by LDE and the scope of work shall be in substantial conformance with the conditionally approved preliminary plans on file with the Planning Office. Include plan, profile, typical sections, contour grading for all street, road, driveway, structures and other improvements as appropriate for construction. The improvement plans shall include an Erosion and Sediment Control Plan that outlines seasonally appropriate erosion and sediment controls during the construction period. Include the County's Standard Best Management Practice Plan Sheets BMP-1 and BMP-2 with the Plan Set. The final design shall be in conformance with all currently adopted standards and ordinances. The following standards are available on-line:

- March 1981 Standards and Policies Manual, Volume 1 (Land Development)  
www.sccplanning.org > Plans & Ordinances > Land Development Standards and Policies
- 2007 Santa Clara County Drainage Manual www.sccplanning.org > Plans & Ordinances > Grading and Drainage Ordinance.

#### Monuments and Access

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

#### Easements

24. All applicable easements affecting the parcel(s) with benefactors and recording information shall be shown on the improvement plans.
25. The following offers to dedicate easements shall be submitted to LDE. All easement dedications shall include legal descriptions, plats, and corresponding documents to be reviewed and approved by the County Surveyor's Office.
- a. Offer to dedicate an easement to the public and the County for storm-drainage purposes, based on the centerline of the creek running through the property and extending 10 feet beyond the tops of bank of both sides of the creek.
26. Submit a letter from the project civil engineer addressing concerns regarding the adequate vehicle clearance for the private driveway, specifically, the transition from the 16% descending driveway into the garage.

#### Drainage

27. **Prior to grading permit issuance**, provide a drainage analysis prepared by a licensed civil engineer in accordance with criteria as designated in the 2007 County Drainage Manual (see Section 6.3.3 and Appendix L for design requirements). The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow for the 10-year and 100-year storm event or cause a hazard or public nuisance. The mean annual precipitation is available on the on-line property profile.

#### Storm Water Treatment – SF Bay watershed

28. Include one of the following site design measures in the project design: (a) direct hardscape and/or roof runoff onto vegetated areas, (b) collect roof runoff in cisterns or rain barrels for reuse, or (c) construct hardscape (driveway, walkways, patios, etc.) with permeable surfaces. Though only one site design measure is required, it is encouraged to

incorporate as many site design measures as possible into the project. For additional information, please refer to the C.3 Stormwater Handbook (June 2016) available at the following website: [www.scvurppp.org](http://www.scvurppp.org) > Resources > reports and work products > New Development and Redevelopment > C.3 Stormwater Handbook (June 2016)

#### Soils and Geology

29. Submit one copy of the signed and stamped geotechnical report for the project.
30. Submit a plan review letter by the Project Geotechnical Engineer certifying that the geotechnical recommendation in the above geotechnical report have been incorporated into the improvement plans.

#### Calfire

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

#### Roads and Airports

32. Encroachment Permit: Obtain a Santa Clara County Roads and Airports (RAD) Encroachment Permit prior to any work within the County right-of-way (ROW) and prior to Building Permit issuance. The Encroachment Permit shall contain all the elements indicated in Improvement Plans below and in Roads and Airports Encroachment Permit Application Process and Information handout. The process for obtaining an Encroachment Permit and the forms can be found at: [www.countyroads.org](http://www.countyroads.org) > Services > Apply for Permits > Encroachment Permit.
33. Improvement Plans: Preliminary plans prepared by Sterling Consultants and received on November 11, 2018, by the Santa Clara County Planning Office have been reviewed. Submit final improvement plans prepared by a licensed civil engineer for review and approval prior to Grading/Building Permit issuance. Include plan, profile, typical section, and grading and drainage for all construction improvements located within the ROW

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

- a. Design Sanborn Road along the property's frontage to County Standard B/4A. Owner's Engineer may proposed modifications to the B/4A standard in the Final Improvement Plans based upon existing site conditions for review and approval



by the County Roads and Airports Department. The modifications may include defining limiting to the frontage improvements and/or reducing the width of the shoulder widening but must demonstrate that the proposed improvements implement the B/4A standard to the maximum extent possible.

- b. Design the driveway approach to County Standard B/4.
- c. Reestablish the flowline along the property's frontage to provide positive flow.
- d. Show all existing and proposed features located within the ROW, including but not limited to, edge of pavement, ROW line, above and below ground utility lines, easements, drainage facilities, trees, landscaping, and other structures and features. All utility relocations, replacements, abandonments, temporary facilities and new facilities are shown.
- e. Show all trees and brush along the project's work limits within the ROW indicating any trees to be removed, pruned, and/or planted. If applicable, obtain a tree removal encroachment permit prior to removal of any tree within the ROW. The process for obtaining approval for a tree removal and the forms that are required can be found at [www.countyroads.org](http://www.countyroads.org) Services > Apply for Permits > Tree Removal from County Right-of-Way.
- f. Provide for the uninterrupted flow of water in swales and natural courses within the ROW. No fill or crossing of any drainage facilities is allowed unless shown on approved plans.
- g. Demonstrate that the post development maximum flow rate onto the County Road ROW is equal or less than pre-development corresponding storm event flow rate. If this cannot be demonstrated, a detention/retention system shall be located outside the County Road ROW.
- h. Provide an Erosion and Sediment Control Plan that outlines seasonally appropriate erosion and sediment controls during the construction period within the ROW in accordance with the Municipal Regional Permit.
- i. Provide a Site Specific Traffic Control Plan or "Typical Application" from Part 6 Temporary Traffic Control of the 2012 Edition Manual Uniform Traffic Control Devices to demonstrate traffic handling during construction as appropriate.

### **CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO BUILDING PERMIT ISSUANCE**

#### **Planning**

34. **Prior to issuance of any permits**, the applicant shall pay all reasonable costs associated with the work by the Department of Planning and Development.
35. **Prior to the issuance of a building permit** submit a landscape documentation package for review and approval (Landscaping Permit). New landscaping is required to surround the residence, frontage debris wall and rear water tanks. Show location of the existing forestry trees which screen the residence. The submittal shall include a landscaping plan,

irrigation plan, and water budget calculations stamped and signed by a licensed landscape architect. The requirements of Division B33 of the County Ordinance Code (Sustainable Landscape Ordinance) shall apply as the total landscape area appears to exceed 2,500 square feet. The landscape ordinance and supporting information can be found on the following web page:

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

36. **Prior to issuance of a building permit**, submit color samples for the house facade, trim and roof indicating the Light Reflectivity Value is less than or equal to 45, pursuant to Zoning Ordinance Section 3.20.040B consistent with approved plans.
37. **Prior to issuance of a building permit**, submit exterior lighting plan if applicable. All lighting on the site shall be designed, controlled and maintained such that no light source is visible from off the property.
38. **Prior to issuance of a building permit**, and pursuant to Zoning Ordinance Section 5.20.125 record a Notice of Permit and Conditions with the County Office of Clerk-Recorder to ensure that successor property owners are aware that certain conditions of approval shall have enduring obligation. Evidence of such recordation shall be provided **prior to building permit issuance**.

#### Environmental Health

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

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

40. **Prior to issuance of a building permit**, provide a water connection letter from the local water purveyor.

### Fire Marshal's Office

41. Fire protection water system shall be installed, functioning and inspected prior to approval of the foundation. System shall be maintained in good working order and accessible throughout construction. A stop work order may be placed on the project if the required hydrant systems are not installed accessible, and/or functioning.
42. OnSite Water Storage: Whereon-site storage tanks are required, details for fire protection water supply shall be included with the building permit set of drawings. Submittal shall include, but not be limited to, location of water supply, (e.g. onsite well, shared well, tank location and capacity, pipe size, wharf hydrant orifice size and location, domestic and fire protection water tanks and piping configuration.
  - a) All installations shall include a primary aboveground storage tank with a capacity of not less than 3,000 gallons dedicated to domestic and fire sprinkler system demand. Storage capacity may be increased due to sprinkler design demand or additional domestic water as required by the Environmental Health Department.
  - b) A secondary aboveground storage tank dedicated to the wharf hydrant shall be provided in accordance with the following:  
Structures up to 3,600 sq. ft.: 5,000 gallons.
  - c) Aboveground storage tanks shall be provided with automatic refill. Manual refilling of tanks is not acceptable.
  - d) Installation of aboveground storage tanks less than 20 ft. to a structure requires tanks to be of noncombustible construction.
  - e) Installation of the tank system shall comply with Fire Marshal Standard CFMO-W5.
  - f) Underground storage tanks and swimming pools shall not be accepted in place of aboveground storage tanks.
  - g) A copy of the Shared Well agreement shall be provided at the time of plan submittal for building permit.
43. One on-site wharf hydrant with a 2 ½ inch orifice is required to be installed when fire protection water is supplied by on-site aboveground storage tank(s). Installation of hydrants shall be in accordance with Fire Marshal Standard Detail CFMO W4.
  - a) Minimum distance to structure shall not be less than 55 ft. from the closest portion of the structure and shall not exceed 150 ft. from the furthest portion of the structure (measured along path of travel).
  - b) Hydrant shall be installed within 8 ft. of driving surface in a location acceptable to the Fire Marshal's Office.
  - c) Installation of a hydrant adjacent to a driveway (12 ft. wide) requires a turnout complying with SD-16 to allow additional emergency vehicles to pass.
  - d) Hydrant shall have a positive flow by means of gravity feed or where that is not possible, from a reliable, listed automatic pump approved by the Fire Marshal. Elevation of hydrants and tanks in relation to each other shall be a major consideration.

44. Access Roads (roads serving more than two lots) for fire department access shall comply with the following:

- a. Width: Clear drivable width of 18 ft. plus a 3 ft. shoulder on each side.
- b. Vertical Clearance: Minimum vertical clearance of 15 ft. shall be maintained to building site (trim or remove tree limbs, electrical wires, structures, and similar improvements).
- c. Curve Radius: Inside turn radius for curves shall be a minimum of 50 ft.
- d. Grade: Maximum grade shall not exceed 15%. The Fire Marshal may permit grades up to a maximum of 20% if no other method is practicable and if consistent with good engineering practices, provided an approved automatic fire sprinkler system is installed throughout the affected dwelling, including attached garage. In no case shall the portion exceeding 15% gradient be longer than 300 feet in length, unless there is at least 100 feet at 15% or less gradient between each 300 foot section. Grades exceeding 15% shall be paved in compliance with County Standards.
- e. Surface: All driving surfaces shall be all-weather and capable of sustaining 75,000 pound gross vehicle weight.
- f. Dead End Roads: Turnarounds shall be provided for dead end access roads in excess of 150 ft. in length. Acceptable turnaround shall be 40 ft. by 48 ft. pad, hammer head, or bulb of 32 ft. radius complying with County Standard SD-16. All turnarounds shall have a slope of not more than 5% in any direction.
- g. Gates & Traffic Calming Devices: Any obstruction to emergency access such as gates, speed bumps/humps/ traffic circles, etc. shall require prior approval from the County.

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

- a. Width: Clear width of driveable surface of 12 ft.
- b. Vertical Clearance: Minimum vertical clearance of 13 ft. 6 in. shall be maintained between the access road and the building site (trim or remove, tree limbs, electrical wires, structures, and similar improvements).
- c. Curve Radius: Inside turn radius for curves shall be a minimum of 50 ft.
- d. Maximum grade shall not exceed 16%. The Fire Marshal may permit grades up to a maximum of 20% if no other method is practicable and if consistent with good engineering practices, provided an approved automatic fire sprinkler system installed throughout the affected dwelling, including attached garage. In no case shall the portion exceeding 16% gradient be longer than 300 feet in length, unless there is at least 100 feet at 15% or less gradient between each 300 foot section. Grades exceeding 15% shall be paved in compliance with County Standard SD5.

- e. Surface: All driving surfaces shall be all -weather and capable of sustaining 75,000 pound gross vehicle weight.
- f. Turnouts: Passing turnouts in compliance with SD-16 shall be provided at every 400 ft. and wherever hydrants are placed adjacent to a driveway.
- g. Turnarounds: Turnaround shall be provided for driveways in excess of 150 ft. as measured along the path of travel from the centerline of the access road to the structure. Acceptable turnarounds shall be 40 ft. by 48 ft. pad, hammerhead, or bulb of 40 ft. radius complying with County Standard SD-16. All turnarounds shall have a slope of not more than 5% in any direction.
- h. Gates shall not obstruct the required width or vertical clearance of the driveway and may require a Fire Department Lock Box/Gate Switch to allow for fire department access. Installation shall comply with CFMO A3.

46. This property is located in the Wildland/urban Interface Fire Area. All of the following conditions shall apply:
- a. A Class "A" roof assembly is required. Detail shall be included in plans submitted for building permit.
  - b. Provide a ½ inch spark arrester for the chimney.
  - c. Remove significant combustible vegetation within 30 ft. of the structure to minimize risk of wildfire casualty. Maintain appropriate separation of vegetative fuels in areas between 30 and 100 feet from the structure.

#### Roads and Airports

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

#### Geology

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

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

#### Planning

49. **Prior to final inspection**, contact Colleen Tsuchimoto, at least a week in advance to schedule a site visit to verify the approved exterior colors, and landscaping have been installed as approved.

Design Review and Grading Approval  
File #11220-18B-18DR-18G  
February 7, 2019

#### Land Development Engineering

50. Construct all the improvements. Construction staking is required and shall be the responsibility of the developer.
51. Property owner is responsible for the adequacy of any drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health or damage to adjoining property.

