

County of Santa Clara

Department of Planning and Development
Planning Office

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STAFF REPORT
Zoning Administration
February 6, 2020

Public Hearing Item #1

Staff Contact: Valerie Negrete
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File: PLN19-0147

Extension of Time and Minor Modification to an Architecture and Site Approval (Casa de Fruta)

Summary: Extension of time request and Minor Modification to a previously-approved Architecture and Site Approval (ASA) for Casa de Fruta to allow the development of an approximate 14,200 square-foot warehouse and restroom building (34-stalls) attached to the west side of the existing candy shop and east of the existing wine shop. Grading of approximately 141 cubic yards of cut and 43 cubic yards of fill. No trees proposed for removal.

Owner: Casa de Fruta
Applicant: Chuck Zanger
Lot Size: 43 acres
APN: 898-21-005, 898-022-023
Supervisory District: #1

Gen. Plan Designation: Roadside Services
Zoning: RS
Address: 10031 Pacheco Pass Hwy, Gilroy
Present Land Use: Agricultural Related
Entertainment facility.

RECOMMENDED ACTIONS

- A. Accept Use of Prior CEQA, 1992 Casa de Fruta Environmental Impact Report, under Section 15162 of the CEQA Guidelines, Attachment A.
- B. Grant Extension of Time and Minor Modification to a previously-approved Architectural & Site Approval (ASA), subject to Conditions of Approval outlined in Attachment B.

ATTACHMENTS INCLUDED

Attachment A – Proposed CEQA Determination – Use of Prior CEQA
Attachment B – Proposed Conditions of Approval
Attachment C – Location & Vicinity Map
Attachment D – Proposed Plans with Elevations
Attachment E – September 3, 2015 ASA Staff Report and Final Conditions of Approval
Attachment F – Chronology of Permit History

PROJECT DESCRIPTION

The proposed project is an extension of time and minor modification to a previously approved 14,381 square-foot (sq. ft.) warehouse and restroom building connected to an existing candy store on the Casa de Fruta property. The previous project was originally approved by the Zoning Administrator on September 3, 2015, and also included the relocation of 10 parking stalls and an above-ground 68,000-gallon water tank (See Attachment E). Of note, the prior approval also included new landscaped walkways along the restroom frontage and a new accessible ramp spanning from the parking lot to the wine tasting building. This approval was set to expire on September 3, 2019, however the applicant applied for an extension of this permit prior to the expiration, on July 17, 2019.

The minor modification is required for the proposed warehouse and restroom building that is proposed to be connected to an existing candy store, located to the west of the on-site train and east of the existing wine tasting room. Approximately 2,500 sq. ft. of the building will be devoted to providing 34 restroom stalls for women, men and families for visitors at the adjacent wine tasting building and large tour bus crowds. The warehouse will provide protection from natural elements for storage of materials for other uses on-site.

With the exception of new landscaping around the new warehouse and restroom building, a majority of the current project includes the same landscape and site improvements as the original, September 3, 2015 Zoning Administrator approval. The current Extension of Time request and Minor Modification includes the following changes:

Parking

The proposed warehouse and restroom building would be situated in a flat area of the existing property that is paved, but currently improved with 10 parking spaces. The original approval required the replacement of these 10 parking spaces (Condition No. 6 of Attachment E), which have since been replaced to the north of the proposed warehouse building and identified on the new Site Plan (see Attachment D). This Condition of Approval was completed and no other changes to the site layout are needed with respect to parking.

Height

As part of the September 3, 2015 approval, a 32-foot tall tower feature was proposed on the south facade facing the parking lot, with dark earth tone colors. The applicant has determined that this architectural feature was too costly to construct. The current proposal does not include a new tower feature, and the structure will be reduced from the previously approved height of 32 feet to a proposed height of 23 feet, with a stone veneer trim and composite siding.

Landscaping/Patios

The originally approved landscaping included landscaping along the frontage of the new warehouse and restroom building facing the parking lot. The current project will continue to provide screening and further blend the building in with the surrounding setting. A series of pedestrian walkways with planters and a water fountain are proposed to provide a pedestrian

experience and further blend the addition with the existing structures. Three ornamental trees are proposed for removal. Conceptual landscape plans illustrate that additional trees will be planted within the walkways and at the entry from the parking lot.

Tree Removal

The September 3, 2015 approval would have required a total of three ornamental trees to be removed to accommodate the placement of the warehouse, in proximity to the sweets shop. Additional trees will be planted on-site, however these replacement trees will be located within the patio area and entry from the parking lot.

Square footage reduction

The applicant has slightly reduced the size of the warehouse from 14,381 sq. ft. to 14,200 sq. ft. The layout and new design would provide a more recessed opening at the restroom entry and would re-configure the warehouse footprint to be more rectangular in shape.

Proposed Grading and Drainage

The proposed grading would include 184 cubic yards of grading (cut and fill) associated with the construction of the foundation of warehouse and restroom, which are exempted from grading approval. An additional 146 cubic yards of cut and 43 cubic yards of fill are required for the additional landscaping. As the quantity of grading is below the threshold for requiring grading approval, no additional review for grading is required. It should be noted that the project was noticed with a Grading Approval however, after further review, it was determined that the site improvements will only require a Drainage Permit. As such, grading will be conditioned to adhere to erosion control measures and adequate drainage facilities.

Setting/Location Information

The property is located 13 miles east of Gilroy, along Highway 152, within the unincorporated area of Santa Clara County. Surrounding orchards originated in 1908, and Casa de Fruta originated as a fruit stand in the early 1930's. Operating under two use permits (1276P-80P and 23P.73), the site was eventually consolidated under one use permit (1276-80P), recognized in March 8, 1983 by the Board of Supervisors. Through the years the operation has expanded to be the region's largest agricultural related entertainment facility.

The property, known as Casa de Fruta, is currently improved with wine shop, gas station, recreational park, restaurant and gift shop as well as a place for annual events and fairs (County File No.1276-80P). The property is surrounded by agriculture lands that are at least 40 acres in size and large spans of hillside and ranchland areas. The property is served by a septic system for its wastewater, and a public system from two groundwater wells which were drilled in July 1976 near Pacheco Creek. No changes to parking, employees, traffic, or on-site capacity is proposed for the use outside of this application.

REASONS FOR RECOMMENDATIONS

A. Environmental Review and Determination (CEQA)

The project was found to not require additional environmental review pursuant to CEQA Section 15162. Specifically, a new Negative Declaration or EIR is not required if a

previous CEQA document has been prepared and adopted or certified which adequately addresses all the possible environmental impacts of the proposed project and either:

- a) no substantial changes are proposed in the project which will result in new significant environmental effects,
 - b) no substantial changes have occurred with respect to the circumstances under which will result in the identification of new significant impacts, or
 - c) new information is available which shows that the project will have new significant impacts or mitigation measures and alternatives which were previously found to be infeasible would now in fact be feasible
- (CEQA Guidelines 15162).

The environmental impacts of the project have been adequately evaluated in the Environmental Impact Report, entitled "Casa De Fruta Expansion Project", prepared under County File Number 1276-90EIR and certified by the Planning Commission on October 5, 1992. The current project, described above, was evaluated for possible environmental impacts and consistency with the original EIR, and subsequently received approval by the Zoning Administrator on September 3, 2015. The project has been further reduced from the original 2015 approval and no new impacts would be realized as a result of the modified project to warrant additional environmental review. None of the circumstances described in CEQA 15162 a – c, above, have occurred. As such, no additional environmental review is required under CEQA.

B. Extension of Time Request

Pursuant to Section 5.20.180, an applicant may request additional time within which to establish a use beyond the original use permit by requesting one extension of time. The applicant shall provide an explanation of the circumstances necessitating the extension request, accompanied by an application form, and the appropriate fee established by the Board of Supervisors. As noted in the "Project Description" section of this report, the September 3, 2015 Zoning Administrator approval of an ASA was due to expire on September 3, 2019, however the applicant applied for an extension of their ASA permit prior to the expiration, on July 17, 2019. An extension of time request shall be for no more than two years, to commence upon expiration of the initial permit approval. In other words, the permit may be extended two years from September 3, 2019.

As a result of reviewing the Extension of Time request, Staff determined that modifications to the September 3, 2015 Zoning Administrator approval were required to also be approved. Therefore, in addition to the Extension of Time request, additional discussions relating to the minor modifications are discussed in Sections C and D below. It is important to note that this approval is proposed to be good for two years, due to the requirements of an Extension of Time limiting extensions to two years.

C. Minor Modification of Permit Approval

According to Section § 5.40.030, the Zoning Administration Hearing Officer, may approve a Minor Modification of an original approval. A modification may involve a change of use, alteration of approved structure, change in configuration of site improvements, or modification or deletion of conditions of approval, pursuant to certain findings of fact listed

in § 5.20.200 of the County Zoning Ordinance. Listed below are the individual findings in **bold**, with a discussion following in plain text.

1. [The project] does not involve substantive changes to the approved site plan;

In addition to the extension request, the project includes a reduction in the original floorplan from 14,381 sq. ft. to 14,200 sq.ft., and a new building with a lowered tower height. Additionally, the minor modification would remove a 68,000-gallon water tank, which is no longer needed for the construction of this building. Since the scope of this project is a reduction from the original approval, and no other changes to the approved site plan are proposed, staff has determined that the modifications are minor and do not involve substantive changes to the September 3, 2015 approved site plan. As such, this finding can be made to approve the minor modification.

2. [The project] does not significantly change the nature of the approved use;

As noted under the 'Setting/Location Information' section of this report, the property is currently operating as an agricultural entertainment facility. The proposed modifications are in line with the most recently approved Use Permit, as well as the modifications approved in the September 3, 2015 Zoning Administrator approval. There are no changes proposed to the facility use as a result of this project. The number of employees, hours of operation, and number of trips to and from the site will be the same. As such, this finding can be made to approve the minor modification.

3. [The project] does not intensify the approved use; and

The facility includes a variety of uses relating to commercial retail, restaurant and lodging uses for the motoring public, as well as recreational uses and RV park spaces. Annual fairs such as the renaissance fairs and festivals also occur on-site. The proposed restroom facility and warehouse will serve the existing operation and will not intensify the use. As such, this finding can be made to approve the minor modification.

4. [The project] would not result in any new or substantially greater environmental effects than the originally approved project.

As noted in Section A (Environmental Review and Determination) of this report, the project was not found to create any significant impacts that were not analyzed in the 1992 EIR, entitled "Casa De Fruta Expansion Project", prepared under County File Number 1276-90EIR, and certified by the Planning Commission on October 5, 1992. As such, no further environmental review was required under CEQA for the previous approval. The current, reduced project was not found to create any greater impacts that would require additional environmental review. As such, this finding can be made to approve the minor modification.

D. Architectural and Site Approval (ASA)

The project requests approval of an extension and a minor modification to the September 3, 2015 ASA approval by the Zoning Administrator, and buildings approved by the original

Use Permit and ASA approved by the Planning Commission. As such, review and approval of ASA findings have been analyzed to ensure that the minor modifications continue to comply with required ASA findings of fact. The Zoning Administration Hearing Officer may approve an ASA application if able to make all applicable findings listed in §5.40.040 of the County Zoning Ordinance. Listed below are the individual findings in **bold**, with a discussion following in plain text.

1. Adequate traffic safety, on-site circulation, parking and loading areas, and insignificant effect of the development on traffic movement in the area;

The proposed project would not increase traffic, the number of visitors, or employee trips. Adequate parking is provided on-site, including 10 parking stalls that were replaced with the original Planning Commission approval and 10 parking stalls that were re-located since the prior September 3, 2015 Zoning Administrator approval. As such, the project will not impact traffic levels beyond what was analyzed in the original EIR. Existing loading areas will not be affected and temporary construction traffic will be conditioned to occur during permissible days and times, with construction parking only permitted on-site. (See Attachment B). As such, this finding continues to be met with the minor modifications proposed.