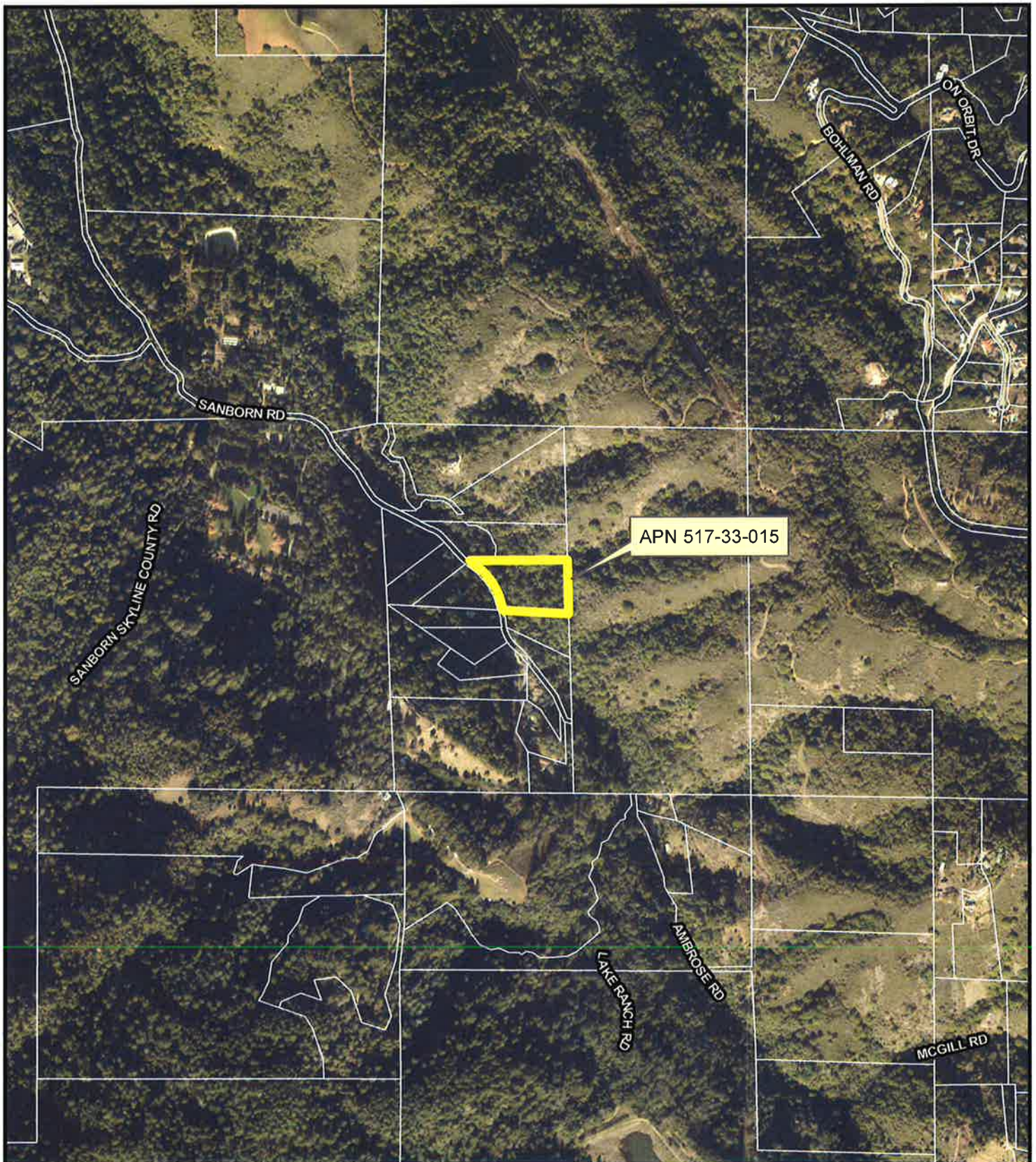
#### Fire Marshal's Office

52. Water protection tanks and wharf hydrant to be installed before combustible materials are brought on-site.
53. Fire Department access to be installed before combustible materials are brought on site.
54. Fire Sprinkler System: An approved residential fire sprinkler system complying with CFMO-SP6 shall be installed throughout the structure.

#### Roads and Airports

55. Construction: Construct all of the aforementioned improvements prior to final Building occupancy. Construction staking within the ROW is required and shall be the responsibility of the developer.

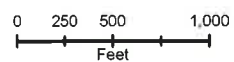




## Vicinity Map

File No.11220-18B-18DR-18G

APN 517-33-015



This map created by the Santa Clara County Planning Office. The GIS data was compiled from various sources. While deemed reliable, the Planning Office assumes no liability for errors or omissions. Y:\GIS\Reports\11220\11220\_vicinity.mxd



Attachment C: Vicinity Map







**NEW HOME:**

Sanbom Rd., Saratoga - APN: 517 -33-015



**1 - ROOF A:**

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

**2 - ROOF B:**

SLATE SHINGLES FROM AMERICAN SLATE  
ALPINE VALLET NATURAL  
LRV=30

**3 - WALL A:** MERLEX STUCCO – P-1661 TITANIUM

LRV=20

**4 - WALL B:** MERLEX STUCCO – P-505 AGATE

LRV=45

**5 - WALL C:**

ELDORADO STONE  
HILLSTONE - VERONA  
LRV=35

**6 - WALL D:**

ELDORADO STONE  
ASHLAR  
LRV=45

**7 - WINDOWS:**

ANDERSON 100 SERIES – FIBER GLASS  
LRV=40

**8 - DOOR:**

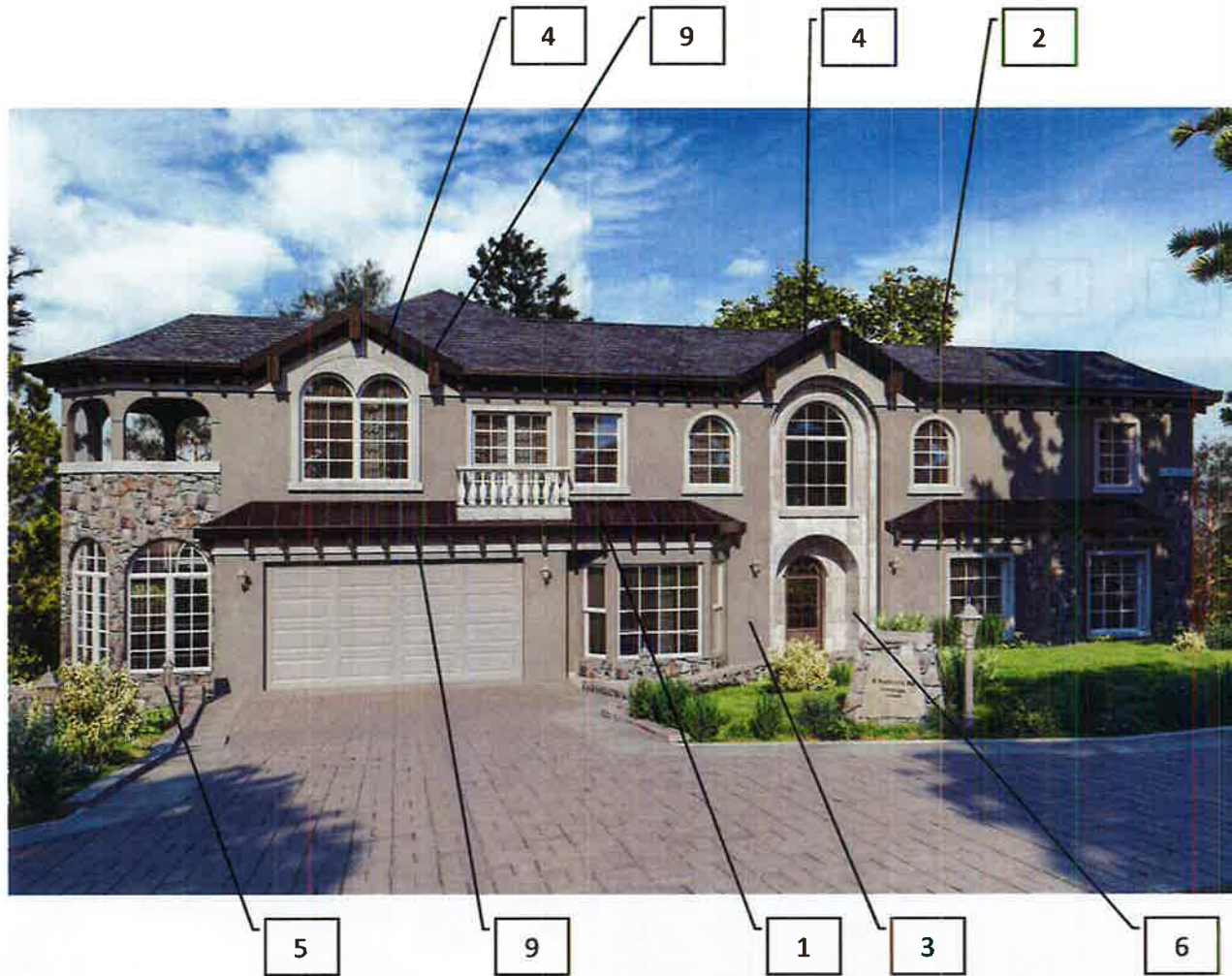
SOLIDE CORE WOOD FROM STEVE AND SONS  
SAVANNAH COLLECTION  
LRV=25

**9 - EAVES AND WOOD:**

CEDAR PAINTED  
BEHR MULTI SURFACE ROOF PAINT – BROWN 2258  
LRV=15

**10 - GUTTERS:**

METAL COOR COTED TO MATCH  
BEHR MULTI SURFACE ROOF PAINT  
BROWN 2258  
LRV=20



**1 - ROOF A:**  
 METAL STANDING SEAM 1.75" RIB  
 DARK BRONZE FROM WESTERN LOCK  
 18" 24 GAUGE  
 FINISH-PVDF Resin Based AKA Kynar 500®  
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 SLATE SHINGELS FROM AMERICAN SLATE  
 ALPINE VALLET NATURAL  
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 LRV=45

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 HILLSTONE - VERONA  
 LRV=35

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 ASHLAR  
 LRV=45

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 ANDERSON 100 SERIES – FIBER GLASS  
 LRV=40

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

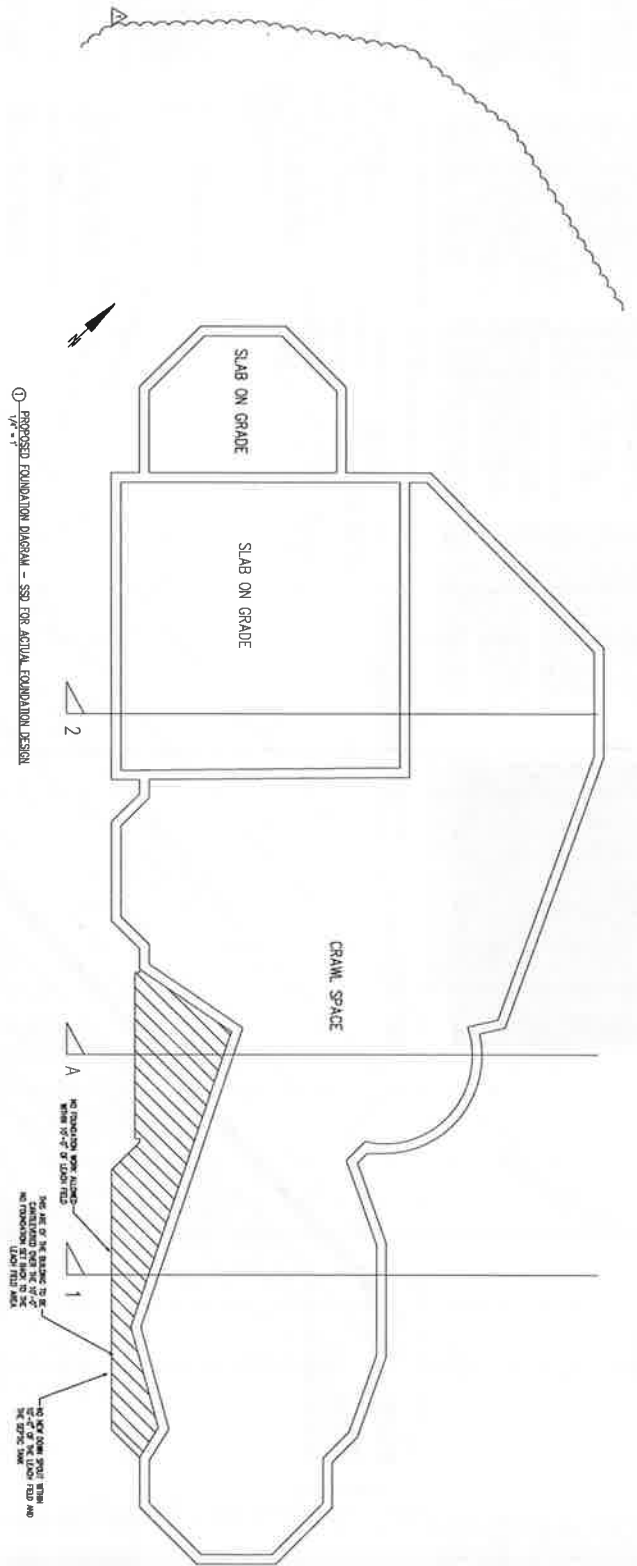
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 LRV=15

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 BROWN 2258  
 LRV=20

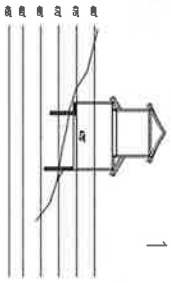




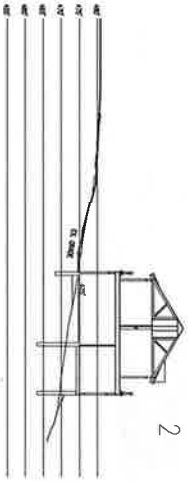
VERIFY ALL DIMENSIONS IN FIELD, IN CASE OF DISCREPANCY, GO TO CONTRACT ARCHITECT PAPER TO DETERMINE IF WORK



① PROPOSED FOUNDATION DIAGRAM - SSD FOR ACTUAL FOUNDATION DESIGN  
1/4" = 1'

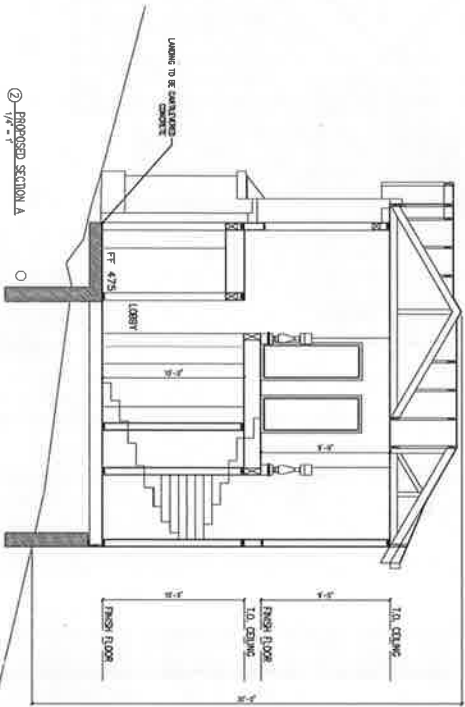


1



2

③ SITE SECTION 1/2  
1/4" = 1'