2. Appearance of proposed site development and structures, including signs, will not be detrimental to the character of the surrounding neighborhood or zoning district;

The surrounding area is developed with agricultural uses and ranchlands with lot sizes averaging 40 acres or more. The existing, unique facility is located in the southern-most area of the County and is the only facility of its kind in the County. The overall height of the new warehouse was reduced from a previously approved 32 feet, to 23 feet in height. Additionally, the building footprint was reduced to provide more recessed areas facing the public parking lot to the south of this building.

The architectural styles of the existing facility are eclectic, but reminiscent of ranch-style architecture, spanning from the entry to the rear of the property, along Casa de Fruta Parkway. The new structure will be situated within the existing Casa de Fruta campus and will be located more than 100 feet from Pacheco Pass Hwy, a County-designated scenic route. The warehouse and restroom facility is proposed to also be of ranch style architecture to match the adjacent structures with metal roofing and beige exterior siding, with decorative stone along the front facing perimeter. No new signs are proposed with this project.

As such, the appearance of the proposed minor modifications continue to be compatible with existing development and structures, and this finding can be made.

3. Appearance and continued maintenance of proposed landscaping will not be detrimental to the character of the surrounding neighborhood or zoning district;

The project proposed to maintain a majority of the originally approved landscaping and will include landscaped pedestrian paths. Proposed landscaping includes a variety of trees, shrubs and landscape islands to encourage pedestrian friendly traffic will be designed and be similar to the rest of the complex. The appearance of the proposed improvements will not be detrimental to the character to the surrounding neighborhood and will be enhanced with the new landscaping. As such, this finding can continue to be made as a result of the minor modification.

4. No significant, unmitigated adverse public health, safety and environmental effects of proposed development;

No additional activities, or operational changes are proposed with the minor modifications to the project. Proposed improvements would not result in new environmental impacts to traffic, noise, construction noise or air quality. The project was reviewed by County's Land Development Engineering Division, Department of Environmental Health, the Fire Marshalls' Office, and Roads and Airports and no issues related to health, safety or environmental effects were found to exist. As such, this finding can be made as a result of the minor modification.

5. No adverse effect of the development on flood control, storm drainage, and surface water drainage;

The proposed project will not have any significant impact to flood control, storm drainage, and surface water drainage. The project has been reviewed by the County's Land Development Engineering Division. Runoff from the additional impervious surface is conditioned to be adequately managed and treated as required through the conditions of approval. Additionally, the project will incorporate required Best Management Practices (BMPs) during the construction process. As such, this finding can be made.

6. Adequate existing and proposed fire protection improvements to serve the development;

The proposed project was reviewed by the County Fire Marshal and further conditioned to clearly show fire access to accommodate emergency vehicles. The parking lot to the south will provide emergency access for fire vehicles. Prior to issuance of building permits, the applicant will be required to demonstrate fire protection measures and any associated improvements are met, outlined in the Conditions of Approval (see Attachment B). As such, this finding can be made.

7. No significant increase in noise levels;

No new noise impacts would result from the new restroom and warehouse building. In compliance with the County Noise Ordinance, construction will be limited to daytime hours. As an ongoing Condition of Approval, the project will be required to comply with County Noise Ordinance. As proposed, the project will not result in a significant increase in noise levels in the area. There would be temporary noise impacts as a result

of construction, but these impacts will be short-term and not harmful to adjacent receptors. As such, this finding can be made.

8. Conformance with zoning standards, unless such standards are expressly eligible for modification by the Zoning Administrator as specified in the Zoning Ordinance;

The proposed project satisfies all of the required zoning standards, as stipulated in the County Zoning Ordinance. The zoning district for the subject parcel is Roadside Services (RS), which requires minimum front, side and rear setbacks of 30, 30, and 30, respectively. The maximum height for structures is 35 feet. As noted in the "Project Description" section of this report, the height of the new building will be approximately 23 feet, as measured from finished grade. The project complies with the minimum required setbacks and is within the allowed height limits established for the zoning district. No proposed modification to these standards is requested.

According to Section § 5.40.030 of the Zoning Ordinance, the Zoning Administration Hearing Officer may approve a Minor Modification under the original approval. A modification may involve a change of use, alteration of approved structure, change in configuration of site improvements, or modification or deletion of conditions of approval pursuant to findings listed in § 5.20.200 of the County Zoning Ordinance. The subject modification involves nominal changes to the original approval and is a smaller scale project. As noted in Section C of this Report, all findings required for a Minor Modification can be made. For these reasons, this finding for ASA approval can be made.

9. Conformance with the general plan and any applicable area or specific plan, or, where applicable, city general plan conformance for property located within a city's urban service area; and

The project is in conformance with the County's General Plan as the property is approved to operate as an agricultural related entertainment facility through an approved Use Permit since the early 1930's. The property has obtained subsequent approvals throughout the years and has been determined to be compatible with the County General Plan. There are no specific plans within this area, and the property is not located within a city's urban service area.

The project site is located adjacent to Pacheco Creek, which serves as the eastern boundary of the property. A portion of the proposed building will be within the 150-foot riparian setback. The building will be approximately 102 feet from the top of bank of Pacheco Creek. However, the area of encroachment is on a previously disturbed area, improved with a concrete patio. No impacts to the creek, riparian corridor, or creek bank would occur as a result of the project.

General Plan Policy R-RC 37 states that "*Lands near creeks, streams, and freshwater marshes shall be considered to be in a protected buffer area, consisting of the following: (1) 150 feet from the top bank on both sides where the creek or stream is*

predominantly in its natural state; (2) 100 feet from the top bank on both sides of the waterway where the creek or stream has had major alterations; and (3) In the case that neither (1) or (2) are applicable, an area sufficient to protect the stream environment from adverse impacts of adjacent development including impacts upon habitat, from sedimentation, biochemical, thermal and aesthetic impacts."

Because the area has been previously disturbed and is subject to daily pedestrian traffic and there is an existing buffer between the proposed project and Pacheco Creek that would not result in sedimentation, biochemical, thermal, or aesthetic impacts on Pacheco Creek and the associated riparian corridor. Staff has concluded that the project will not have any possible significant impacts upon Pacheco Creek or its riparian corridor. The project conforms to all other applicable general plan policies. For these reasons, this finding can be made.

10. Substantial conformance with the adopted “Guidelines for Architecture and Site Approval” and any other applicable guidelines adopted by the County.

The proposal will be required to adhere to all Conditions of Approval required by other agencies and the Zoning Administration Hearing Officer. The intent of the “Guidelines for Architecture and Site Approval” is to “*secure the general purposes of the zoning ordinance and the General Plan and to maintain the character and integrity of the neighborhood by promoting excellence of development, preventing undue traffic hazards or congestion, and encouraging the most appropriate development and use of land in harmony with the neighborhood.*” The proposal is in harmony with the existing area and will be situated within two existing building, the general scale of the building with the adjacent buildings will not change. There would be no significant environmental effects on traffic, or congestion, or noise the proposal secures such general purposes. As such, this finding can be made.

BACKGROUND

The orchard operation that preceded the original Casa de Fruta fruit stand was established in 1908. Casa de Fruta was established at its existing location in the late 1930's as a roadside fruit stand and has grown incrementally ever since then. Presently, the developed portion of the Casa de Fruta property covers approximately 121 acres. The property today is known as Casa de Fruta, and includes commercial retail, restaurant and lodging uses for the motoring public, as well as recreational uses and RV park spaces. Annual fairs such as the renaissance fairs and festivals also occur on-site. For a more detailed description of the history of the project site, a chronology of the County records of land use entitlements are attached to the report (See Attachment F)

The extension request was necessary because the applicant needed additional time to finance the project approved by the Zoning Administrator on September 3, 2015, and work with their design team to scale down the project. As such, as part of the extension request, the applicant requests a reduced project which will include a minor modification to building square footage, parking, height and square footage of the prior approval

The Applicant applied for an ASA extension and approval on July 17, 2019. The application was subsequently deemed incomplete on August 15, 2019. The applicant resubmitted the additional information and/or corrections on September 11, 2019, and the project was subsequently deemed complete on October 31, 2019. It is important to note that the applicant agreed to a one-time 90-day extension to the Permit Streamlining Act for the minor modification.

STAFF REPORT REVIEW

Prepared by: Valerie Negrete, Associate Planner

Reviewed by: Leza Mikhail, Principal Planner & Zoning Administrator



ATTACHMENT A

Proposed CEQA Determination – Use of Prior CEQA

ATTACHMENT A

USE OF A PRIOR CEQA DOCUMENT NEGATIVE DECLARATION

Pursuant to Section 15162 of the CEQA Guidelines, the County of Santa Clara has determined that the project described below is pursuant to or in furtherance of an Initial Study/Negative Declaration which has been previously adopted and does not involve new significant impacts beyond those analyzed in the previous Initial Study.

File Number	APN(s)	
PLN19-0147	898-21-005 and 898-022-023	2/6/20
Project Name	Project Type	
Casa de Fruta warehouse and restroom facility	ASA	
Owner	Applicant	
Casa de Fruta	Chuck Zanger	
Project Location		
10031 Pacheco Pass Highway, Gilroy		
Project Description		
Extension Request for an Architecture and Site Approval (ASA) for the development of an approximate 14,200 square-foot warehouse and restroom building (34-stalls) attached west of the existing candy shop and east of the existing wine shop. Grading of approximately 360 cubic yards of cut and 140 cubic yards of fill.		
Background and Summary of Findings		

Per the California Environmental Quality Act (CEQA) of 1970 (as amended), all development permits processed by the County Planning Office which require discretionary approval are subject to environmental review. A new Negative Declaration or EIR is not required if a previous CEQA document has been prepared and adopted or certified which adequately address all the possible environmental impacts of the proposed project and (a) no substantial changes are proposed in the project which will result in new significant environmental effects, (b) no substantial changes have occurred with respect to the circumstances under which will result in the identification of new significant impacts, or (c) no new information is available which shows that the project will have new significant impacts or mitigation measures and alternatives which were previously found to be infeasible would now in fact be feasible (CEQA Guidelines 15162).

The Planning Office evaluated the project described above and has determined that none of the circumstances exist which would require additional environmental review. As such the environmental impacts of the project have been adequately evaluated in the project has been adequately evaluated within the Environmental Impact Report, entitled "Casa De Fruta Expansion Project", prepared under County File Number 1276-90EIR and certified by the Planning Commission on October 5, 1992.

Prepared by:

Leza Mikhail, Zoning Administrator

Signature

Date

ATTACHMENT B

Proposed Conditions of Approval

ATTACHMENT B Conditions of Approval

EXTENSION OF TIME & MINOR MODIFICATION TO THE SEPTEMBER 5, 2015 ZA-APPROVED ARCHITECTURE SITE APPROVAL

Date: February 6, 2020

Owner/Applicant: Casa de Fruta

Location: 10031 Pacheco Pass Hwy, Gilroy (APN: 898-21-005, 898-022-023)

File Number: PLN19 0417-19A-19G

CEQA: Use of Prior CEQA

Project Description: Two-year Extension of Time and Minor Modification for an Architecture and Site Approval (ASA) for the development of a 14,200 square-foot warehouse and restroom building (34-stalls) attached west of the existing candy shop and east of the existing wine shop. Grading consists of 146 cubic yards of cut and 43 cubic yards of fill, below the thresholds for Grading Approval. No protected trees proposed for removal.

If you have any question regarding the following conditions of approval, call the person whose name is listed as the contact for that agency. He or she represents a particular specialty or office and can provide details about the conditions of approval. Note: **Modified** and **Added** Conditions of Approval are noted after each condition in **bold**. Previous conditions with no changes are carried over.

Agency	Name	Phone	E-mail
Planning	Valerie Negrete	(408) 299- 5791	Valerie.negrete@pln.sccgov.org
Environmental Health	Darrin Lee	(408) 299 - 5748	darrin.lee@cep.sccgov.org
Land Development Engineering	Eric Gonzales	(408) 299 – 5716	Eric.Gonzales@pln.sccgov.org
Fire Department	Alex Goff	(408) 299-5763	Alex.goff@sccfd.org
Geology	Jim Baker	(408) 299-5770	Jim.Baker@pln.sccgov.org

STANDARD CONDITIONS OF APPROVAL

Building Inspection Office

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

Planning

2. All conditions of approval from County Files County files 547, 1276, 1849, 2068 and 2594) shall remain in effect and are applicable with this approval, unless modified by these Conditions of Approval (**MODIFIED Condition No. 2 of September 3, 2015 Approval**)
3. Development and maintenance of the project shall take place in substantial conformance with approved plans, received by the Planning Department on September 11, 2019. The plans show the reduced warehouse and restroom buildings, landscaping and site improvement changes. Modifications to the approved plans will require additional planning review, and may require additional review under the California Environmental Quality Act and a new public hearing (**ADDED Condition**)
4. Obtain necessary building permits for the proposed project in accordance with the approved plans.
5. Existing zoning is RS. Maintain following setbacks for the construction and maintenance of all converted and/or new buildings.

Front: 30 ft. Sides: 30 ft. Rear: 30 ft. Height: 35 ft.

6. Maintain all existing parking. The 10 parking spaces previously required to be relocated by the September 3, 2015 Zoning Administrator approval, shall also be maintained next to the existing wine shop. (**MODIFIED Condition No. 6 of September 3, 2015 Approval**)
7. On-site parking spaces shall be delineated with paint, or similar means.
8. No additional access roads are approved at this time.
9. Equipment installed on the roof (i.e. air conditioner, mechanical units, etc.) shall be adequately screened from view of all sides. Submit revised elevation plans that detail conformance with this requirement or correspondence indicating how the existing design satisfies this requirement.
10. Two (2) information building-mounted signs are approved on the west and south elevations. Final plans, showing dimensions, location on site and materials shall be provided and approved prior to installation on-site. (**MODIFIED Condition No. 16 of September 3, 2015 Approval**)

11. The required handicapped spaces shall be designed in conformance with the development standards outlined in Section 4.30.070(I) (Parking Design Standards – Handicapped) of the County Zoning Ordinance. Regular parking spaces shall be in compliance with County standard as stipulated in Table 4.30-4 and 4.30-5.
12. Parking space areas and driveways, other than ADA stalls, shall be all-weather surface and maintained with material similar to asphalt surface that is approved by the Planning Office. Repair the surfaces in these areas where necessary.

Habitat Plan

13. Future development for projects located in the Habitat Plan Area 1: Private Development Covered consisting of total new impervious surface greater than 5,000 square feet cumulatively may require Habitat Plan coverage.

Department of Environmental Health

14. 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. All activities must comply with the Santa Clara County Noise Ordinance at all times.
(ADDED Condition)

Roads and Airports

15. Provide for the maintenance of adequate sight distance at all driveway approaches. Landscaping shall be limited to a maximum height of 3 feet. **(MODIFIED Condition No. 40(E) of September 3, 2015 Approval)**
16. There are no proposed changes to the existing ingress/ egress off of Casa de Fruta Parkway.

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO GRADING OR BUILDING PERMIT ISSUANCE

Planning

17. **Prior to issuance of any permits**, the applicant shall pay all reasonable costs associated with the work by the Department of Planning and Development. **(ADDED Condition)**
18. Submit a Construction Management and Logistics Plan for approval by Planning and Land Development Engineering, **prior to issuance of any grading permits**, that clearly identifies the elements listed below: **(ADDED Condition)**

- A. The location, anticipated quantities and time frame for construction staging and earthwork stockpiling associated with this project. Said location is required to be approved by Planning and Land Development Engineering.
 - B. Provide off-street construction related parking. Identify off-street parking location(s) on site plan for all construction related vehicles (employee parking and construction equipment) throughout the construction period. If adequate parking cannot be provided on the construction sites, identify on the site plan or vicinity map the satellite parking location(s) that will be used.
 - C. Prohibit impacts to accessing public transit access and movement of public transit vehicles. Identify on site plan all temporary or permanent access limitations, re-routes, lane closures, or limits to public transit movements or place a note on the site plan stating *“No temporary or permanent access limitations, re-routes, lane closures, or limits to public transit movement are permitted.”*
 - D. Provide written notification to all contractors and subcontractors regarding appropriate routes and weight limits and speed limits for local roads used to access construction sites. Provide one copy of the notices to the County Planning Office.
19. Verification of adequate signs shall be posted along Pacheco Pass Parkway in front of the project site, no smaller than 1,296 square inches in size, containing the name, telephone number, and email address of the appropriate person the public may contact to register a complaint about construction noise. The applicant shall keep a written record of all such complaints and shall provide copies of these records to the County Planning Office. **(ADDED Condition)**
20. **Prior to issuance of building permit**, the applicant shall submit a copy of the approved landscape and irrigation system plan, prepared and stamped by a licensed landscape architect or contractor to Planning Office. Said landscape plan shall comply with Division B-33 (Sustainable Landscape) of the County ordinance. The landscaping shall provide visual screening as viewed from surrounding properties. All trees to be removed shall be so indicated on the landscape plan and replaced with native canopy trees. Arrangement of trees and other plant materials shall provide for defensible space for fire protection around proposed building. **(MODIFIED Condition No. 14 of September 3, 2015 Approval)**
21. All on-site lighting fixtures shall be designed, controlled, and maintained so that emitted light source is cast at a downward angle or away from the roadway, and that bare bulbs within these fixtures are not visible from the roadway. Pathway, roadway, and parking lighting to provide safety and security within this setback should be limited to a 4-foot maximum fixture height. In order to ensure that the existing and proposed light fixtures throughout subject property do not create a significant new source of light, light shields will be required to direct the light down and avoid light source to be spillover onto adjacent property. A lighting plan and fixture manufacturer's details must be submitted for review and approval.

22. Building colors are to be maintained with natural, earth tone colors in a non-glare finish. Submit final color samples / color board from manufacturers for the proposed building facade, trim and roof materials. **(MODIFIED Condition No. 13 of September 3, 2015 Approval)**

Fire Marshal's Office

23. Minimum fire-flow for this facility/structure shall be 1,500 gallons per minute (gpm) at 20 pounds per square inch (psi) for 2 hours. NOTE: The fire-flow may be adjusted depending upon the final size of the structure shown on the building permit set of drawings. [REF: California Fire Code Table B105.1] **(MODIFIED Condition No. 30 of September 3, 2015 Approval)**
24. Standard hydrant(s) shall be provided within 400-ft. of all portions of the/all structure(s). The number of hydrants shall be determined by Table C105.1 and the number needed to meet the distance requirement. Hydrant placement shall be approved by this office. NOTE: a listed fire pump may be required. [REF: 2007 CFC §508.5.1] **(MODIFIED Condition No. 31 of September 3, 2015 Approval)**
25. **At the time of plan submittal for building permit**, provide written verification from the water company that these conditions can be satisfied. NOTE: water company must supply location of nearest hydrant(s) in addition to available fire-flow at 20 psi. More than one hydrant may be used to satisfy this requirement if spacing does not exceed spacing per CFC Table C105.1. **(MODIFIED Condition No. 32 of September 3, 2015 Approval)**
26. A separate permit shall be obtained from the Fire Marshal's Office by a state licensed contractor prior to installation of hydrant system and any listed fire pump. Please allow for a minimum of 30 days for plan review. **(MODIFIED Condition No. 34 of September 3, 2015 Approval)**
- IMPORTANT:** 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.
27. These are minimum Fire Marshal standards. Should these standards conflict with any other local, state or federal requirement, the most restrictive shall apply. Construction of access roads and driveways shall use good engineering practice.
28. See CFMO-C7 for minimum requirements for access roads/driveways during construction.

29. Fire department Access Roads shall be provided within 150-ft. of all exterior portions of all structures. Access roads shall comply with the following: **(MODIFIED Condition No. 27 of September 3, 2015 Approval)**
- A. Width: Clear width of drivable surface of 20-ft.
 - B. Vertical Clearance: 15-ft.
 - C. Inside Curve Radius: 50-ft.
 - D. Grade: Maximum grade shall not exceed 16%. Grades exceeding 15% shall be paved in compliance with SD1.
 - E. Surface: All driving surfaces shall be all-weather and capable of sustaining 75,000 pound gross vehicle weight.
 - F. Dead-end Roads: Dead-end roads in excess of 150-ft. in length shall be provided with an approved turnaround meeting County Standard SD-16. Acceptable turnarounds shall be 40 ft. by 48 ft. pad, hammerhead, or bulb of 32 ft. radius complying with County Standard SD-16. All turnarounds shall have a slope of not more than 5% in any direction.
 - G. All fire apparatus access roads meeting the minimum width shall have permanent "no parking fire lane" signs located so that all access roads are clearly identified and the required clearance maintained as per CFC 503.3.
 - H. A number address approved by the Building Inspection Office shall be placed on the building (or at the entrance to the facility) in such a position as to be plainly visible and legible from the street or road fronting the property. [REF: CFC §505.1]

Geology

30. **Prior to permit issuance**, submit a geotechnical report / Plan Review Letter that addresses the potential of liquefaction-related ground deformation to occur. The site is located within a County Liquefaction Hazard Zone. Contact the County Geologist to discuss the scope of investigation needed. **(ADDED Condition)**

Pay the appropriate report review fee when submitting an electronic version (unsecured pdf on flash drive) of the report to the Planning Office. **(MODIFIED Condition No. 5 of September 3, 2015)**

Department of Environmental Health

31. **Prior to issuance of a building permit**, properly abandon existing septic tank by pumping and filling the septic tank. Contact Building Inspection at 408-299-5700 to obtain a septic tank abandonment permit.
32. **Prior to issuance of a building permit**, a new septic tank will be installed and sized County Onsite Wastewater Treatment System Design Manual's specification. Obtain a septic system repair permit from the Department of Environmental Health.

Note: This facility has an active Wastewater Discharge Order 88-138 from the Central Coast Regional Water Control Board. The existing Onsite Wastewater Treatment System consists of sand filter treatment system with a 100,000 gallon/day capacity. Currently, half the of the treatment system has been developed/ utilized.

33. All food facilities require plan review by the plan review and construction unit of the Department of Environmental Health (DEH) that is separate from any plan review done by the County Building Department. Contact DEH at 408-918-3400 regarding plan submittal requirements.

Land Development Engineering

34. Obtain a Drainage Permit from the Land Development Engineering (LDE) Section of the Planning Office prior to beginning any construction activities. The process for obtaining a Drainage Permit includes submitting the following: **(MODIFIED Condition No. 19 of September 3, 2015 Approval)**

- a) Six sets of plans on 24" x 36"
- b) Engineer's Estimate
- c) One set of drainage calculations per the County Drainage Manual
- d) Pay the Plan Check and Inspection Fee

Expect six to twelve weeks to complete the review process. Once all the fees and security have been submitted, and the plan has been approved and signed, a Drainage Permit will be issued and said construction may begin. This permit does not imply that a building permit has been issued. Please contact LDE at (299-5734) for additional information and timelines.

Additional information about the processing requirements and various forms may be found at the following link:

<http://www.sccgov.org/sites/dso/Land%20Development%20Engineering/Pages/Plan-Review-and-Processing.aspx>

35. Final plans shall include a single sheet which contains the County standard notes and certificates as shown on County Standard Cover Sheet. The plans shall be clear and legible.

Improvement Plans:

36. Preliminary plans prepared by Hanna & Brunetti and received by the Santa Clara County Planning Office have been reviewed. Submit final improvement plans prepared by a registered civil engineer for review and approval by LDE. Include plan, profile, typical sections, contour grading and drainage for the parking area, patio, and structures and other improvements as appropriate for construction. All the following standards shall be consistent with the September 1997 Standard Details Manual, County of Santa Clara, Roads and Airports Department and/or the March 1981 Standards and Policies

Manual, Volume 1 (Land Development) as appropriate. Plans will be processed and checked for conformance with the following County Ordinances, the 2007 Santa Clara County Drainage Manual, Santa Clara Grading Ordinance, Santa Clara County Flood Plain Ordinance as appropriate. Copies of these manuals and ordinances are available at the following web sites: **(MODIFIED Condition No. 21 of September 3, 2015)**

Roads & Airports Standard Details Manual found at the following link:

<http://www.sccgov.org/sites/rda/about/Pages/standards.aspx>

Land Development Engineering Standards and Policies Manual, Santa Clara County Drainage Manual, Flood Plain Ordinance, and/or Grading Ordinance can be found at the following link:

- <http://www.sccgov.org/sites/dso/Land%20Development%20Engineering/Pages/Office-of-Land-Development-Engineering.aspx>

- Private Road Standard Details are at the bottom of the page along with links to the standard policy manual.