② PROPOSED SECTION A  
1/4" = 1'



REVISIONS	
△	11/05/2018
△	12/07/2018
△	
△	



ROMAN CLATIS  
REGISTERED ARCHITECT  
387 COLUMBIA RD  
SUITE 100  
SARATOGA, CA 95070  
CLATIS@CLATISARCHITECTS.COM

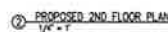
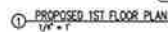
NEW HOME  
0 SANBORN RD  
SARATOGA

PROPOSED SECTION

SCALE	1/4" = 1'-0"
DATE	07/30/2018
DESIGNER	PLG
PROJECT	PLG
18-052	

A-2

**INTERIOR FINISHES:**  
WALL - SHEET ROCK - SMOOTH FINISH  
CEILING - SHEET ROCK - SMOOTH FINISH  
FLOORS - ENGINEERED WOOD FLOORS OVER 1/2" PAD MAT.  
FLOORS - CARPET OVER 1/2" PAD MAT.  
FLOORS FOR BATHROOM, CLOSET, REAR PORCH AND REAR DECK  
WALLS IN BATHROOMS TO BE TILED  
GARAGE TO BE SEALED/PAVED CONCRETE  
ALL WINDOW TO BE WOOD AND VINYL - LEAD  
ALL DOORS TO BE SOLID WOOD (DOOR - LEAD



#	ROOM	TRF	FRAME	STW	MOOT	BLIND
1	LOBBY	GLASS DOOR	ALUMINUM W/ WOOD INTERIOR	2-4	8-0	FRONTED
2	LOBBY	VIEW	ALUMINUM W/ WOOD INTERIOR	2	5-0	C.L.F.
3	OFFICE	VIEW	ALUMINUM W/ WOOD INTERIOR	3	6-8	C.L.F.
4	OFFICE	CASEMENT	ALUMINUM W/ WOOD INTERIOR	1	7-0	C.L.F.
5	LOBBY	VIEW	ALUMINUM W/ WOOD INTERIOR	1	7-0	C.L.F.
6	RECL. ROOM	CASEMENT	ALUMINUM W/ WOOD INTERIOR	4	3-5	C.L.F.
7	RECL. ROOM	GLASS DOOR	ALUMINUM W/ WOOD INTERIOR	4	3-5	C.L.F.
8	KITCHEN	VIEW	ALUMINUM W/ WOOD INTERIOR	4	3-3	C.L.F.
9	BEDROOM	VIEW	ALUMINUM W/ WOOD INTERIOR	2	2-0	C.L.F.
10	BEDROOM	GLASS DOOR	ALUMINUM W/ WOOD INTERIOR	2	2-0	C.L.F.
11	BATH	GLASS DOOR	ALUMINUM W/ WOOD INTERIOR	1	2-8	FRONTED
12	OFFICE	VIEW	ALUMINUM W/ WOOD INTERIOR	3	5-0	C.L.F.
13	TOILET	VIEW	ALUMINUM W/ WOOD INTERIOR	3	5-0	C.L.F.
14	BATH	VIEW	ALUMINUM W/ WOOD INTERIOR	1	8-0	C.L.F.
15	HALL	VIEW	ALUMINUM W/ WOOD INTERIOR	1	8-0	C.L.F.
16	BEDROOM	CASEMENT	ALUMINUM W/ WOOD INTERIOR	1	5-0	C.L.F.
17	BEDROOM	CASEMENT	ALUMINUM W/ WOOD INTERIOR	1	5-0	C.L.F.
18	BEDROOM	VIEW	ALUMINUM W/ WOOD INTERIOR	2	2-0	C.L.F.
19	BEDROOM	GLASS DOOR	ALUMINUM W/ WOOD INTERIOR	2	2-0	C.L.F.
20	BEDROOM	CASEMENT	ALUMINUM W/ WOOD INTERIOR	2	3-0	C.L.F.
21	HALL	CASEMENT	ALUMINUM W/ WOOD INTERIOR	1	3-0	C.L.F.
22	BEDROOM	GLASS DOOR	ALUMINUM W/ WOOD INTERIOR	1	3-0	C.L.F.
23	BEDROOM	CASEMENT	ALUMINUM W/ WOOD INTERIOR	1	3-0	C.L.F.
24	BEDROOM	VIEW	ALUMINUM W/ WOOD INTERIOR	1	3-0	C.L.F.
25	BEDROOM	GLASS DOOR	ALUMINUM W/ WOOD INTERIOR	1	3-0	C.L.F.
26	BEDROOM	CASEMENT	ALUMINUM W/ WOOD INTERIOR	1	3-0	C.L.F.
27	BEDROOM	GLASS DOOR	ALUMINUM W/ WOOD INTERIOR	1	3-0	C.L.F.
28	BEDROOM	CASEMENT	ALUMINUM W/ WOOD INTERIOR	1	3-0	C.L.F.
29	BEDROOM	GLASS DOOR	ALUMINUM W/ WOOD INTERIOR	1	3-0	C.L.F.
30	BEDROOM	CASEMENT	ALUMINUM W/ WOOD INTERIOR	1	3-0	C.L.F.

6



ROMAIN CURTIS  
ARCHITECT #C35019  
POLYGON DESIGN STUDIO  
357 CIVIC DR #3  
PLEASANT HILL, CA 94523  
510 512 0345  
romain@polygondesignstudio.com

NEW HOME  
0 SANBORN RD  
SARATOGA

## PROPOSED

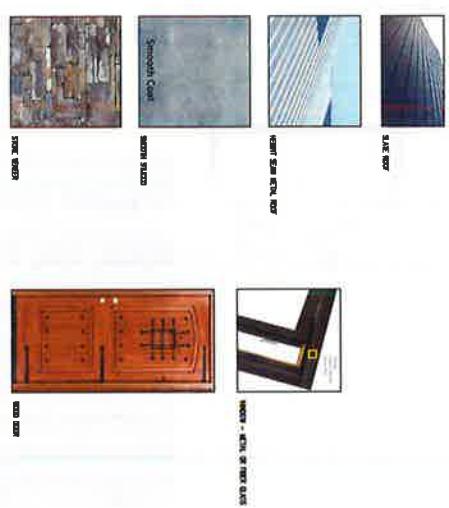
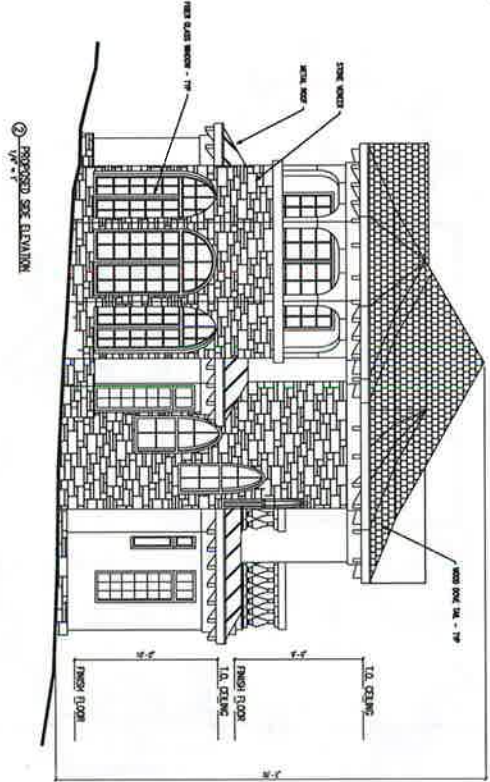
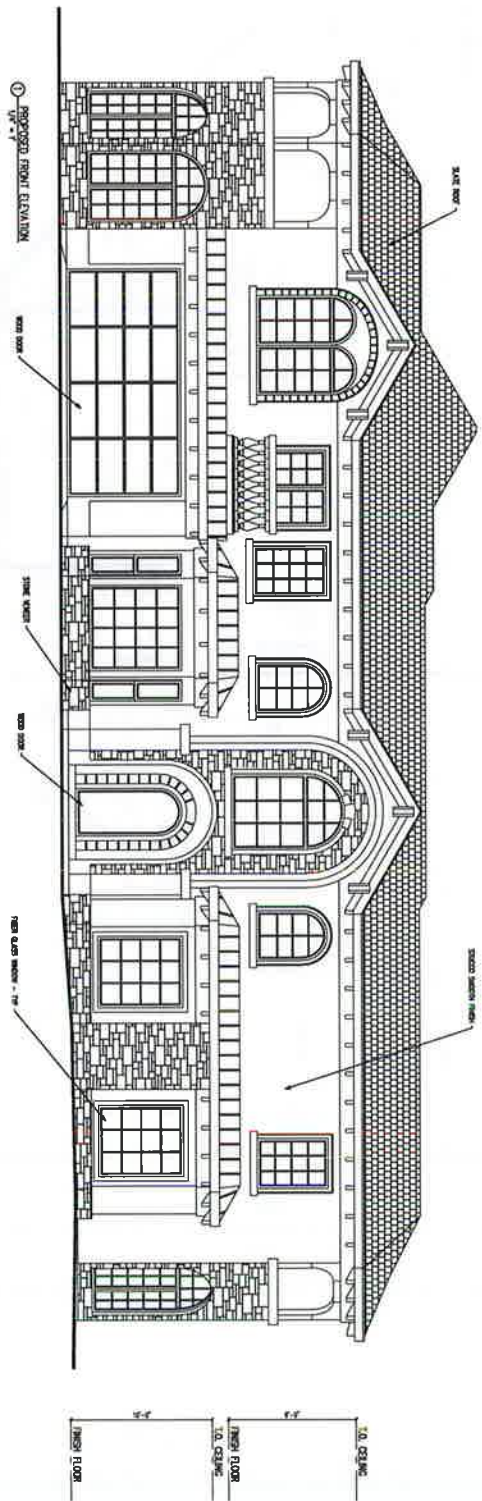
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ISSUE DATE  
07/30/2018  
SCALE  
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JOB NO  
18-052  
SHEET

A-3



VERIFY ALL DIMENSIONS IN FIELD. IN CASE OF DISCREPANCY, GC TO CONTACT ARCHITECT PRIOR TO CONTINUATION OF WORK





REVISIONS

11/05/2018	12/07/2018
12/07/2018	

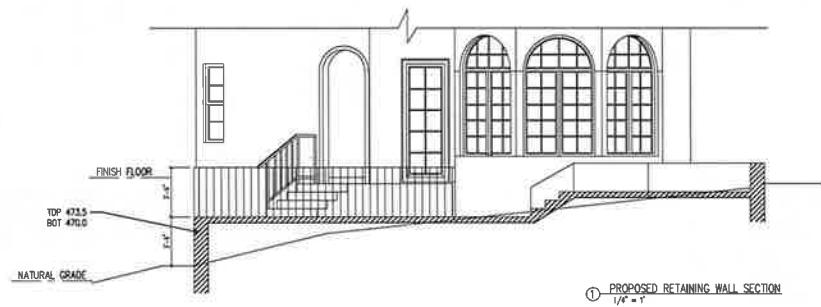
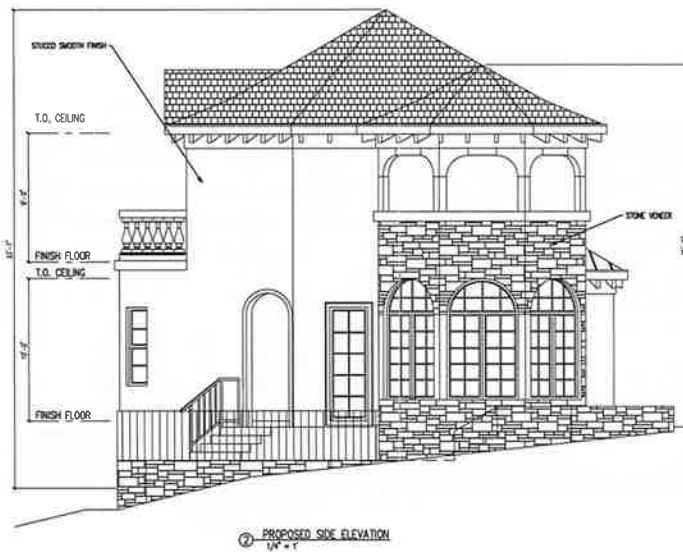


THOMAS C. CATTI  
ARCHITECT  
10000 N. 100TH AVE. SUITE 100  
SARATOGA, CA 95070  
TEL: 408.861.1111 FAX: 408.861.1112  
www.thomascatti.com

NEW HOME  
0 SANBORN RD  
SARATOGA

PROPOSED  
ELEVATIONS

DRAWN BY	PLG
CHECKED BY	PLG
DATE	07/30/2018
SCALE	1/4"=1'-0"
JOB NO.	18-052
SHEET	



# REVISIONS

- 11/05/2018
- 12/07/2018
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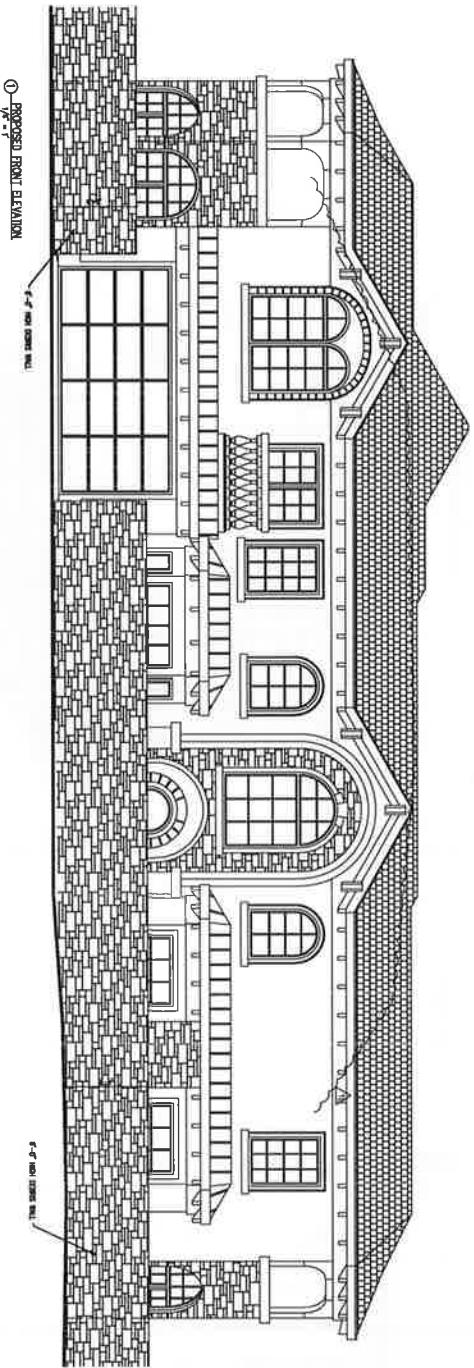
ROMAINE CURTIS  
ARCHITECT #C35019  
POLYCHON DESIGN STUDIO  
307 CIVIC DR #2  
PLEASANT HILL, CA 94523  
916 942 8045  
rromain@polychondesignstudio.com

NEW HOME  
0 SANBORN RD  
SARATOGA

## PROPOSED ELEVATIONS

DRAWN BY  
PLG  
CHECKED BY  
PLG  
ISSUE DATE  
07/30/2018  
SCALE  
1/4"=1'-0"  
JOB NO  
18-052  
SHEET

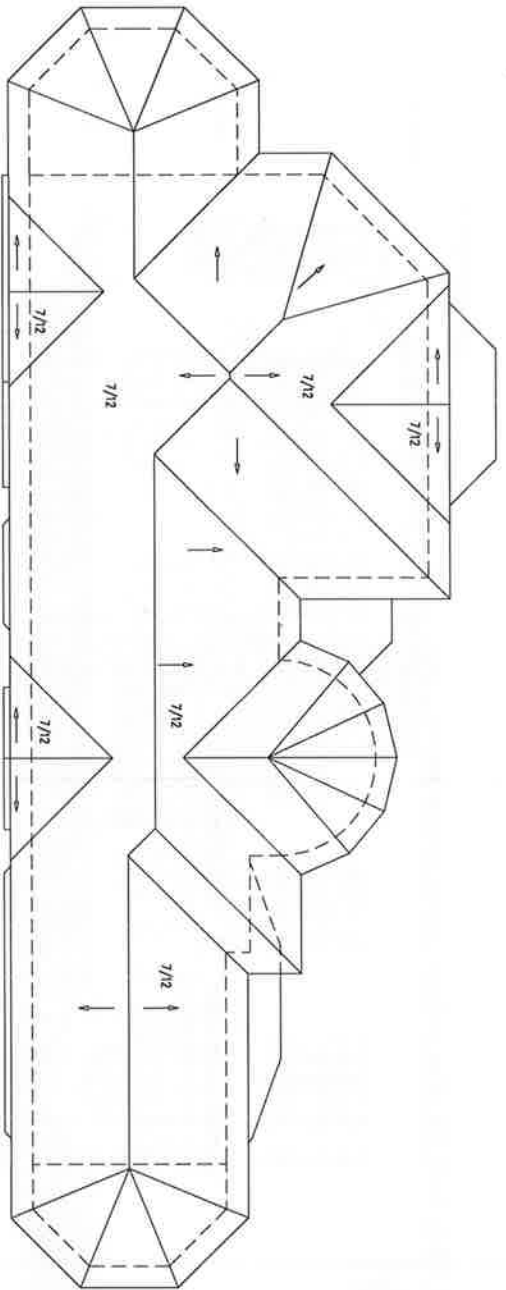
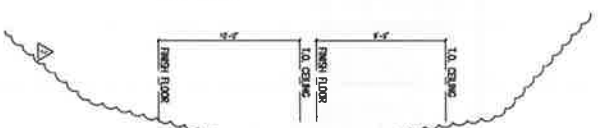
A-5



PROPOSED FRONT ELEVATION

6'-0" HIGH STONE WALL

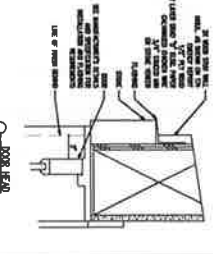
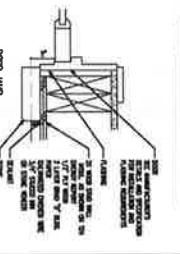
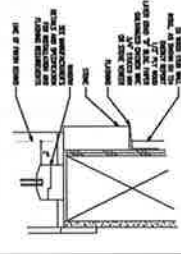
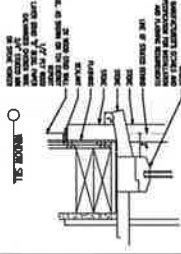
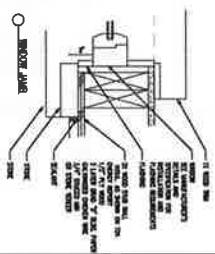
6'-0" HIGH STONE WALL



PROPOSED ROOF PLAN

0 5 10 15 20 25

REVISIONS AND DOOR, JAMB AND SILL DETAILS



DOOR JAMB AND SILL DETAILS

REVISIONS	DATE	BY	DESCRIPTION
1	11/05/2018		11/05/2018
2	12/07/2018		12/07/2018
3			
4			



ARCHITECT

NEW HOME  
0 SANBORN RD  
SARATOGA

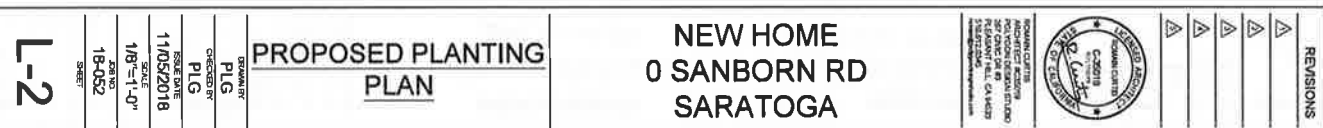
PROPOSED  
ROOF PLAN

A-6

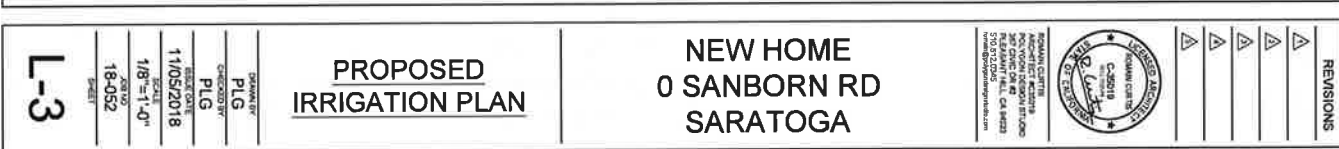
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DATE	07/30/2018
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18-052	

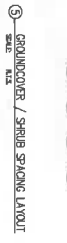
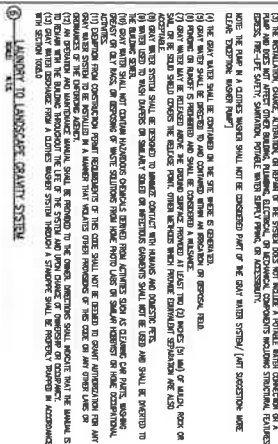
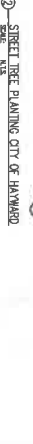










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11/05/2018	ISSUE DATE
1/4"=1'-0"	SCALE
18-052	JOB NO

# REVISIONS

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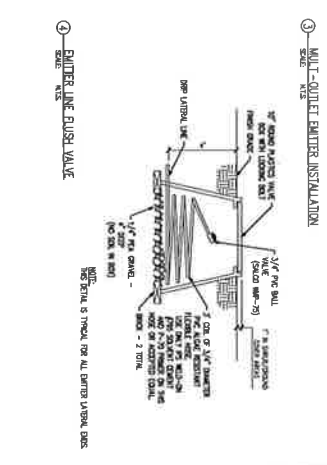
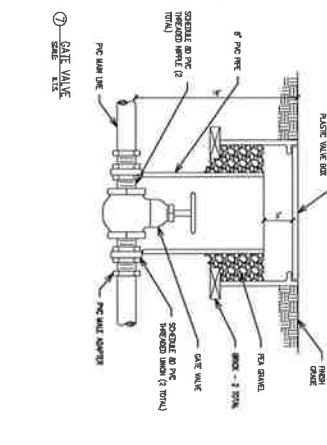
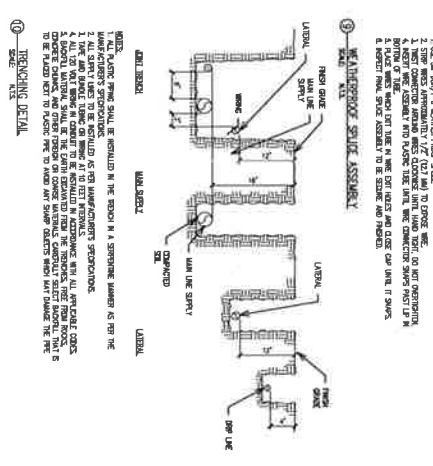
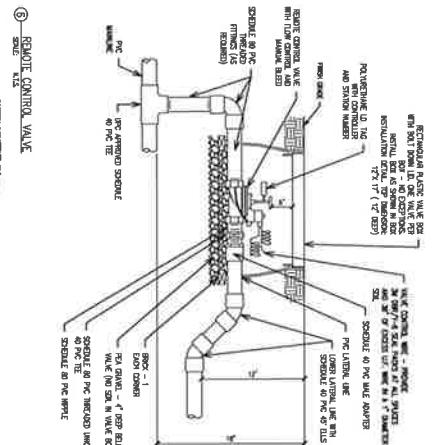
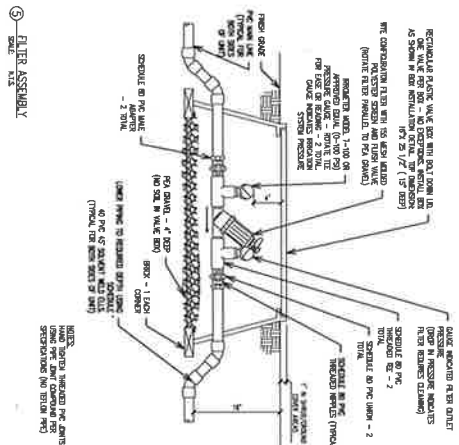
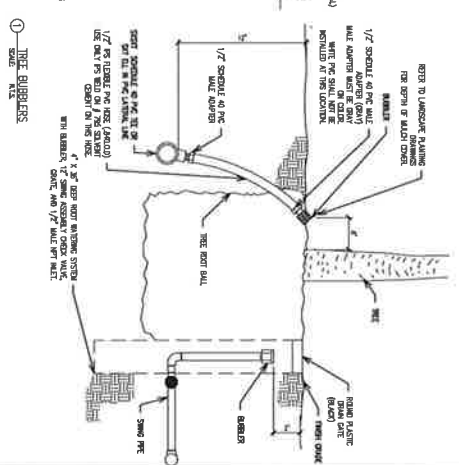
MECHANICAL  
ARCHITECT RECORDS  
307 CROSS ST. #200  
FARMERSVILLE, CA 94535  
TEL: (925) 937-1100  
WWW.AECRECORDS.COM

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SARATOGA

## DETAILS

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DATE	11/05/2018
SCALE	1/4" = 1'-0"
SHEET	18-052