Said final improvement plans Shall include the following:

Grading:

- a. The requirement to take all exported materials from the site to a County approved disposal site must be clearly indicated on the plan.

Erosion Control:

- b. Provide an Erosion and Sediment Control Plan that outlines seasonally appropriate erosion and sediment controls during the construction period in accordance with Sections C12-568 through C12-571 of the Grading Ordinance and Municipal Regional Permit (north county) National Pollutant Discharge Elimination System Phase II Small Municipal Separate Storm Sewer System General Permit (south county). Erosion and Sediment Control Plan Sheets may include, but are not limited to, the following information as needed:
 1. Erosion and Sediment Control: soil binders, geotextiles, mats, creek and hillside stabilization, hydroseeding, silt fence, sediment basin, check dams, fiber rolls, gravel bags, drainage inlet protection, construction entrance/ exit, street sweeping requirements, perimeter controls, etc.
 2. Good Site Management: containment, spill prevention, material storage/ protection, sanitary waste management, etc.
 3. Non Stormwater Management, dewatering operations, paving operations, concrete washouts, vehicle and equipment storage and refueling, etc.
- c. Include the County's Standard Best Management Practice Plan Sheets BMP 1 and BMP-2 with the Plan Set.

Drainage:

- d. Provide for the uninterrupted flow of water in swales and natural courses on the property or any access road. No fill or crossing of any swales or watercourses is allowed unless shown on the approved plans.
- e. 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.
- f. Demonstrate the subject property has adequate existing and proposed storm drainage facilities in accordance with criteria as designated in the County Drainage Manual. At the minimum, drainage plans and hydraulic calculations shall demonstrate all of the following:
 - 1. The site and proposed graded areas can be adequately drained,
 - 2. The development of the site will not cause problems to nearby properties,
 - 3. The site is not subject to significant damage from the one-percent flood, and
 - 4. The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow or cause a hazard or public nuisance. If this cannot be demonstrated, provide a detention system pursuant to the Design Guidelines in Section 6.3.3 of the 2007 Santa Clara County Drainage Manual.

Easements:

- h. Indicate on the improvement plans all applicable easements affecting the parcel(s) with benefactors and recording information. Supply one copy of a preliminary title report, dated within 60 days of the submission of the drainage plans for review by Land Development Engineering.

Storm Water Treatment - Pajaro River/Monterey Bay Watershed

- i. Include one of the following Site Design Strategies;
 - 1. Direct roof runoff into cistern or rain barrels for reuse.
 - 2. Direct roof runoff onto vegetated areas safely away from building foundations and footings.
 - 3. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas safely away from building foundations and footings.
 - 4. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas safely away from building foundations and footings.
 - 5. Construct driveways, uncovered parking lots, sidewalks, walkways, and patios with permeable surfaces.

Note which measure was used on the cover sheet of the grading/drainage plan set.
(Per Resolution No. R3-2013-0032 Post Construction Stormwater Management Requirements for Development Projects in the Central Coast Region)
- j. Provide a Storm Water Control Plan. Include storm water quality treatment measures and runoff retention measures sized per the County's Storm Water Management Guidance Manual.

(Per Resolution No. R3-2013-0032 Post Construction Stormwater Management Requirements for Development Projects in the Central Coast Region)

Utilities

- k. All new on-site utilities, mains and services shall be placed underground and extended to serve the proposed residence. All extensions shall be included in the improvement plans submitted to LDE for review. Off-site work should be coordinated with any other undergrounding to serve other properties in the immediate area.
37. Submit an Engineer's Estimate of Probable Construction Cost prepared by a registered civil engineer with the all stages of work clearly identified for the drainage improvements as proposed in this application. Pay necessary inspection and plan check fees and provide County with a Certificate of Worker's Compensation Insurance. (C12-206) **(MODIFIED Condition No. 22 of September 3, 2015 Approval)**

Roads and Airports

38. Obtain a Santa Clara County Roads and Airports Department (RAD) Encroachment Permit for the following required improvements: **(MODIFIED Condition No. 39 of September 3, 2015 Approval)**
- A. Remove all boulders, farm equipment, and parked/stationary/decorative vehicles from the County right-of-way (ROW). No permanent structures shall be located within the ROW.
 - B. Reconstruct the southerly curb and gutter at the intersection of Casa De Fruta Drive and Casa De Fruta Parkway per County Standard B/13. Replace existing drainage grate in kind. The process for obtaining an Encroachment Permit and the forms that are required can be found at: www.countyroads.org > Services> Apply for Permits > Encroachment Permit.
39. Demonstrate that the post-development maximum flow rate into the County Road right-of-way is equal-to or less-than the pre-development corresponding storm event flow rate per the County Drainage Manual. Provide engineered plans and drainage calculations for any detention or retention system necessary to satisfy this requirement. **(ADDED Condition)**

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO BUILDING PERMIT
FINAL

Planning

40. Prior to final, schedule a site visit with the Planner to verify that the approved landscaping, outdoor lighting, roof screening and color scheme have been installed as approved. **(MODIFIED Condition No. 17 of September 3, 2015 Approval)**

Environmental Health

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

Land Development Engineering

42. Enter into an Operations and Maintenance Agreement for Stormwater Quality Improvements with the County per Section C11.5-23 of the County Ordinance Code.
43. Construction all of the aforementioned improvements. Construction staking is required and shall be the responsibility of the developer.

Roads and Airports

44. Construct all of the improvements approved under the Encroachment Permit. **(MODIFIED Condition No. 41 of September 3, 2015 Approval)**

Fire Marshall's Office

45. The building shall be equipped with an approved automatic fire sprinkler system complying with NFPA 13.
46. The fire sprinkler system shall be installed and finalized by this office prior to occupancy. A separate permit shall be obtained from the Fire Marshal's 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.

These conditions, approved on February 6, 2020 by the Zoning Administrator, which include an Extension of Time, are valid for a period of two (2) years, pursuant to Section 5.20.180 of the County Zoning Ordinance.

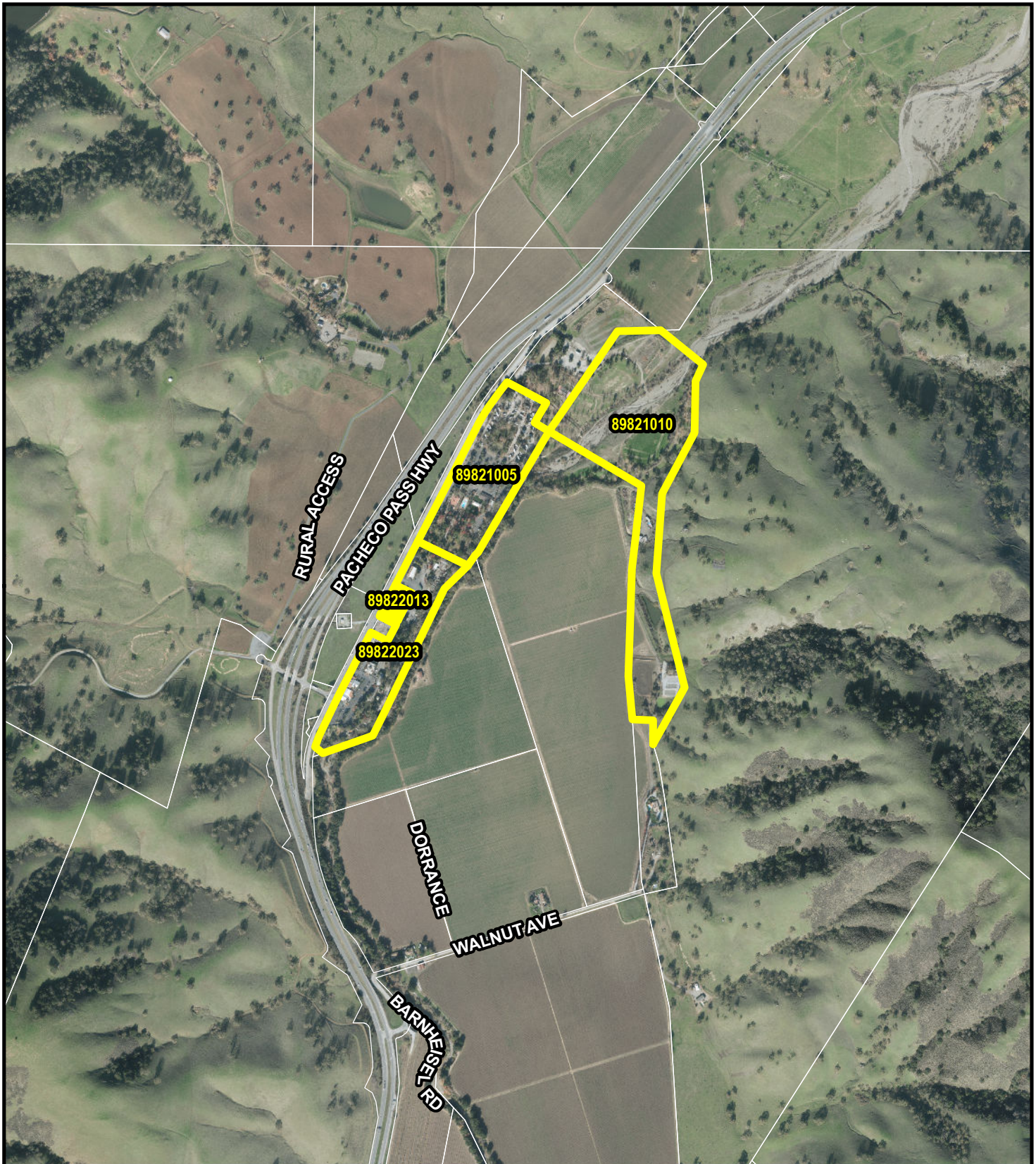
THE CONDITIONS OF APPROVAL MUST BE COMPLETED, AND A BUILDING PERMIT ISSUED BY FEBRUARY 6, 2022.

This approval is based upon information submitted on the application form and approved plans. Erroneous information, omission of relevant information or substantial changes will void this approval.

Valerie Negrete, Associate Planner

ATTACHMENT C

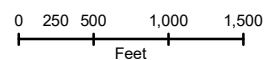
Location & Vicinity Map



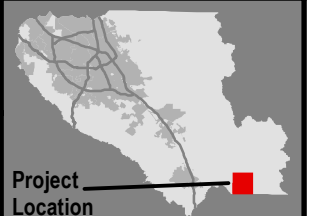
Project Vicinity Map

File No. PLN19-0147

APN 898-21-005, -010, 898-22-013, -023
6680 Pacheco Pass Hwy.



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.
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Project
Location

ATTACHMENT D

Proposed Plans with Elevations

COUNTY OF SANTA CLARA
General Construction Specifications

GENERAL CONDITIONS

1. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS AND/OR GEOTECHNICAL REPORT PREPARED BY THIS REPORT IS SUPPLEMENTED BY: 1) THESE PLANS AND SPECIFICATIONS, 2) THE COUNTY OF SANTA CLARA STANDARD DETAILS, 3) THE COUNTY OF SANTA CLARA STANDARD SPECS, 4) STATE OF CALIFORNIA STANDARD DETAILS, 5) STATE OF CALIFORNIA STANDARD SPECIFICATIONS. IN THE EVENT OF CONFLICT THE FORMER SHALL TAKE PRECEDENCE OVER THE LATTER, THE PERFORMANCE AND COMPLETION OF ALL WORK MUST BE TO THE SATISFACTION OF THE COUNTY.

2. DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF THE IMPROVEMENTS SHOWN ON THESE PLANS AND HE OR HIS SUCCESSOR PROPERTY OWNERS ARE RESPONSIBLE FOR THEIR CONTINUED MAINTENANCE.