L-5

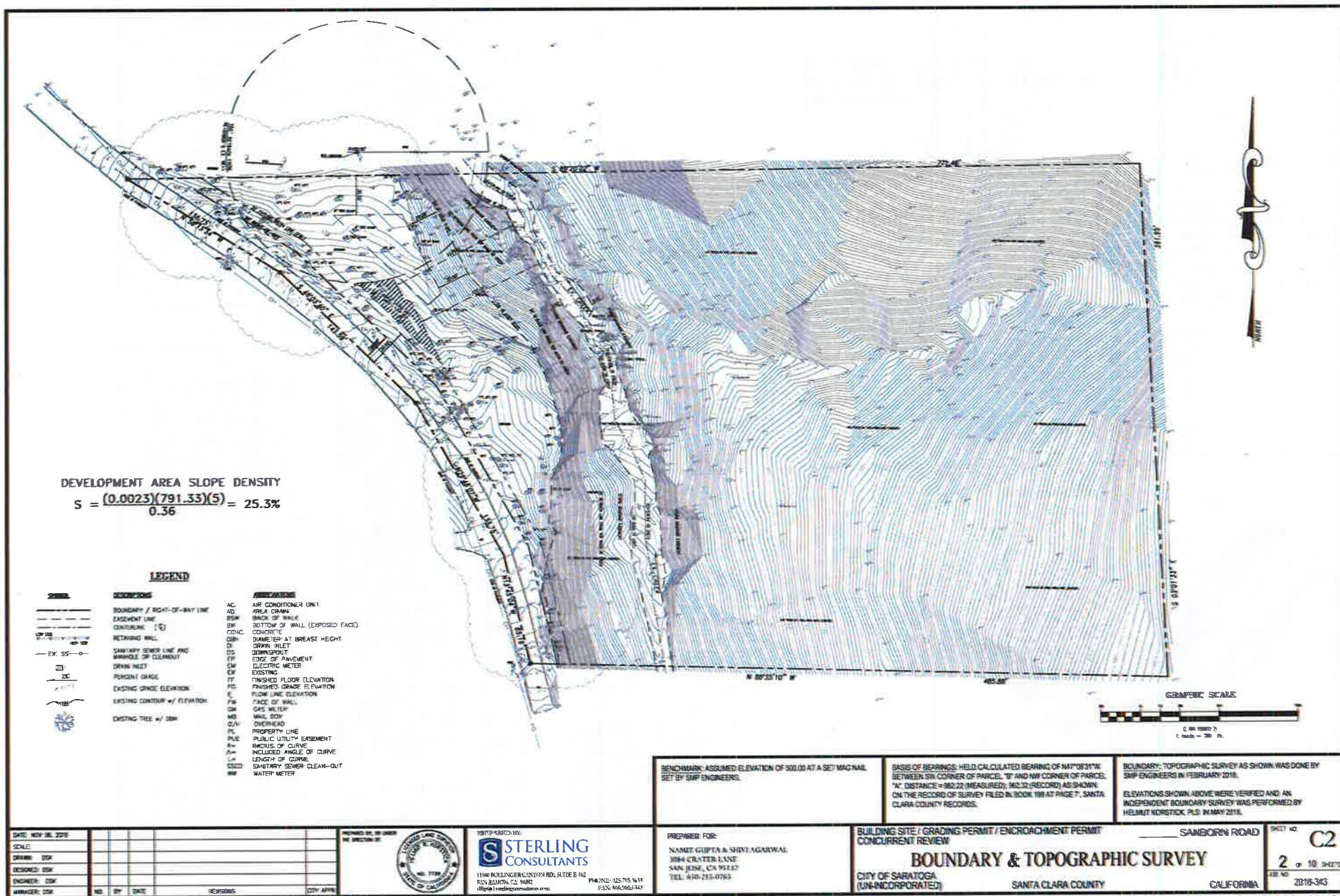










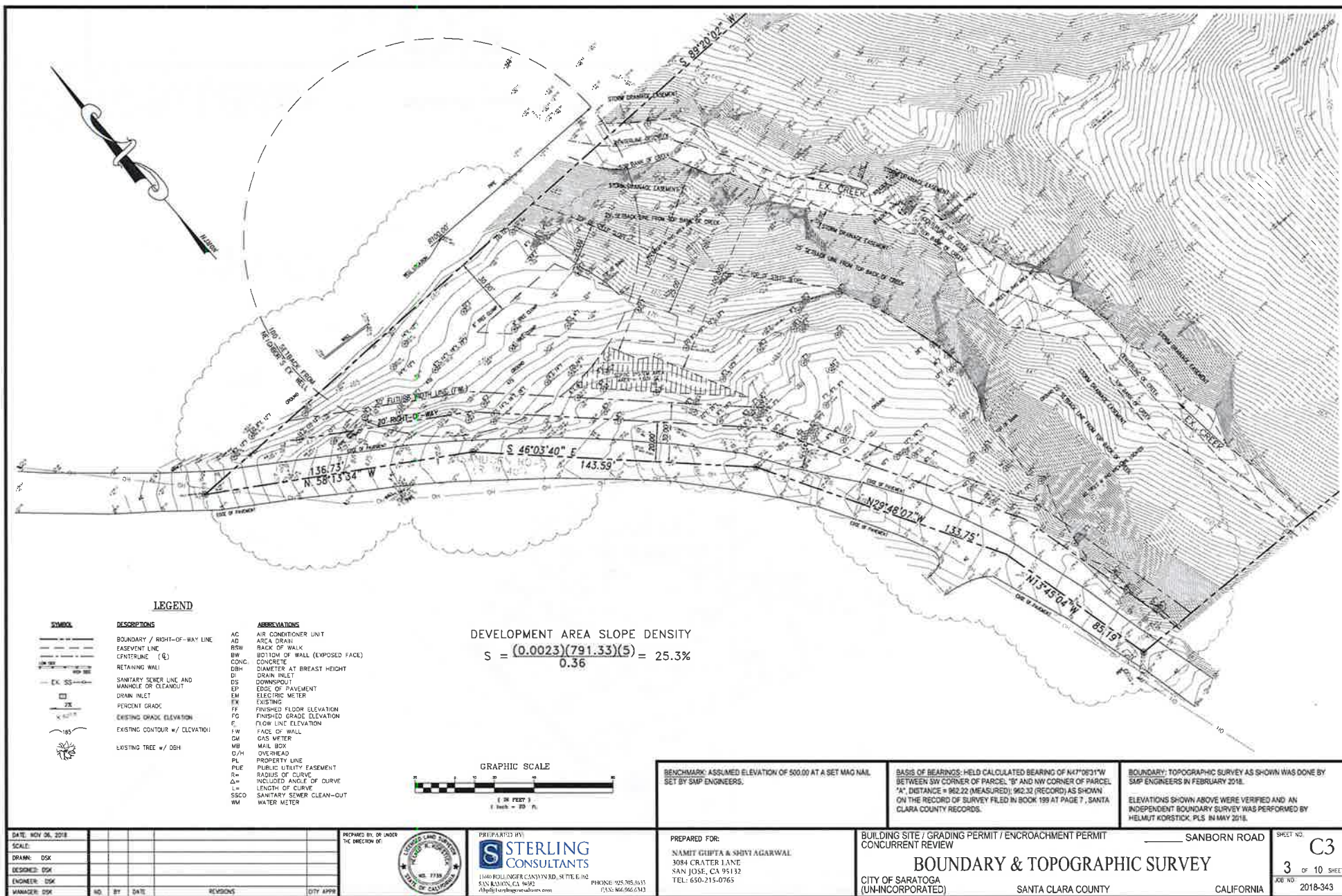


APPLICANT: NAMIT GUPTA & SHIVI AGARWAL

ROAD: SANBORN

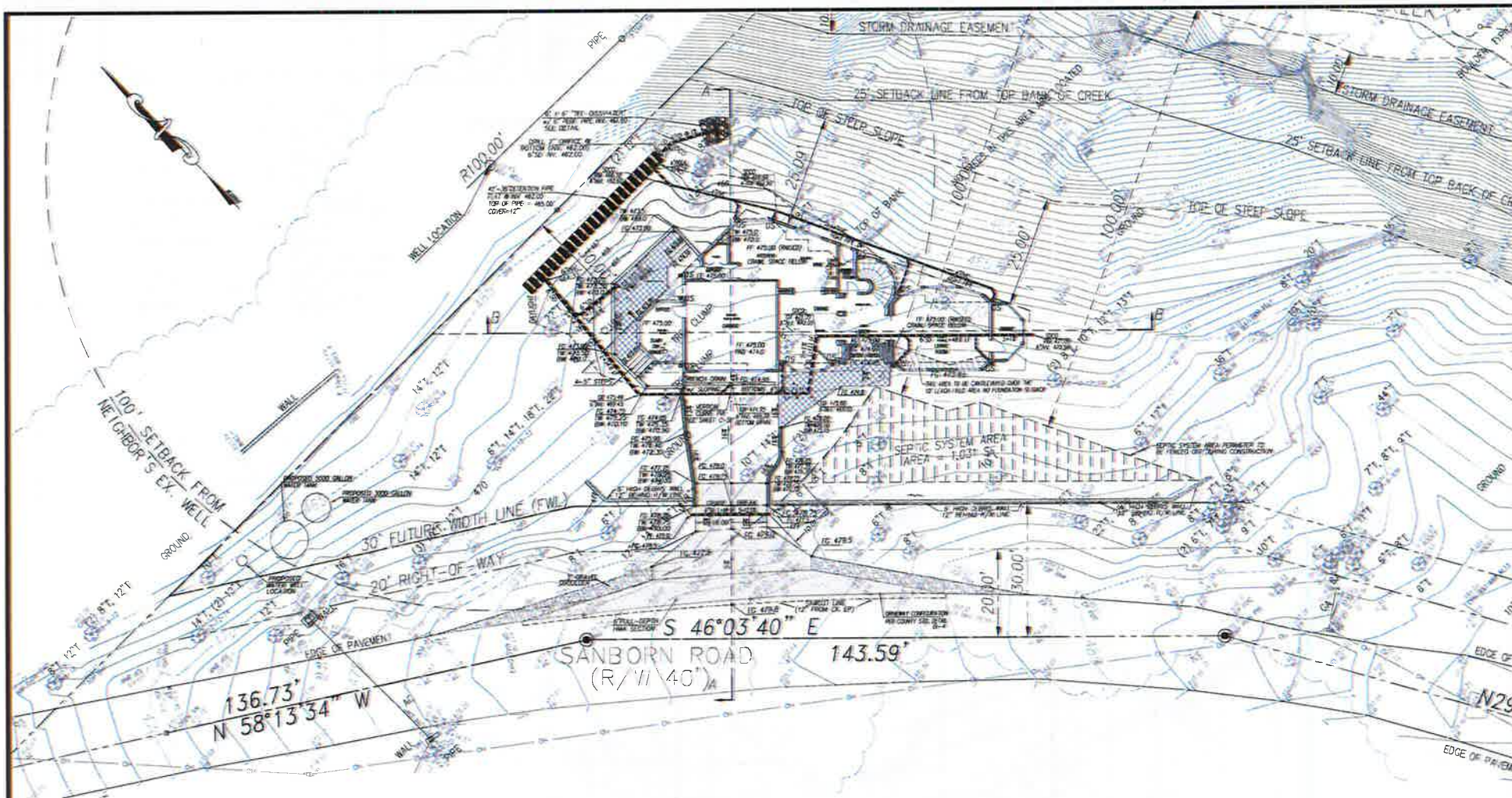
COUNTY FILE NO.: 11220-18-PA





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NEED TO ENCROACHMENT PERMIT  
CONSTRUCTION PERMIT AND PLANS  
COVER SHEET FOR SPECIAL  
CONDITIONS AND PERMITTING PANEL

DATE: NOV 08, 2018					
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DATE: 03/11/2019					
MANAGER: DDM					
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BUILDING SITE / GRADING PERMIT / ENCROACHMENT PERMIT CONCURRENT REVIEW	SANBORN ROAD	SHEET NO. <b>C4</b>
<b>GRADING &amp; DRAINAGE PLAN</b>		4 OF 10 SHEETS
CITY OF SARATOGA (UNINCORPORATED)	SANTA CLARA COUNTY CALIFORNIA	2018-343

APPLICANT: NAMIT GUPTA & SHIVI AGARWAL

ROAD: SANBORN

COUNTY FILE NO.: 11220-18-PA



[illegible]

**STERLING**  
CONSULTANTS

MICHAEL FOR  
 NADOT GUYTON & SHAW GARDEN  
 1000 CRAFT LANE  
 SAN JOSE, CA 95128  
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**DRIVEWAY**

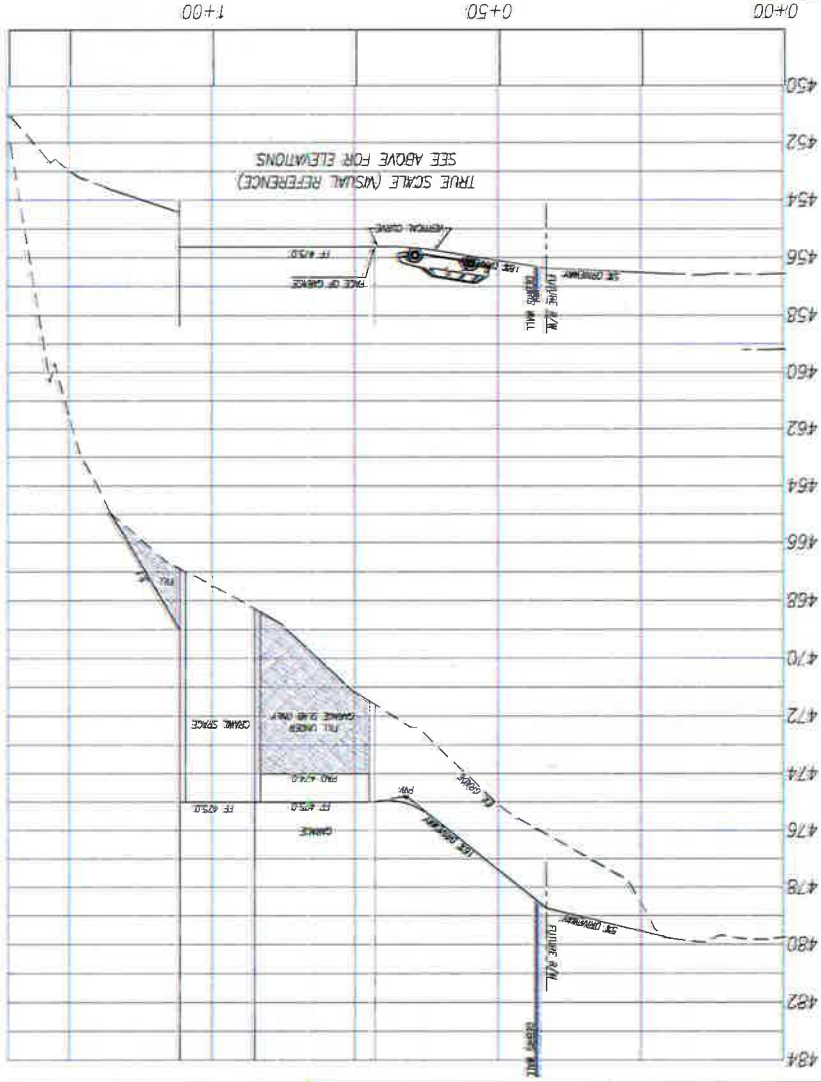
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**SANBORN ROAD**  
**DISTANCE**  
**CALIFORNIA**

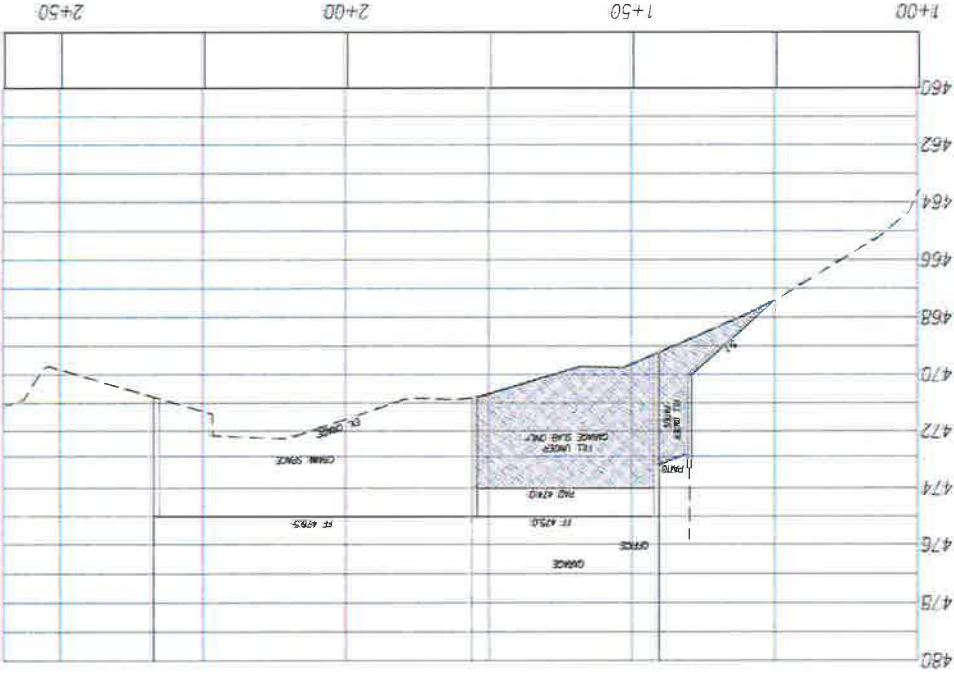
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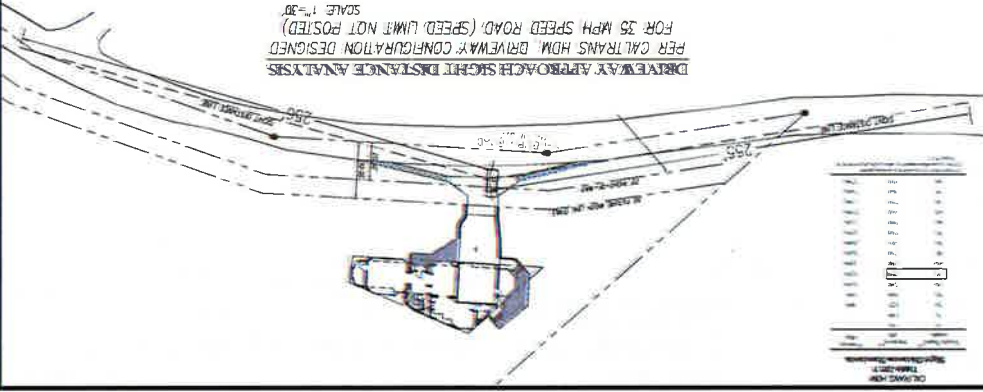
DRIVEWAY PROFILE - SECTION A-A



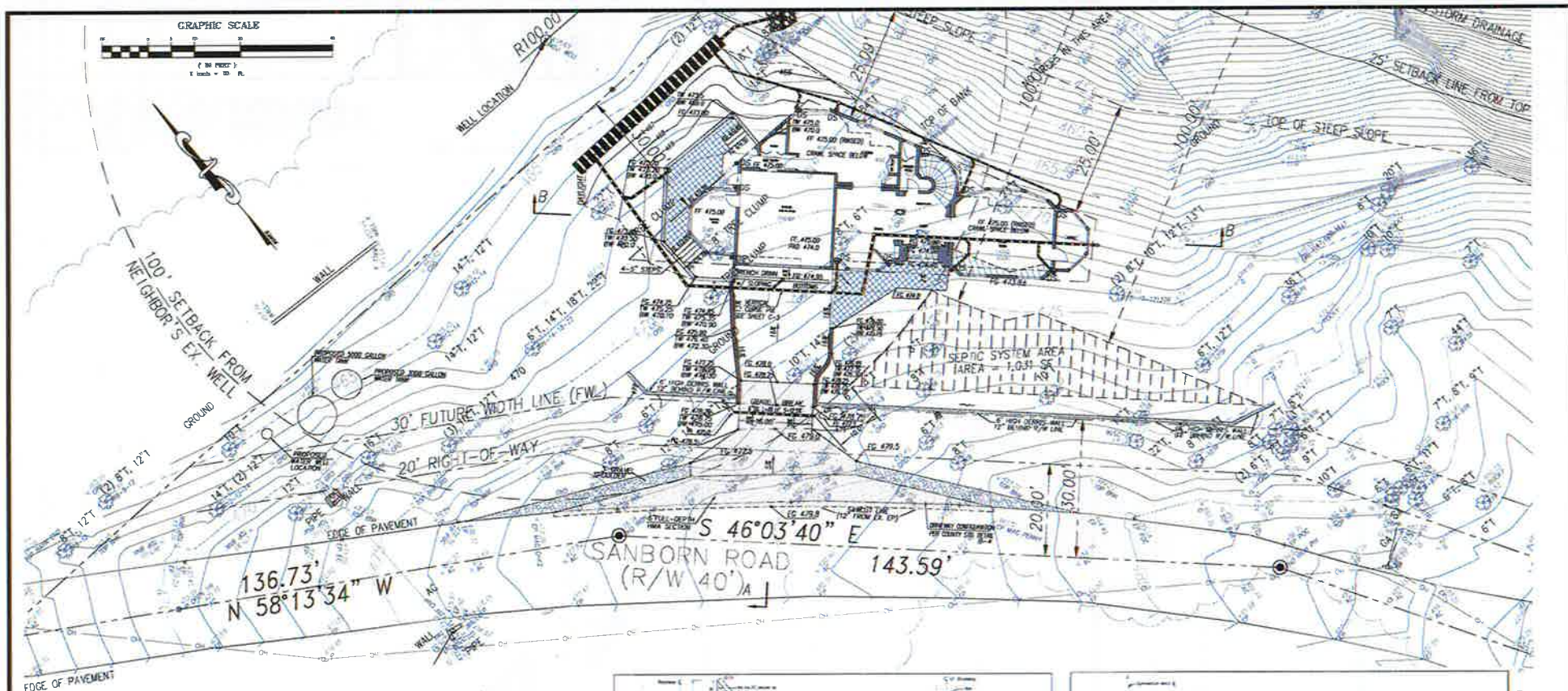
## SECTION B-B - NORTH-SOUTH



DRIVEWAY APPROACH SIGHT DISTANCE ANALYSIS  
PER CALTRANS HDM DRIVEWAY CONFIGURATION DESIGNED  
FOR 35 MPH SPEED ROAD. (SPEED LIMIT NOT POSTED)  
SCALE 1"=30'







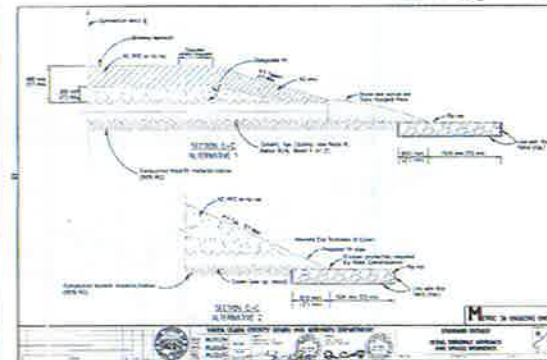
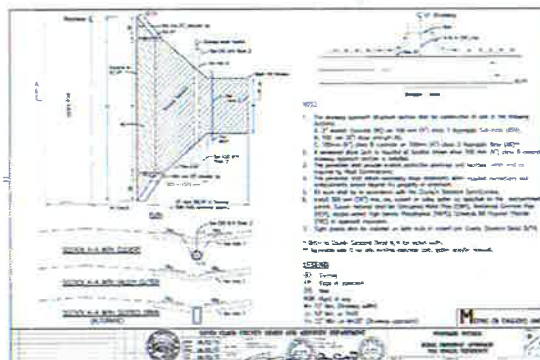
#### PERMANENT MONUMENTS/ MONUMENT PRESERVATIONS:

1. IN ACCORDANCE WITH THE CALIFORNIA PROFESSIONAL LAND SURVEYORS' ACT (BUSINESS & PROFESSIONS CODE) CHAPTER 15, SECTIONS 8771 AND 8723.4, CALIFORNIA PENAL CODE 605, AND CALIFORNIA GOVERNMENT CODE 27081 THE OWNER, CONTRACTOR, AND/OR ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES THAT WILL OR MAY OBTAIN AN EXISTING ROADWAY/STREET MONUMENT, CORNER STAKE, OR ANY OTHER PERMANENT SURVEYED MONUMENT AND/OR AS SHOWN ON THE PLAN SHEET SHALL ENSURE THAT A CORNER RECORD AND/OR RECORD OF SURVEY ARE FILED WITH THE COUNTY SURVEYOR OFFICE PRIOR TO BEGINNING SAID MONUMENTS. ALL DISTURBED OR DESTROYED MONUMENTS SHALL BE RESET AND FILED IN COMPLIANCE WITH SECTION 8771.

#### IMPROVEMENT PLAN CONSTRUCTION NOTES:

1. ALL WORK IN THE COUNTY ROAD RIGHT-OF-WAY REQUIRES AN ENCROACHMENT PERMIT FROM THE ROADS & AIRPORTS DEPARTMENT. EACH INDIVIDUAL ACTIVITY REQUIRES A SEPARATE PERMIT - I.E., RETAINING WALLS, DRIVEWAY APPROACHES, TEMPORARY CONSTRUCTION ENTRANCES, FENCES, LANDSCAPING, TREE REMOVAL, STORM DRAINAGE IMPROVEMENTS, ALL UTILITY OPERATIONS (RELOCATIONS, REPLACEMENTS, ABANDONMENTS, TEMPORARY FACILITIES, AND/OR NEW FACILITIES FOR CABLE, ELECTRIC CABLE, WATER, GAS, AND/OR OTHER).
2. ROADWAYS DESIGNATED AS NOT COUNTY MAINTAINED ROADS AS SHOWN UPON THIS PLAN, WILL NOT BE ELIGIBLE FOR COUNTY MAINTENANCE UNTIL THE ROADWAYS ARE IMPROVED (AT HIS COST TO THE COUNTY) TO PUBLIC MAINTENANCE ROAD STANDARDS APPROVED BY THE BOARD OF SUPERVISORS AND IN EFFECT AT SUCH TIME THAT THE ROADWAYS ARE CONSIDERED FOR ACCEPTANCE INTO THE COUNTY'S ROAD SYSTEM.
3. SURVEY AND PREPARE A MINIMUM OF 1-FT OF SANBORN ROAD ADJACENT PROPERTY'S FRONTAGE IMPROVEMENT LIMITS. MATCH FUTURE/EXISTING SECTION IN KIND AND TO MINIMUM COUNTY STANDARD.
4. RECONSTRUCT FIVE LINE IN SHOULDER AREA IN ROAD WITH 4-INCH WHITE RETROSPECTIVE PAVEMENT MARKING AND AS REQUESTED BY COUNTY INSPECTOR AND/OR ENGINEER.
5. TRENCH, EXCAVATE, BACKFILL, AND COMPACT ALL PORTIONS OF SANBORN ROAD RIGHT-OF-WAY TO COUNTY STANDARDS. STRUCTURAL SECTION SHALL MATCH EXISTING IN BANK PAVED SECTION SHALL BE REPLACED PER COUNTY STANDARD 0/30 AND UNPAVED PORTIONS TO COUNTY STANDARD 0/30.

APPROVED FOR ISSUANCE:  
REFER TO ENCROACHMENT AND/OR  
CONSTRUCTION PERMIT AND PLAN  
COVER SHEET FOR SPECIAL  
CONDITIONS AND PERMIT MARKINGS



DATE: NOV 08, 2018					
SCALE:					
DRAWN: DSK					
DESIGNED: DSK					
ENGINEER: DSK					
MANAGER: DSK					
NO.	BY	DATE	REVISIONS	CITY APPR	



PREPARED BY:  
**STERLING CONSULTANTS**  
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TEL: 650-215-0765

BUILDING SITE / GRADING PERMIT / ENCROACHMENT PERMIT  
CONCURRENT REVIEW  
**SANBORN ROAD FRONTAGE IMPROVEMENTS**  
CITY OF SARATOGA  
(UNINCORPORATED)

SANTA CLARA COUNTY

SANBORN ROAD  
CALIFORNIA

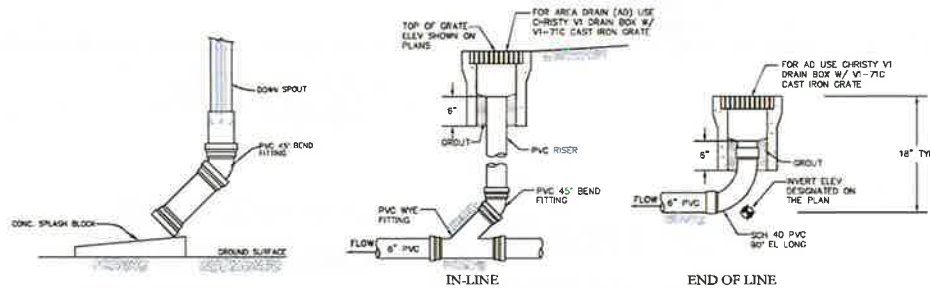
SHEET NO.  
**C6**  
6 OF 10 SHEETS  
JOB NO.  
2018-343

APPLICANT: NAMIT GUPTA & SHIVI AGARWAL

ROAD: SANBORN

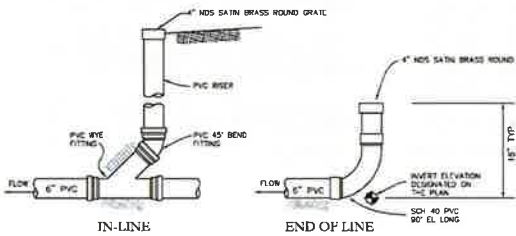
COUNTY FILE NO.: 11220-18-PA





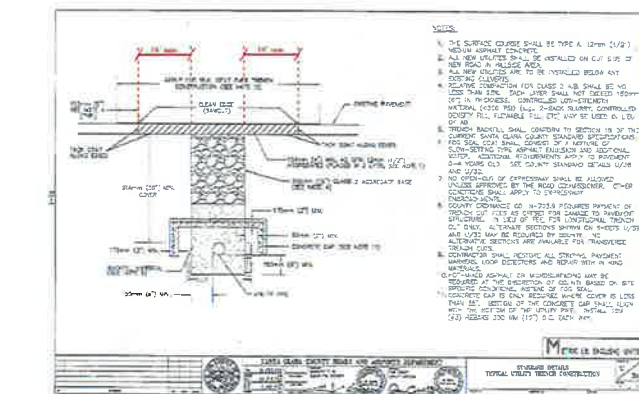
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AREA DRAIN - DETAIL  
NOT TO SCALE