3. DEVELOPER SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERRORS OR OMISSIONS IN THESE PLANS. THE COUNTY SHALL BE AUTHORIZED TO REQUIRE DISCONTINUANCE OF ANY WORK AND SUCH CORRECTION AND MODIFICATION OF PLANS AS MAY BE NECESSARY TO COMPLY WITH COUNTY STANDARDS OR CONDITIONS OF DEVELOPMENT APPROVAL.

4. DEVELOPER SHALL OBTAIN ENCROACHMENT PERMITS FROM THE SANTA CLARA VALLEY WATER DISTRICT AND CALIFORNIA DEPARTMENT OF TRANSPORTATION WHERE NEEDED. COPIES OF THESE PERMITS SHALL BE KEPT AT THE JOB SITE FOR REVIEW BY THE COUNTY'S INSPECTOR.

5. DEVELOPER SHALL REMOVE OR TRIM ALL TREES TO PROVIDE AN UNOBSTRUCTED FIFTEEN (15) FOOT VERTICAL CLEARANCE FOR ROADWAY AREA.

6. THIS PLAN AUTHORIZES THE REMOVAL OF ONLY THOSE TREES WITH TRUNK DIAMETERS GREATER THAN 12 INCHES MEASURED 4.5 FEET ABOVE THE GROUND THAT ARE SHOWN TO BE REMOVED UNLESS AN AMENDED PLAN IS APPROVED OR A SEPARATE TREE REMOVAL PERMIT IS OBTAINED FROM THE PLANNING OFFICE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT REMOVAL OF ADDITIONAL TREES HAS BEEN PERMITTED.

7. DEVELOPER SHALL PROVIDE ADEQUATE DUST CONTROL AS REQUIRED BY THE COUNTY INSPECTOR.

8. ALL PERSONS MUST COMPLY WITH SECTION 4442 OF THE PUBLIC RESOURCES CODE AND SECTION 13005 OF THE HEALTH AND SAFETY CODE RELATING TO THE USE OF SPARK ARRESTERS.

9. UPON DISCOVERING OR UNEARTHING ANY BURIAL SITE AS EVIDENCED BY HUMAN SKELETAL REMAINS OR ARTIFACTS, THE PERSON MAKING SUCH DISCOVERY SHALL IMMEDIATELY NOTIFY THE COUNTY CORONER AT (408) 454-2520 AND LAND DEVELOPMENT ENGINEERING OFFICE AT (408) 299-5730. NO FURTHER DISTURBANCE OF THE SITE MAY BE MADE EXCEPT AS AUTHORIZED BY THE LAND DEVELOPMENT OFFICE IN ACCORD WITH PROVISIONS OF THIS ORDINANCE (COUNTY ORDINANCE CODE SECTION B6-18).

10. THESE PLANS ARE FOR THE WORK DESCRIBED IN THE SCOPE OF WORK ONLY. A SEPARATE PERMIT WILL BE REQUIRED FOR THE SEPTIC LINE CONSTRUCTION.

11. ANY DEVIATION FROM THESE APPROVED PLANS SHALL BE RE-APPROVED IN WRITING BY THE COUNTY ENGINEER PRIOR TO CONSTRUCTION.

CONSTRUCTION STAKING

1. THE DEVELOPER'S ENGINEER IS RESPONSIBLE FOR THE INITIAL PLACEMENT AND REPLACEMENT OF CONSTRUCTION GRADE STAKES. THE STAKES ARE TO BE ADEQUATELY IDENTIFIED, LOCATED, STABILIZED, ETC. FOR THE CONVENIENCE OF CONTRACTORS. LATERAL OFFSET OF STAKES SET FOR CURBS AND GUTTERS SHALL NOT EXCEED 2 1/2 FEET FROM BACK OF CURB.

2. ANY PROPERTY LINE STAKES OR ROAD MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY DEVELOPER'S ENGINEER AND LICENSED LAND SURVEYOR.

3. PROPERTY LINE STAKING MUST BE PERFORMED BY THE PROJECT ENGINEER OR LAND SURVEYOR TO ESTABLISH OR RE-ESTABLISH THE PROJECT BOUNDARY AND SHALL BE INSPECTED BY THE COUNTY INSPECTOR PRIOR TO THE BEGINNING OF THE WORK.

4. PROPER CONSTRUCTION STAKES SHALL BE SET IN THE FIELD BY THE PROJECT ENGINEER OR LAND SURVEYOR AND VERIFIED BY THE COUNTY INSPECTOR PRIOR TO THE COMMENCEMENT OF GRADING.

5. IN ACCORDANCE WITH THE CALIFORNIA PROFESSIONAL LAND SURVEYORS' ACT (BUSINESS AND PROFESSIONS CODE) CHAPTER 15 SECTIONS 8771 AND 8725.1, CALIFORNIA PENAL CODE 609, AND CALIFORNIA GOVERNMENT CODE 27581, ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES THAT WILL OR MAY DISTURB AN EXISTING ROADWAY/STREET MONUMENT, PROPERTY CORNER, OR ANY OTHER PERMANENT SURVEYED MONUMENT AND/OR AS SHOWN ON THIS TENTATIVE MAP SHALL ENSURE THAT A CORNER RECORD AND/OR RECORD OF SURVEY ARE FILED WITH THE COUNTY SURVEYOR OFFICE PRIOR TO DISTURBING SAID MONUMENTS. ALL DISTURBED OR DESTROYED MONUMENTS SHALL BE RESET AND FILED IN COMPLIANCE WITH SECTION 8771.

CONSTRUCTION INSPECTION

1. CONTRACTOR SHALL NOTIFY PERMIT INSPECTION UNIT, SANTA CLARA COUNTY PRIOR TO COMMENCING WORK AND FOR FINAL INSPECTION OF WORK AND SITE.

2. THE COUNTY REQUIRES A MINIMUM OF 24 HOURS ADVANCE NOTICE FOR GENERAL INSPECTION, 48 HOURS FOR ASPHALT CONCRETE INSPECTION.

3. INSPECTION BY SANTA CLARA COUNTY SHALL BE LIMITED TO INSPECTION OF MATERIALS AND PROCESSES OF CONSTRUCTION TO OBSERVE THEIR COMPLIANCE WITH PLANS & SPECIFICATIONS BUT DOES NOT INCLUDE RESPONSIBILITY FOR THE SUPERINTENDENT OF CONSTRUCTION, SITE CONDITIONS, EQUIPMENT OR PERSONNEL. CONTRACTOR SHALL NOTIFY THE COUNTY LAND DEVELOPMENT INSPECTOR AT PHONE (408) 299-6868 AT LEAST 24 HOURS PRIOR TO COMMENCING WORK AND FOR FINAL INSPECTION OF WORK AND SITE.

4. DEVELOPER AND/OR HIS AUTHORIZED REPRESENTATIVE MUST SUBMIT WRITTEN REQUEST FOR FINAL INSPECTION AND ACCEPTANCE. SAID REQUEST SHALL BE DIRECTED TO THE INSPECTION OFFICE NOTED ON THE PERMIT FORM.

5. THE CONTRACTOR SHALL PROVIDE TO THE COUNTY CONSTRUCTION INSPECTOR WITH PAD ELEVATION AND LOCATION CERTIFICATES, PROVIDED BY THE PROJECT ENGINEER OR LAND SURVEYOR, PRIOR COMMENCEMENT OF THE BUILDING FOUNDATION.

SITE PREPARATION (CLEARING AND GRUBBING)

1. EXISTING TREES AUTHORIZED FOR REMOVAL, ROOTS, AND FOREIGN MATERIAL IN AREAS TO BE IMPROVED WILL BE REMOVED AND/OR REMOVED DISPOSAL SITE AS FOLLOWS:

A) TO A MINIMUM DEPTH OF TWO FEET BELOW THE FINISHED GRADE OF PROPOSED ROADWAYS (EITHER PRIVATE OR TO BE DEDICATED TO PUBLIC USE)

B) FROM AREAS AFFECTED BY THE PROPOSED GRADING EXCEPT WHERE NOTED ON THE PLANS.

2. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO MOVE OR RELOCATE UTILITY POLES AND OTHER OBSTRUCTIONS IN THE WAY OF CONSTRUCTION.

UTILITY LOCATION, TRENCHING & BACKFILL

1. CONTRACTOR SHALL NOTIFY UVA (UNDERGROUND SERVICE ALERT) AT 1-800-277-2600 A MINIMUM OF 24 HOURS BEFORE BEGINNING UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION OF UNDERGROUND UTILITIES.

2. ACCURATE VERIFICATION AS TO SIZE, LOCATION, AND DEPTH OF EXISTING UNDERGROUND CONDUITS OR FACILITIES SHALL BE THE INDIVIDUAL CONTRACTORS RESPONSIBILITY. PLAN LOCATIONS ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY.

3. ALL UNDERGROUND INSTALLATIONS SHALL BE IN PLACE AND THE TRENCH BACKFILLED AND COMPACTED BEFORE PLACING AGGREGATE BASE MATERIAL OR SURFACE STRUCTURES. SURFACING MAY BE DONE IF THE UTILITY COMPANY CONCERNED INDICATES BY LETTER THAT IT WILL BORE, UNLESS SPECIFICALLY AUTHORIZED BY THE COUNTY, GAS AND WATER MAINS SHALL BE INSTALLED OUTSIDE THE PAVED AREAS.

4. TRENCH BACKFILL IN EXISTING PAVEMENT AREAS SHALL BE SAND MATERIAL IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE STATE SPECIFICATIONS. THE STRUCTURAL SECTION FOR TRENCH REPLACEMENT SHALL CONSIST OF NOT LESS THAN 12 INCHES OF APPROVED AGGREGATE BASE MATERIAL COMPACTED TO A RELATIVE COMPACTION OF AT LEAST 95% AND 4 INCHES OF HOT ASPHALT CONCRETE PLACED IN TWO LIFTS. TRENCH RESTORATION FOR HIGHER TYPE PAVEMENTS SHALL BE MADE IN KIND OR AS DIRECTED BY THE COUNTY.

5. TRENCH BACKFILL IN NEW CONSTRUCTION AREAS SHALL BE SAND MATERIAL COMPACTED TO A RELATIVE COMPACTION OF AT LEAST 90%. THE REQUIREMENT FOR SELECT MATERIAL MAY BE WAIVED BY COUNTY IF THE NATIVE SOIL IS SUITABLE FOR USE AS TRENCH BACKFILL BUT THE COMPACTION REQUIREMENTS WILL NOT BE THEREBY WAIVED.

6. BACKFILL AND TRENCH RESTORATION REQUIREMENTS SHALL APPLY AS MINIMUM STANDARDS TO ALL UNDERGROUND FACILITIES INSTALLED BY OTHER FIRMS OR PUBLIC AGENCIES.

RETAINING WALLS

1. REINFORCED CONCRETE AND CONCRETE MASONRY UNIT RETAINING WALLS SHALL HAVE FOUNDATION AND REINFORCEMENT INSPECTED BY THE COUNTY ENGINEERING INSPECTOR AND ENGINEER OF RECORD PRIOR TO POURING THE FOUNDATION AND FORMING THE WALL.

2. SEGMENTAL BLOCK RETAINING WALLS SHALL HAVE FOUNDATION AND REINFORCEMENT INSPECTED BY THE COUNTY ENGINEERING INSPECTOR.

GRADING

1. EXCAVATED MATERIAL SHALL BE PLACED IN THE FILL AREAS DESIGNATED OR SHALL BE HAULED AWAY FROM THE SITE TO A COUNTY APPROVED DISPOSAL SITE. WHERE FILL MATERIAL IS TO BE PLACED ON NATURAL GROUND, IS SHALL BE STRIPPED OF ALL VEGETATION. TO ACHIEVE A PROPER BOND WITH THE FILL MATERIAL, THE SURFACE OF THE GROUND SHALL BE SCARIFIED TO DEPTH OF 6" BEFORE FILL IS PLACED. WHERE NATURAL GROUND IS STEEPER THAN 5:1, IT SHALL BE BENCHED AND THE FILL KEYED IN TO ACHIEVE STABILITY. WHERE NEW FILL IS TO BE PLACED ON EXISTING FILL THE EXISTING FILL SHALL BE REMOVED UNTIL MATERIAL COMPACTED TO 90% RELATIVE COMPACTION IS EXPOSED. THEN THE NEW FILL MATERIAL SHALL BE PLACED AS PER THESE CONSTRUCTION NOTES. FILL MATERIAL SHALL BE PLACED IN UNIFORM LIFTS NOT EXCEEDING 6" IN UNCOMPACTED THICKNESS. BEFORE COMPACTION BEGINS, THE FILL SHALL BE BROUGHT TO A WATER CONTENT THAT WILL PERMIT PROPER COMPACTION BY EITHER 1) AERATING THE FILL IF IT IS TOO WET OR 2) MOISTENING THE FILL WITH WATER IF IT IS TOO DRY. EACH LIFT SHALL BE THOROUGHLY MIXED BEFORE COMPACTION TO ENSURE A UNIFORM DISTRIBUTION OF MOISTURE.