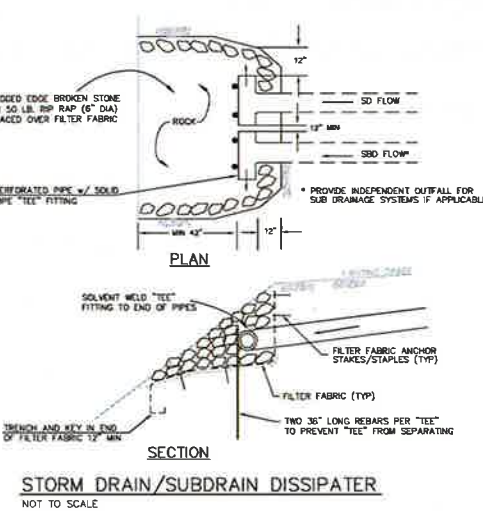
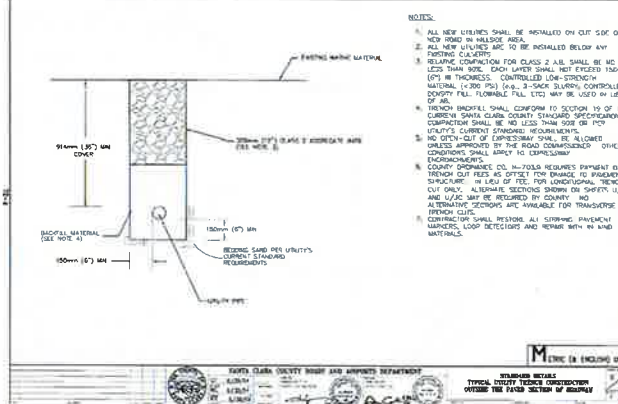


DOWN SPOUT DETAIL  
NOT TO SCALE

AREA DRAIN - DETAIL  
NOT TO SCALE



STORM DRAIN CLEANOUT  
NOT TO SCALE



STORM DRAIN/SUBDRAIN DISSIPATER  
NOT TO SCALE

## GRADING NOTES:

1. ALL GRADING, SITE PREPARATION, PLACING AND COMPACTION OF FILL SHALL BE DONE IN ACCORDANCE WITH RECOMMENDATIONS OF THE GEOTECHNICAL STUDY REPORT PREPARED BY AMERICAN SOIL TESTING, INC. DATED NOVEMBER 12, 2014.
2. ALL CUTS AND FILL SLOPES AT THE BOUNDARY LINES SHALL BE CONSTRUCTED IN SUCH A MANNER THAT ADJACENT FINISHES WILL NOT BE DAMAGED.
3. ALL CUTS AND FILL SLOPES SHALL BE CONSTRUCTED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES OVER FIVE FEET IN HEIGHT SHALL BE PLANTED WITH SUITABLE GROUND COVER.
4. ALL CUT SLOPES SHALL BE ROUGHED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES OVER FIVE FEET IN HEIGHT SHALL BE PLANTED WITH SUITABLE GROUND COVER.
5. DURING GRADING OPERATIONS, THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES BOTH ON-SITE AND OFF-SITE. STREETS SHALL BE SWEEPED A MINIMUM OF TWO TIMES A DAY OR AS REQUIRED BY THE REGULATING AGENCY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF SAND GRADING QUANTITIES PRIOR TO THE START OF THE GRADING OPERATION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR DISTRIBUTE ANY EXCESS MATERIAL OR SUPPLY MATERIAL FOR DEFICIENCIES TO BRING PAVEMENT OR LOTS TO REQUIRED GRADE. CLARIFICATION OF GRADING SHALL BE DONE BY THE ENGINEER.
7. THE GRADING OPERATIONS SHALL BE PERFORMED UNDER THE OBSERVATION OF A REPRESENTATIVE FROM THE SOILS ENGINEER. FIELD DENSITY TESTS SHALL BE PERFORMED BY THE PROJECT SOILS ENGINEER ON THE COMPACTED MATERIAL IN ORDER TO ASCERTAIN WHETHER THE MATERIAL ATTAINED THE REQUIRED DEGREE OF MOISTURE CONTENT AND COMPACTION. THE LOCATION AND FREQUENCY OF THE FIELD DENSITY TESTS WILL BE DETERMINED BY THE SOILS ENGINEER AND/OR THE INSPECTOR IN THE FIELD DURING THE GRADING OPERATIONS. IT SHALL BE THE RESPONSIBILITY OF THE GRADING CONTRACTOR TO PROVIDE A SMOOTH PAVED CUT INTO THE COMPACTED SOIL AT THE LOCATION DESIGNATED BY THE SOILS ENGINEER AND/OR THE CITY INSPECTOR FOR THE FIELD TESTING.
8. THE OFFICE OF AMERICAN SOIL TESTING, INC. SHOULD BE NOTIFIED ON THE COMMENCEMENT OF THE GRADING OPERATIONS AT LEAST THREE DAYS IN ADVANCE. TELEPHONE: 408.558.6400.
9. WASTEWATER GENERATED DURING CONSTRUCTION SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM. THIS INCLUDES WASTE FROM PAINTING, SANDBLASTING, CONCRETE WORK, ETC. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO FURNISH DISCHARGES TO THE STORM DRAIN SYSTEM AND, IF NECESSARY, PROVIDE AN AREA FOR ON-SITE WASTEWATER ACTIVITIES DURING CONSTRUCTION. MATERIALS WHICH COULD CONTAMINATE STORM RUNOFF SHALL BE STORED IN AREAS WHICH ARE DESIGNED TO PREVENT EXPOSURE TO RAINFALL AND TO NOT ALLOW STORM WATER TO RUN ONTO THE AREA.
10. FLOODING OF STREETS/PARKING LOTS TO REMOVE SOIL AND CONSTRUCTION DEBRIS IS PROHIBITED UNLESS PROPER EROSION CONTROL ARE USED. AREAS REQUIRING CLEANING SHOULD BE SWEPT.
11. WHERE UNDESIRABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND REPLACED BY SELECT BACKFILL MATERIAL AS DIRECTED IN THE FIELD BY THE SOILS ENGINEER.
12. WHERE ABANDONED UNDERGROUND STRUCTURES ARE ENCOUNTERED IN THE STREET AREAS, REMOVE TO SUFFICIENT DEPTH TO ALLOW UNDERGROUND LINES TO CROSS BACKFILL AND COMPACT DURING ROAD GRADING. THE INSPECTOR MAY REQUIRE FURTHER WORK TO BE DONE IF VISUAL INSPECTION INDICATES SO DURING CONSTRUCTION.
13. PRIOR TO ANY GRADING, DEMOLITION OF THE SITE SHOULD BE COMPLETED. DEMOLITION SHOULD INCLUDE THE COMPLETE REMOVAL OF ALL SURFACE AND SUBSURFACE STRUCTURES. IF ANY OF THE FOLLOWING ARE ENCOUNTERED: TREE ROOT SYSTEMS, CONCRETE, CERAMIC TILES, GAS OR OIL TANKS, STORM MAINS, SEWAGE MAINS, FOUNDATIONS, ASPHALT, DEBRIS AND TRASH, THESE SHOULD ALSO BE REMOVED, WITH THE EXCEPTION OF ITEMS SPECIFIED BY THE OWNER FOR SALVAGE. THE OFFICE OF DEMOLITION SHOULD BE NOTIFIED PRIOR TO DEMOLITION OF THE SITE.
14. EXISTING QUANTITIES SHOWN ON THESE PLANS ARE APPROXIMATE, ESTIMATED QUANTITIES AND ARE FURNISHED FOR THE COUNTY OF SANTA CLARA INFORMATION ONLY. THE ACTUAL AMOUNT MAY VARY DEPENDING ON COMPACTION, COLORADO, STIFFNESS AND THE CONTRACTOR'S METHOD OF OPERATION. EARTHWORK SUMMARY SEE SHEET C1.
15. DRIVEWAY SHALL BE MADE OF "ALL WEATHER" MATERIAL AND CAPABLE OF HOLDING 75,000 POUNDS WITH A MINIMUM SLOPE OF 1%.

DATE: NOV 08, 2018					
SCALE: AS SHOWN					
DRAWN: DSK					
DESIGNED: DSK					
ENGINEER: DSK					
MANAGER: DSK					
NO.	BY	DATE	REVISIONS	CITY APPR.	



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TEL: 650-215-0763

BUILDING SITE / GRADING PERMIT / ENCROACHMENT PERMIT  
CONCURRENT REVIEW  
CITY OF SARATOGA (UNINCORPORATED)  
SANTA CLARA COUNTY  
CALIFORNIA

## NOTES & DETAILS

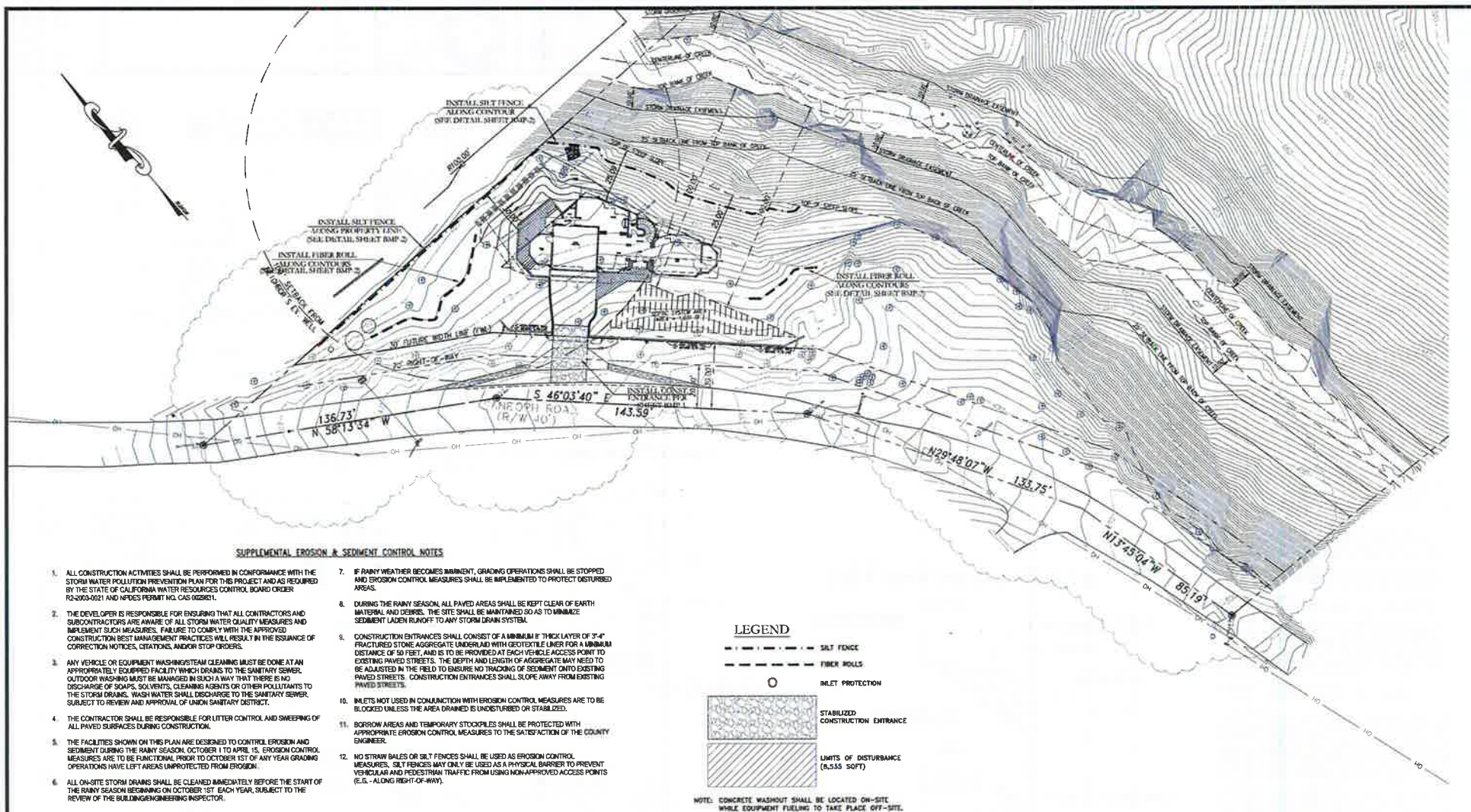
SANBORN ROAD  
SHEET NO. **C7**  
7 of 10 SHEETS  
JOB NO.: 2018-343

APPLICANT: NAMIT GUPTA & SHIV AGARWAL

ROAD: SANBORN

COUNTY FILE NO.: 11220-18-PA

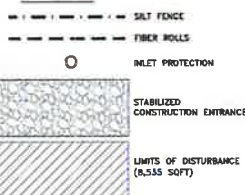
PRINTED NOVEMBER 08, 2018



#### SUPPLEMENTAL EROSION & SEDIMENT CONTROL NOTES

1. ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN CONFORMANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN FOR THIS PROJECT AND AS REQUIRED BY THE STATE OF CALIFORNIA WATER RESOURCES CONTROL BOARD ORDER R2-2003-0021 AND NPDES PERMIT NO. CAS 002801.
2. THE DEVELOPER IS RESPONSIBLE FOR ENSURING THAT ALL CONTRACTORS AND SUBCONTRACTORS ARE AWARE OF ALL STORM WATER QUALITY MEASURES AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED CONSTRUCTION BEST MANAGEMENT PRACTICES WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, AND/OR STOP ORDERS.
3. ANY VEHICLE OR EQUIPMENT WASHING/STEAM CLEANING MUST BE DONE AT AN APPROPRIATELY EQUIPPED FACILITY WHICH DRAINS TO THE SANITARY SEWER. OUTDOOR WASHING MUST BE MANAGED IN SUCH A WAY THAT THERE IS NO DISCHARGE OF SOAPS, SOLVENTS, CLEANING AGENTS OR OTHER POLLUTANTS TO THE STORM DRAINS. WASH WATER SHALL DISCHARGE TO THE SANITARY SEWER. SUBJECT TO REVIEW AND APPROVAL OF UNION SANITARY DISTRICT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LITTER CONTROL AND SWEEPING OF ALL PAVED SURFACES DURING CONSTRUCTION.
5. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON (OCTOBER 1 TO APRIL 15). EROSION CONTROL MEASURES ARE TO BE FUNCTIONAL PRIOR TO OCTOBER 1ST OF ANY YEAR GRADING OPERATIONS HAVE LEFT AREAS UNPROTECTED FROM EROSION.
6. ALL ON-SITE STORM DRAINS SHALL BE CLEANED IMMEDIATELY BEFORE THE START OF THE RAINY SEASON BEGINNING ON OCTOBER 1ST EACH YEAR, SUBJECT TO THE REVIEW OF THE BUILDING/ENGINEERING INSPECTOR.
7. IF RAINY WEATHER BECOMES IMMINENT, GRADING OPERATIONS SHALL BE STOPPED AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PROTECT DISTURBED AREAS.
8. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAIN SYSTEM.
9. CONSTRUCTION ENTRANCES SHALL CONSIST OF A MINIMUM 8" THICK LAYER OF 3/4" FRACTURED STONE AGGREGATE UNDERLAIN WITH GEOTEXTILE LINER FOR A MINIMUM DISTANCE OF 50 FEET, AND IS TO BE PROVIDED AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. THE DEPTH AND LENGTH OF AGGREGATE MAY NEED TO BE ADJUSTED IN THE FIELD TO ENSURE NO TRACKING OF SEDIMENT ONTO EXISTING PAVED STREETS. CONSTRUCTION ENTRANCES SHALL SLOPE AWAY FROM EXISTING PAVED STREETS.
10. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL MEASURES ARE TO BE BLOCKED UNLESS THE AREA DRAINED IS UNDISTURBED OR STABILIZED.
11. BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE COUNTY ENGINEER.
12. NO STRAW BALES OR SILT FENCES SHALL BE USED AS EROSION CONTROL MEASURES. SILT FENCES MAY ONLY BE USED AS A PHYSICAL BARRIER TO PREVENT VEHICULAR AND PEDESTRIAN TRAFFIC FROM USING NON-APPROVED ACCESS POINTS (E.G. - ALONG RIGHT-OF-WAY).

#### LEGEND



NOTE: CONCRETE WASHOUT SHALL BE LOCATED ON-SITE WHILE EQUIPMENT FUELING TO TAKE PLACE OFF-SITE.

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SCALE: AS SHOWN					
DRAWN: DSK					
DESIGNED: DSK					
MANAGER: DSK					
NO.	BY	DATE	REVISIONS	CITY APPR.	



PREPARED FOR:  
NAMIT GUPTA & SHIVI AGARWAL  
3084 CRATER LANE  
SAN JOSE, CA 95131  
TEL: 650-215-0765

BUILDING SITE / GRADING PERMIT / ENCOACHMENT PERMIT  
CONCURRENT REVIEW

## EROSION CONTROL PLAN

CITY OF SARATOGA  
(UNINCORPORATED)

SANTA CLARA COUNTY

CALIFORNIA

APPROVED FOR ISSUANCE  
REFER TO ENCOACHMENT AND/OR  
CONSTRUCTION PERMIT AND PLAN  
COVER SHEET FOR SPECIAL  
CONDITIONS AND PERMIT NUMBERING.



SHEET NO.  
**C8**  
8 of 10 SHEETS  
JOB NO.  
2018-343

APPLICANT: NAMIT GUPTA & SHIVI AGARWAL

ROAD: SANBORN

COUNTY FILE NO.: 11220-18-PA



**Notes for Figure 6H-6—Typical Application 6  
Shoulder Work with Minor Encroachment**

**Guidance:**

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

**Option:**

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

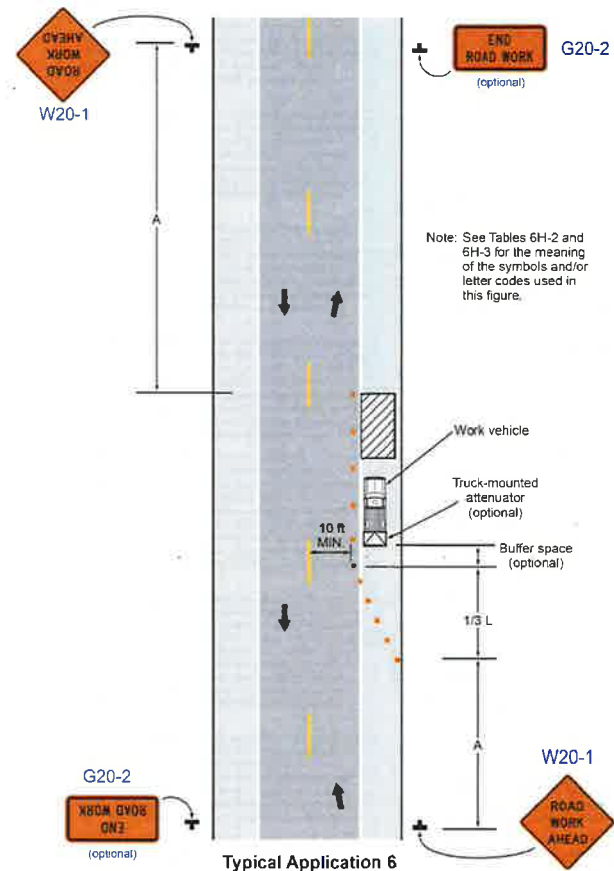
**Standard:**

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

**Guidance:**

14. All advance warning signs should be placed so that the path of travel for bicycles is not blocked, while maintaining visibility for road users.
15. When existing accommodations for bicycle travel are disrupted or closed in a long-term duration project (see Section 6G.02) and the roadway width is inadequate for allowing bicyclists and motor vehicles to travel side by side, the Bicycle Warning (W11-1) sign and the SHARE THE ROAD (W16-1P) plaque should be used to advise motorists of the presence of bicyclists in the travel way lanes.
16. Except for short durations and mobile operations, when a highway shoulder is occupied and bicyclists would be sharing a lane with vehicular traffic, as a result of the TTC zone, speed reduction countermeasures should be used to reduce traffic speeds in the TTC zone. Refer to Sections 6C.01 and 6D.03.
17. Except for short durations and mobile operations, when a highway shoulder is occupied and bicyclists would be sharing a lane with vehicular traffic, as a result of the TTC zone, before narrowing the outside lane other measures such as widening the outside shoulder to allow bicyclists and motor vehicles to travel side by side through the TTC zone should be considered.
18. If traffic volumes make it feasible, the two left lanes should be merged into one lane to avoid using the shoulder as a traveled way lane and allowing continued use for emergency purposes and bicycle travel.
19. When existing accommodations for bicycle travel are disrupted or closed in a long-term duration project (see Section 6G.02) and the roadway width is inadequate for allowing bicyclists and motor vehicles to travel side by side, a separate path should be considered for bicyclists.

Figure 6H-6. Shoulder Work with Minor Encroachment (TA-6)



APPROVED FOR ISSUANCE  
REFER TO ENCROACHMENT AND/OR  
CONSTRUCTION PERMIT AND PLAN  
COVER SHEET FOR SPECIAL  
CONDITIONS AND PERMIT NUMBERING

DATE: NOV 08, 2018					
SCALE:					
DRAWN: DSK					
DESIGNED: DSK					
ENGINEER: DSK					
MANAGER: DSK					
NO.	BY	DATE	REVISIONS	CITY APPR	



PREPARED BY:  
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PREPARED FOR:  
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3084 CRATER LAKE  
SAN JOSE, CA 95112  
TEL: 650-215-0765

BUILDING SITE / GRADING PERMIT / ENCROACHMENT PERMIT CONCURRENT REVIEW	SANBORN ROAD	SHEET NO. <b>C8</b> 8 of 10 SHEETS
<b>TRAFFIC CONTROL PLAN</b>	CITY OF SARATOGA (UNINCORPORATED)	JOB NO. 2018-343
SANTA CLARA COUNTY	CALIFORNIA	PRINTED: NOVEMBER 08, 2018

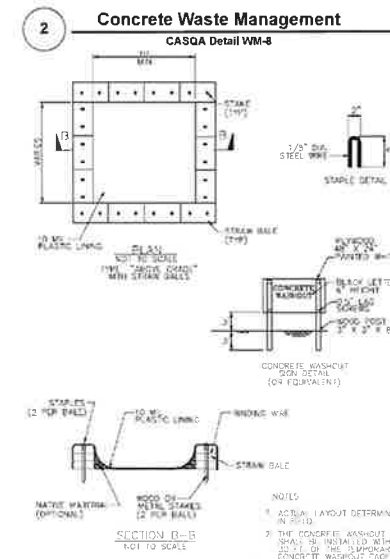
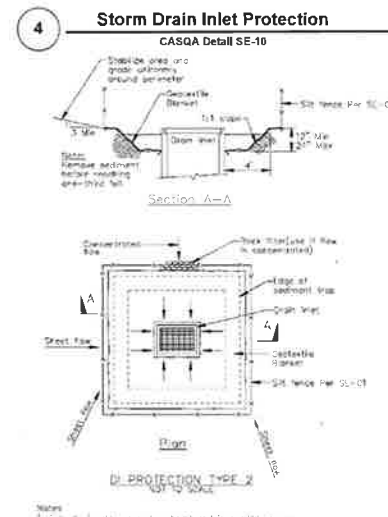
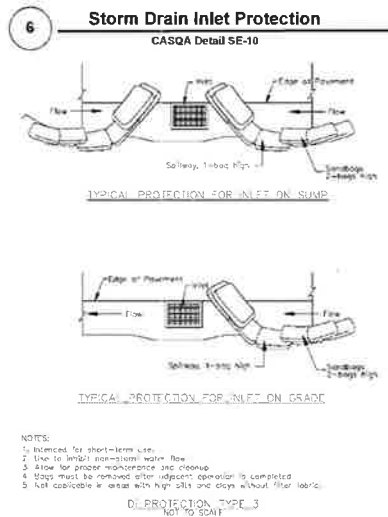
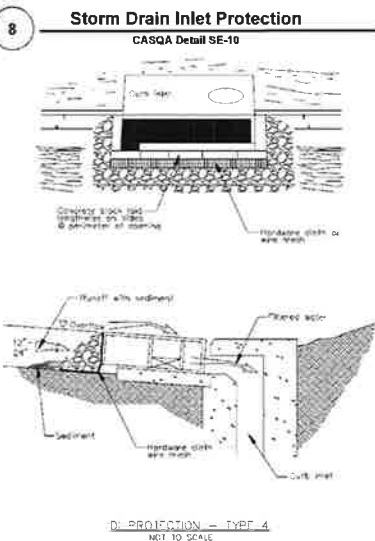
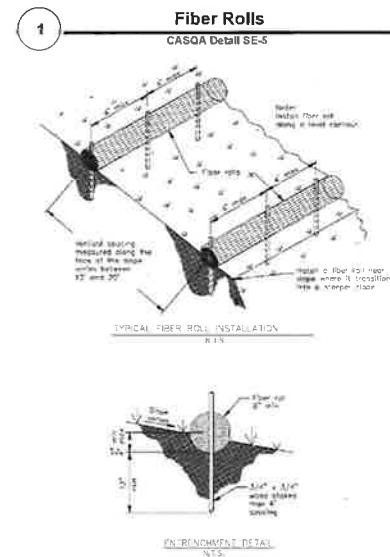
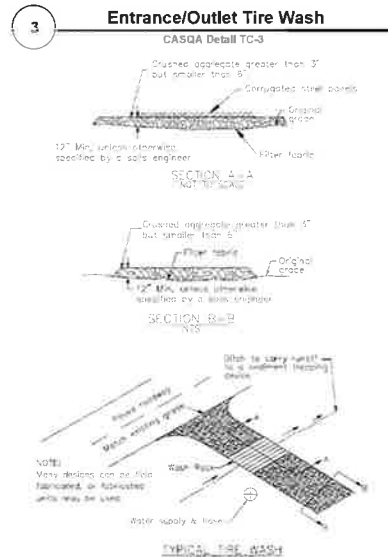
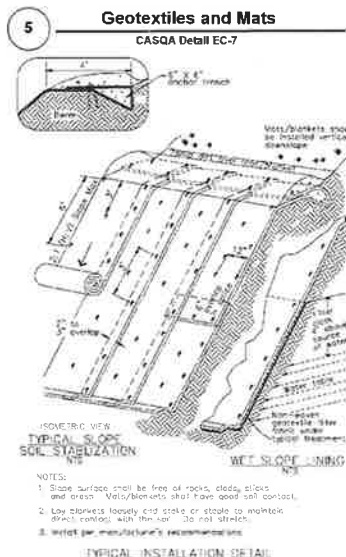
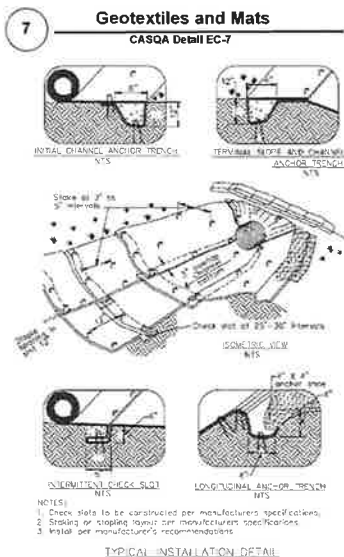
APPLICANT: NAMIT GUPTA & SHIVI AGARWAL

ROAD: SANBORN

COUNTY FILE NO.: 11220-18-PA







Source for Graphics: California Stormwater BMP Handbook, California Stormwater Quality Association, January 2003.  
Available from [www.csbmhandbooks.com](http://www.csbmhandbooks.com).



## Tsuchimoto, Colleen

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**From:** Aram Compeau <aram.compeau@gmail.com>  
**Sent:** Thursday, January 31, 2019 8:15 AM  
**To:** Laiman, Clara; Tsuchimoto, Colleen  
**Subject:** Re: Public Hearing for file# 11220

Hi Colleen,

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

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

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

Thanks,

Aram Compeau

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

Dear all,

Attached is the pdf for Public Hearing.

Have a wonderful day.

Best Regards,

Clara Laiman

Office Specialist III

Department of Planning and Development

Phone: (408) 299-6713

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

Please visit our [website](#).

Click [here](#) to look up unincorporated property zoning information.

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

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## Tsuchimoto, Colleen

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**From:** Mark Wheeler <mdwheel@gmail.com>  
**Sent:** Thursday, January 31, 2019 9:18 PM  
**To:** Tsuchimoto, Colleen  
**Cc:** Amelia Archer  
**Subject:** opposition to variance for 11220-188-18G-l8DR

Hi Colleen,

We are residents of 16450 Sanborn Rd, Saratoga.

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

[https://www.sccgov.org/sites/dpd/DocsForms/Documents/11220\\_Plan.pdf](https://www.sccgov.org/sites/dpd/DocsForms/Documents/11220_Plan.pdf)

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

We don't see any reason to waive this variance since it will impact the neighborhood, the owners of 16345, and unnecessarily so.

The owner of the property should have understood this restriction before purchasing the property for development. This seems to be a case of trying to force this through to save costs of feasible development options (e.g., on other side of creek).

The owner should have factored this into his purchase and development costs in the first place.

Please do not allow this variance.

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