2. EXCESS CUT MATERIAL SHALL NOT BE SPREAD OR STOCKPILED ON THE SITE.

3. SURPLUS EARTH FILL MATERIAL SHALL BE PLACED IN A SINGLE (8" MAX) THICK LAYER COMPACTED TO WITHSTAND WEATHERING IN THE AREA(S) DELINEATED ON THE PLAN.

4. NO ORGANIC MATERIAL SHALL BE PLACED IN ANY FILL. NO TREES SHALL BE REMOVED OUTSIDE OF CUT, FILL OR ROADWAY AREAS.

5. THE UPPER 6" OF SUBGRADE BELOW DRIVEWAY ACCESS ROAD OR PARKING AREA SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY.

6. MAXIMUM CUT SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL. MAXIMUM FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL.

LOCATION	CUT (C.Y.)	FILL (C.Y.)	VERT. DEPTH
BUILDING	219	97	±1
PATIO	132	43	±1.5
POND	14	0	±2
TOTAL	±365	±140	

NOTE: FILL VOLUMES INCLUDE 10% SHRINKAGE.

EXCESS MATERIAL SHALL BE OFF HAULED TO A COUNTY APPROVED DUMP SITE.

7. NOTIFY SOILS ENGINEER TWO (2) DAYS PRIOR TO COMMENCEMENT OF ANY GRADING WORK TO COORDINATE THE WORK IN THE FIELD.

8. ALL MATERIALS FOR FILL SHOULD BE APPROVED BY THE SOILS ENGINEER BEFORE IT IS BROUGHT TO THE SITE.

9. THE UPPER 6" OF THE SUBGRADE SOIL SHALL BE SCARIFIED, MOISTURE CONDITIONED AND COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 95%.

10. ALL AGGREGATE BASE MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% RELATIVE COMPACTION.

11. THE GEOTECHNICAL PLAN REVIEW LETTER MUST BE REVIEWED AND APPROVED BY THE COUNTY GEOLOGIST PRIOR TO FINAL APPROVAL BY THE COUNTY ENGINEER FOR BUILDING OCCUPANCY.

12. THE PROJECT GEOTECHNICAL ENGINEER SHALL PERFORM COMPACTION TESTING AND PRESENT THE RESULTS TO THE COUNTY ENGINEERING INSPECTOR PRIOR TO THE CONSTRUCTION OF ANY PAVED AREA.

13. GRADING WORK BETWEEN OCTOBER 15TH AND APRIL 15TH IS AT THE DISCRETION OF THE SANTA CLARA COUNTY GRADING OFFICIAL.

14. TOTAL DISTURBED AREA FOR THE PROJECT _____SF.

15. WID NO _____.

16. THE INSPECTOR MAY VERIFY THAT A VALID NOTICE OF INTENT (NOI) HAS BEEN ISSUED BY THE STATE AND THAT A CURRENT AND UP TO DATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS AVAILABLE ON SITE.

TREE PROTECTION

1. FOR ALL TREES TO BE RETAINED WITH A CANOPY IN THE DEVELOPMENT AREA OR INTERFACES WITH THE LIMITS OF GRADING FOR ALL PROPOSED DEVELOPMENT ON SITE, THE TREES SHALL BE PROTECTED BY THE PLACEMENT OF RIGID TREE PROTECTIVE FENCING, CONSISTENT WITH THE COUNTY INTEGRATED LANDSCAPE GUIDELINES, AND INCLUDE THE FOLLOWING:

A. FENCING SHOULD BE PLACED ALONG THE OUTSIDE EDGE OF THE DRILLPINE OF THE TREE OR GROVE OF TREES.

B. THE FENCING SHALL BE MAINTAINED THROUGHOUT THE SITE CONSTRUCTION PERIOD AND SHALL BE INSPECTED PERIODICALLY FOR DAMAGE AND PROPER FUNCTION.

C. FENCING SHALL BE REPAIRED, AS NECESSARY, TO PROVIDE A PHYSICAL BARRIER FROM CONSTRUCTION ACTIVITIES.

D. SIGNAGE STATING, "WARNING- THIS FENCING SHALL NOT BE REMOVED WITHOUT PERMISSION FROM THE SANTA CLARA COUNTY PLANNING OFFICE (408) 299-5770. COUNTY OF SANTA CLARA TREE PROTECTION MEASURES MAY BE FOUND AT <http://www.sccplanning.gov>." SHALL BE PLACED ON THE TREE PROTECTIVE FENCING UNTIL FINAL OCCUPANCY.

2. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY, TREE PROTECTIVE FENCING SHALL BE SECURELY IN PLACED AND INSPECTED BY THE LAND DEVELOPMENT ENGINEERING INSPECTOR.

3. SEE EXISTING TREE PROTECTION DETAILS FOR MORE INFORMATION.

ACCESS ROADS AND DRIVEWAYS

1. DRIVEWAY LOCATIONS SHALL BE AS SHOWN ON THE IMPROVEMENT PLANS WITH CENTERLINE STATIONING. THE MINIMUM CONCRETE THICKNESS SHALL BE 6 INCHES THROUGHOUT (WITH A MAXIMUM APPROACH SLOPE OF 1 1/4 INCHES PER FOOT).

2. ALL DRIVEWAY OR COMMON ACCESS ROAD SECTIONS IN EXCESS OF 15 LONGITUDINAL SLOPE MUST BE PAVED WITH A MINIMUM 2-INCH ASPHALT LIFT OR FULL DEPTH CONCRETE LIFT PRIOR TO ANY COMBUSTIBLE FRAMING.

3. THE OWNER AND PRIME CONTRACTOR ARE RESPONSIBLE FOR MAINTAINING PROJECT SITE ACCESS AND NEIGHBORHOOD ACCESS FOR EMERGENCY VEHICLES AND LOCAL RESIDENTS. ROADWAYS DESIGNATED AS NOT COUNTY MAINTAINED ROADS AS SHOWN ON THE PLAN WILL NOT BE ELIGIBLE FOR COUNTY MAINTENANCE UNTIL THE ROADWAYS ARE IMPROVED (AT NO COST TO THE COUNTY) TO THE 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.

5. ALL WORK IN THE COUNTY ROAD RIGHT-OF-WAY REQUIRES AN ENCROACHMENT PERMIT FROM THE ROADS AND AIRPORTS DEPARTMENT. EACH INDIVIDUAL ACTIVITY REQUIRES A SEPARATE PERMIT - I.E. CABLE, ELECTRICAL, GAS, SEWER, WATER, RETAINING WALLS, DRIVEWAY APPROACHES, FENCES, LANDSCAPING, TREE REMOVAL, STORM DRAINAGE IMPROVEMENTS, ETC..

STREET LIGHTING

1. PACIFIC GAS & ELECTRIC ELECTROLUER SERVICE FEE SHALL BE PAID BY THE DEVELOPER AND/OR HIS AUTHORIZED REPRESENTATIVE.

SANITARY SEWER

1. THE SANITARY SEWER AND WATER UTILITIES SHOWN ON THESE PLANS ARE NOT PART OF THIS GRADING PERMIT AND ARE SHOWN FOR REFERENCE ONLY.

2. ALL MATERIALS AND METHODS OF CONSTRUCTION OF SANITARY SEWERS SHALL CONFORM TO THE SPECIFICATIONS OF THE JURISDICTION INVOLVED. INSPECTION OF SANITARY SEWER WORK SHALL BE DONE BY SAID JURISDICTION.

PORTLAND CEMENT CONCRETE

1. CONCRETE USED FOR STRUCTURAL PURPOSES SHALL BE CLASS "A" (6 SACK PER CUBIC YARD) AS SPECIFIED IN THE STATE STANDARD SPECIFICATIONS. CONCRETE PLACED MUST DEVELOP A MINIMUM STRENGTH FACTOR OF 2800 PSI IN A SEVEN-DAY PERIOD. THE CONCRETE MIX DESIGN SHALL BE UNDER THE CONTINUAL CONTROL OF THE COUNTY INSPECTOR.

AIR QUALITY, LANDSCAPING AND EROSION CONTROL

1. WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY.

2. COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST TWO FEET OF FREEBOARD.

3. PAVE, APPLY WATER THREE TIMES DAILY, OR APPLY (NON-TOXIC) SOIL STABILIZERS ON ALL UNPAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES.

4. SWEEP DAILY (WITH WATER SWEEPERS) ALL PAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES. THE USE OF DRY POWDER SWEEPING IS PROHIBITED.

5. SWEEP STREETS DAILY (WITH WATER SWEEPERS) IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS. THE USE OF DRY POWDER SWEEPING IS PROHIBITED.

6. ALL CONSTRUCTION VEHICLES, EQUIPMENT AND DELIVERY TRUCKS SHALL HAVE A MAXIMUM IDLING TIME OF 5 MINUTES (AS REQUIRED BY THE CALIFORNIA AIRBORNE TOXIC CONTROL MEASURE TITLE 13, SECTION 2485 OF CALIFORNIA CODE OF REGULATIONS (CCR)). ENGINES SHALL BE SHUT OFF IF CONSTRUCTION REQUIRES LONGER IDLING TIME UNLESS NECESSARY FOR PROPER OPERATION OF THE VEHICLE.

7. ALL VEHICLE SPEEDS ON UNPAVED ROADS SHALL BE LIMITED TO 15 MILES PER HOUR.

8. ALL CONSTRUCTION EQUIPMENT SHALL BE MAINTAINED AND PROPERLY TUNED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. ALL EQUIPMENT SHALL BE CHECKED BY A CERTIFIED MECHANIC AND DETERMINED TO BE RUNNING IN PROPER CONDITION PRIOR TO OPERATION.

9. POST A SIGN THAT IS AT LEAST 32 SQUARE FEET MINIMUM 2 INCHES LETTER HEIGHT VISIBLE NEAR THE ENTRANCE OF CONSTRUCTION SITE THAT IDENTIFIES THE FOLLOWING REQUIREMENTS. OBTAIN ENCROACHMENT PERMIT FOR SIGN FROM ROADS' DEPARTMENT OR OTHER APPLICABLE AGENCY IF REQUIRED.

A. 15 MILES PER HOUR (MPH) SPEED LIMIT

B. 5 MINUTES MAXIMUM IDLING TIME OF VEHICLES

C. TELEPHONE NUMBER TO CONTACT THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT REGARDING DUST COMPLAINTS. NOTE PHONE NUMBER OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT AIR POLLUTION COMPLAIN HOTLINE OF 1-800-334-6367.

10. ALL FILL SLOPES SHALL BE COMPACTED AND LEFT IN A SMOOTH AND FIRM CONDITION CAPABLE OF WITHSTANDING WEATHERING.

11. ALL EXPOSED DISTURBED AREAS SHALL BE SEEDED WITH BROME SEED SPREAD AT THE RATE OF 5 LB. PER 1000 SQUARE FEET (OR APPROVED EQUAL). SEEDING AND WATERING SHALL BE MAINTAINED AS REQUIRED TO ENSURE GROWTH.

12. ALL DITCHES SHALL BE UNED PER COUNTY STANDARD SDB.

13. ALL STORM DRAINAGE STRUCTURES SHALL BE INSTALLED WITH EFFECTIVE ENTRANCE & OUTFALL EROSION CONTROLS E.G. SACKED CONCRETE RIP-RAP. ENERGY DISSIPATORS SHALL BE INSTALLED AT ALL DITCH OUTFALLS. WHERE OUTFALLS ARE NOT INTO AN EXISTING CREEK OR WATER COURSE, RUNOFF SHALL BE RELEASED TO SHEET FLOW.

14. PRIOR TO GRADING COMPLETION AND RELEASE OF THE BOND, ALL GRADED AREAS SHALL BE RESEED IN CONFORMANCE WITH THE COUNTY GRADING ORDINANCE TO MINIMIZE THE VISUAL IMPACTS OF THE GRADE SLOPES AND REDUCE THE POTENTIAL FOR EROSION OF THE SUBJECT SITE.

15. PERMANENT LANDSCAPING SHOWN ON THE ATTACHED LANDSCAPE PLAN MUST BE INSTALLED AND FIELD APPROVED BY THE COUNTY PLANNING OFFICE PRIOR TO FINAL APPROVAL BY THE COUNTY ENGINEER, AND FINAL OCCUPANCY RELEASE BY THE BUILDING INSPECTION OFFICE.

16. THE OWNER SHALL PREPARE AND PRESENT A WINTERIZATION REPORT TO THE COUNTY INSPECTOR FOR REVIEW PRIOR TO OCTOBER 15TH OF EVERY YEAR.

17. THE OWNER, CONTRACTOR, AND ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES SHALL INSTALL AND MAINTAIN CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs) ON THE PROJECT SITE AND WITHIN THE SANTA CLARA COUNTY ROAD RIGHT-OF-WAY THROUGHOUT THE DURATION OF THE CONSTRUCTION AND UNTIL THE ESTABLISHMENT OF PERMANENT STABILIZATION AND SEDIMENT CONTROL TO PREVENT THE DISCHARGE OF POLLUTANTS INCLUDING SEDIMENT, CONSTRUCTION MATERIALS, EXCAVATED MATERIALS, AND WASTE INTO THE SANTA CLARA COUNTY RIGHT-OF-WAY, STORM SEWER WATERWAYS, ROADWAY INFRASTRUCTURE. BMPs SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING.

A. PREVENTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE AND THE CONTRACTOR'S MATERIAL AND EQUIPMENT LAYDOWN / STAGING AREAS.

B. PREVENTION OF TRACKING OF MUD, DIRT, AND CONSTRUCTION MATERIALS ONTO THE PUBLIC ROAD RIGHT-OF-WAY.

C. PREVENTION OF DISCHARGE OF WATER RUN-OFF DURING DRY AND WET WEATHER CONDITIONS ONTO THE PUBLIC ROAD RIGHT-OF-WAY.

18. THE OWNER, CONTRACTOR, AND ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES SHALL ENSURE THAT ALL TEMPORARY CONSTRUCTION FACILITIES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIALS, DELIVERIES, HAZARDOUS AND NON-HAZARDOUS MATERIAL STORAGE, EQUIPMENT, TOOLS, PORTABLE TOILETS, CONCRETE WASHOUT, GARBAGE CONTAINERS, LAYDOWN YARDS, SECONDARY CONTAINMENT AREAS, ETC. ARE LOCATED OUTSIDE THE SANTA CLARA COUNTY ROAD RIGHT-OF-WAY.

19. EROSION CONTROL PLAN IS A GUIDE AND SHALL BE AMENDED AS NECESSARY TO PREVENT EROSION AND ILLICIT DISCHARGES ON A YEAR AROUND BASIS, DEPENDING ON THE SEASON, WEATHER, AND FIELD CONDITIONS. EROSION CONTROL MEASURES IN ADDITION TO THOSE NOTED IN THE PERMITTED PLANS MAY BE NECESSARY. FAILURE TO INSTALL SITE AND SITUATIONALLY APPROPRIATE EROSION CONTROL MEASURES MAY RESULT IN VIOLATIONS, FINES, AND A STOPPAGE OF WORK.

STORM DRAINAGE AND STORMWATER MANAGEMENT

1. DEVELOPER IS RESPONSIBLE FOR ALL NECESSARY DRAINAGE FACILITIES WHETHER SHOWN ON THE PLANS OR NOT AND HE OR HIS SUCCESSOR PROPERTY OWNERS ARE RESPONSIBLE FOR THE ADEQUACY AND CONTINUED MAINTENANCE OF THESE FACILITIES IN A MANNER WHICH WILL PRECLUDE ANY HAZARD TO LIFE, HEALTH, OR DAMAGE TO ADJOINING PROPERTY, CONSISTENT WITH NPDES PERMIT CAS612008 / ORDER NO. R2-2009-0047 AND NPDES PERMIT CAS000004 / ORDER NO. 2013-0001-DWQ.

2. DROP INLETS SHALL BE COUNTY STANDARD TYPE 5 UNLESS OTHERWISE NOTED ON THE PLANS. THE DEVELOPER'S ENGINEER SHALL BE RESPONSIBLE FOR THE PROPER LOCATION OF DROP INLETS. DROP INLET PROFILE GRADE EXCEEDS 6% DROP INLETS SHALL BE SET AT 500 ANGLE CURB LINE TO ACCEPT WATER OR AS SHOWN ON THE PLANS.

3. WHERE CULVERTS ARE INSTALLED THE DEVELOPER SHALL BE RESPONSIBLE FOR GRADING THE OUTLET DITCH TO DRAIN TO AN EXISTING SWALE OR TO AN OPEN AREA FOR SHEET FLOW.

4. UPON INSTALLATION OF DRIVEWAY CONNECTIONS, PROPERTY OWNERS SHALL PROVIDE FOR THE UNINTERRUPTED FLOW OF WATER IN ROADSIDE DITCHES.

5. THE COUNTY SHALL INSPECT UNDERGROUND DRAINAGE IMPROVEMENTS AND STORMWATER MANAGEMENT FEATURES PRIOR TO BACKFILL.

AS-BUILT PLANS STATEMENT

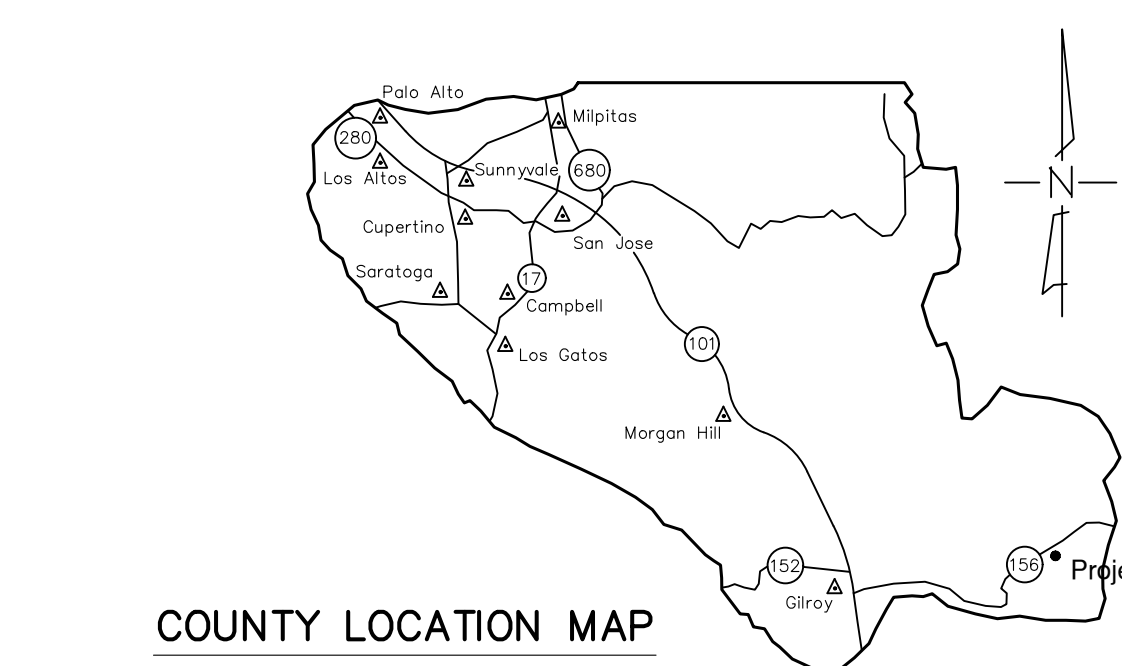
THIS IS A TRUE COPY OF THE AS-BUILT PLANS. THERE (____ WERE) (____ WERE NOT) MINOR FIELD CHANGES - MARKED WITH THE SYMBOL (*). THERE (____ WERE) (____ WERE NOT) PLAN REVISIONS INDICATING SIGNIFICANT CHANGES REVIEWED BY THE COUNTY ENGINEER AND MARKED WITH THE SYMBOL Δ.

DATE _____ SIGNATURE _____

NOTE: THIS STATEMENT IS TO BE SIGNED BY THE PERSON AUTHORIZED BY THE COUNTY ENGINEER TO PERFORM THE INSPECTION WORK. A REPRODUCIBLE COPYOF THE AS-BUILT PLANS MUST BE FURNISHED TO THE COUNTY ENGINEER AFTERCONSTRUCTION.

GEOTECHNICAL ENGINEER OBSERVATION

1. A CONSTRUCTION OBSERVATION LETTER FROM THE RESPONSIBLE GEOTECHNICAL ENGINEER AND ENGINEERING GEOLOGIST DETAILING CONSTRUCTION OBSERVATIONS AND CERTIFYING THAT THE WORK WAS DONE IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL AND GEOLOGIC REPORTS SHALL BE SUBMITTED PRIOR TO THE GRADING COMPLETION AND RELEASE OF THE BOND.



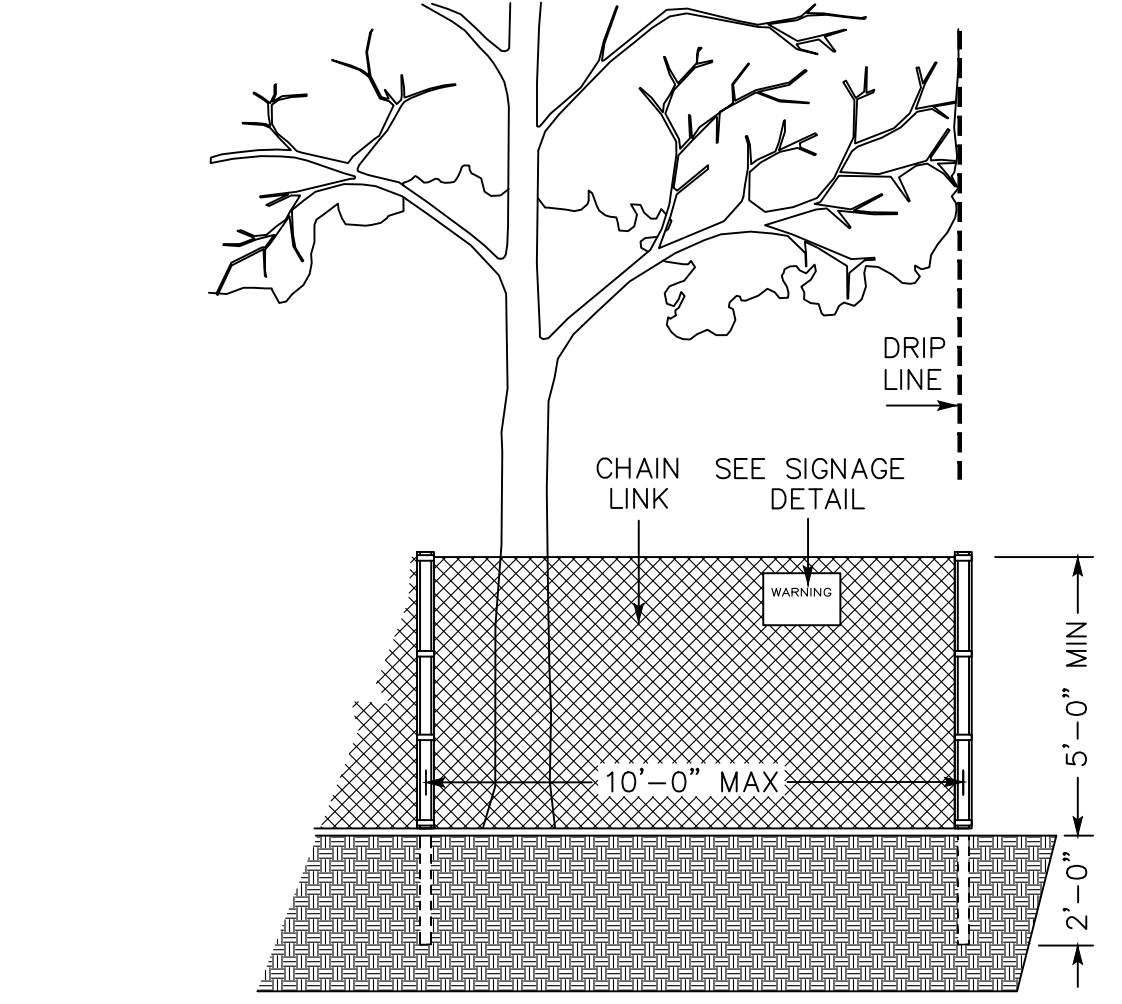
COUNTY LOCATION MAP

SURVEY MONUMENT PRESERVATION

1. THE LANDOWNER/CONTRACTOR MUST PROTECT AND ENSURE THE PERPETUATION OF SURVEY MONUMENTS AFFECTED BY CONSTRUCTION ACTIVITIES.

2. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL LOCATE, STAKE, AND FLAG ALL PERMANENT SURVEY MONUMENTS OF RECORD AND ANY UNRECORDED MONUMENTS THAT ARE DISCOVERED THAT ARE WITHIN 50 FEET OF THE CONSTRUCTION ACTIVITY.

3. THE LANDOWNER, CONTRACTOR AND/OR ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES THAT WILL OR MAY DISTURB AN EXISTING MONUMENT, CORNER STAKE, OR ANY OTHER PERMANENT SURVEYED MONUMENT SHALL CAUSE TO HAVE A LICENSED LAND SURVEYOR OR CIVIL ENGINEER, AUTHORIZED TO PRACTICE SURVEYING, ENSURE THAT A CORNER RECORD AND/OR RECORD OF SURVEY ARE FILED WITH THE COUNTY SURVEYOR'S OFFICE PRIOR TO DISTURBING SAID MONUMENTS AND RESET PERMANENT MONUMENT(S) TO PERPETUATE THE LOCATION IF ANY PERMANENT MONUMENT COULD BE DESTROYED, DAMAGED, COVERED, DISTURBED, OR OTHERWISE OBLITERATED. THE LICENSED LAND SURVEYOR OR CIVIL ENGINEER SHALL FILE A CORNER RECORD OR RECORD OF SURVEY WITH COUNTY SURVEYOR PRIOR TO FINAL ACCEPTANCE OF THE PROJECT BY THE LAND DEVELOPMENT ENGINEERING INSPECTOR.



EXISTING TREE PROTECTION DETAILS

1. PRIOR TO THE COMMENCEMENT OF ANY GRADING, TREE PROTECTIVE FENCING SHALL BE IN PLACE IN ACCORDANCE WITH THE TREE PRESERVATION PLAN AND INSPECTED BY A CERTIFIED ARBORIST. THE ARBORIST SHALL MONITOR CONSTRUCTION ACTIVITY TO ENSURE THAT THE TREE PROTECTION MEASURES ARE IMPLEMENTED AND ADHERED TO DURING CONSTRUCTION. THIS CONDITION SHALL BE INCORPORATED INTO THE GRADING PLANS.

2. FENCE SHALL BE MINIMUM 5 FEET TALL CONSTRUCTED OF STURDY MATERIAL (CHAIN-LINK OR EQUIVALENT STRENGTH/ DURABILITY).

3. FENCE SHALL BE SUPPORTED BY VERTICAL POSTS DRIVEN 2 FEET (MIN) INTO THE GROUND AND SPACED NOT MORE THAN 10 FEET APART.

4. TREE FENCING SHALL BE MAINTAINED THROUGHOUT THE SITE DURING THE CONSTRUCTION PERIOD, INSPECTED PERIODICALLY FOR DAMAGE AND PROPER FUNCTION, REPAIRED AS NECESSARY TO PROVIDE A PHYSICAL BARRIER FROM CONSTRUCTION ACTIVITIES, AND REMAIN IN PLACE UNTIL THE FINAL INSPECTION.

5. A SIGN THAT INCLUDES THE WORDS, "WARNING: THIS FENCE SHALL NOT BE REMOVED WITHOUT THE EXPRESSED PERMISSION OF THE SANTA CLARA COUNTY PLANNING OFFICE," SHALL BE SECURELY ATTACHED TO THE FENCE IN A VISUALLY PROMINENT LOCATION.

COUNTY OF SANTA CLARA DEPT. OF ROADS AND AIRPORTS	COUNTY OF SANTA CLARA LAND DEVELOPMENT ENGINEERING & SURVEYING
ISSUED BY: _____ DATE: _____	GRADING/DRAINAGE PERMIT NO. _____
ENCROACHMENT PERMIT NO. _____	ISSUED BY: _____ DATE: _____

NO WORK SHALL BE DONE IN THE COUNTY'S RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT, INCLUDING THE STAGING OF CONSTRUCTION MATERIAL AND THE PLACEMENT OF PORTABLE TOILETS.

ENGINEER'S STATEMENT

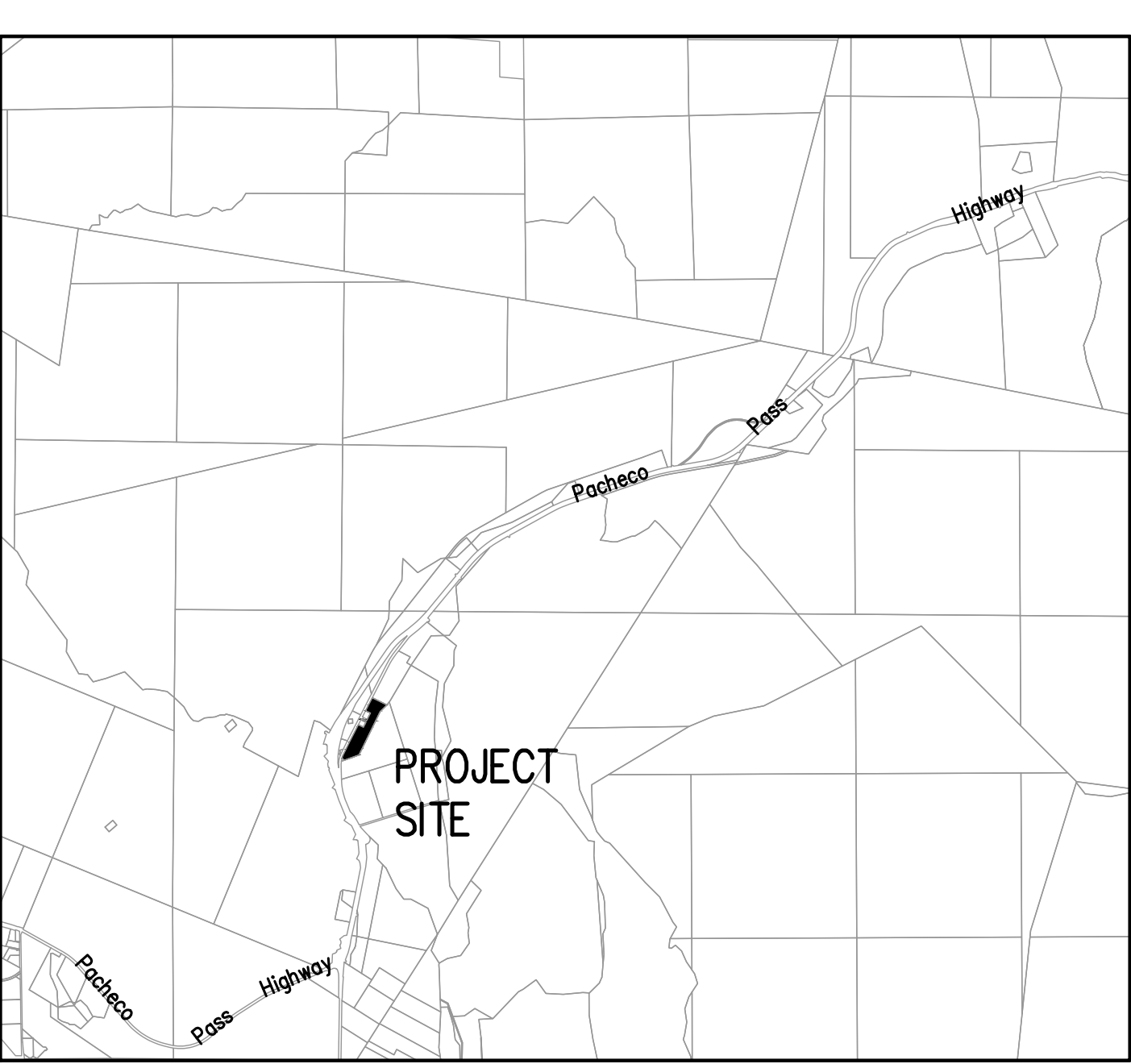
I HEARBY STATE THAT THESE PLANS ARE IN COMPLIANCE WITH ADOPTED COUNTY STANDARDS, THE APPROVED TENTATIVE MAP (OR PLAN) AND CONDITIONS OF APPROVAL PERTAINING THERETO DATED _____ FILE(S) NO. _____

DATE _____ 69278
R.C.E. NO. _____
EXP 6-30-20

COUNTY ENGINEER'S NOTE

ISSUANCE OF A PERMIT AUTHORIZING CONSTRUCTION DOES NOT RELEASE THE DEVELOPER, PERMITEE, OF ENGINEER FROM RESPONSIBILITY FOR THE CORRECTION OF ERRORS OR OMISSIONS CONTAINED IN THE PLANS. IF, DURING THE COURSE OF CONSTRUCTION, THE PUBLIC INTEREST REQUIRES A MODIFICATION OF (OR DEPARTURE FROM) THE SPECIFICATIONS OF THE PLANS, THE COUNTY SHALL HAVE THE AUTHORITY TO REQUIRE THE SUSPENSION OF WORK, AND THE NECESSARY MODIFICATION OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE MADE.

DATE _____ CHRISTOPHER L. FREITAS
R.C.E. NO. 42107
EXPIRES 3/31/20



VICINITY MAP
NO SCALE

SCOPE OF WORK

- THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF THE WORK PROPOSED ON THE EROSION CONTROL PLAN. THE ENGINEER OF RECORD IS RESPONSIBLE FOR THE DESIGN OF THE EROSION CONTROL PLANS AND ANY MODIFICATIONS OF THE EROSION CONTROL PLANS TO PREVENT ILLICIT DISCHARGES FROM THE SITE DURING CONSTRUCTION.
- A CONSTRUCTION OBSERVATION LETTER FROM THE RESPONSIBLE GEOTECHNICAL ENGINEER AND CERTIFIED ENGINEERING GEOLOGIST DETAILING CONSTRUCTION OBSERVATIONS AND CERTIFYING THAT THE WORK WAS DONE IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL AND GEOLOGICAL REPORTS SHALL BE SUBMITTED PRIOR TO GRADING COMPLETION AND RELEASE OF BOND.
- CLEAR AND GRUB BUILDING PAD AND DRIVEWAY
- BUILDING PAD AND DRIVEWAY GRADING
- PROVIDE AC OVERLAY
- INSTALL SEPTIC TANK AND SEWER PIPES
- CONSTRUCT PERMEABLE WALKWAY
- CONSTRUCT LANDSCAPE WALLS
- INSTALL STORM DRAIN SYSTEM

SHEET INDEX

1	COVER SHEET
2	OVERALL SITE PLAN
3-5	GRADING & DRAINAGE PLAN
6	DETAILS, ABBREVIATIONS AND LEGEND
7	EROSION CONTROL PLAN
8	STORMWATER CONTROL PLAN
BMP1&2	BEST MANAGEMENT PRACTICES

ENGINEER'S NAME: HANNA & BRUNETTI

ADDRESS: 7651 EIGLEBERRY STREET, GILROY CA 95020

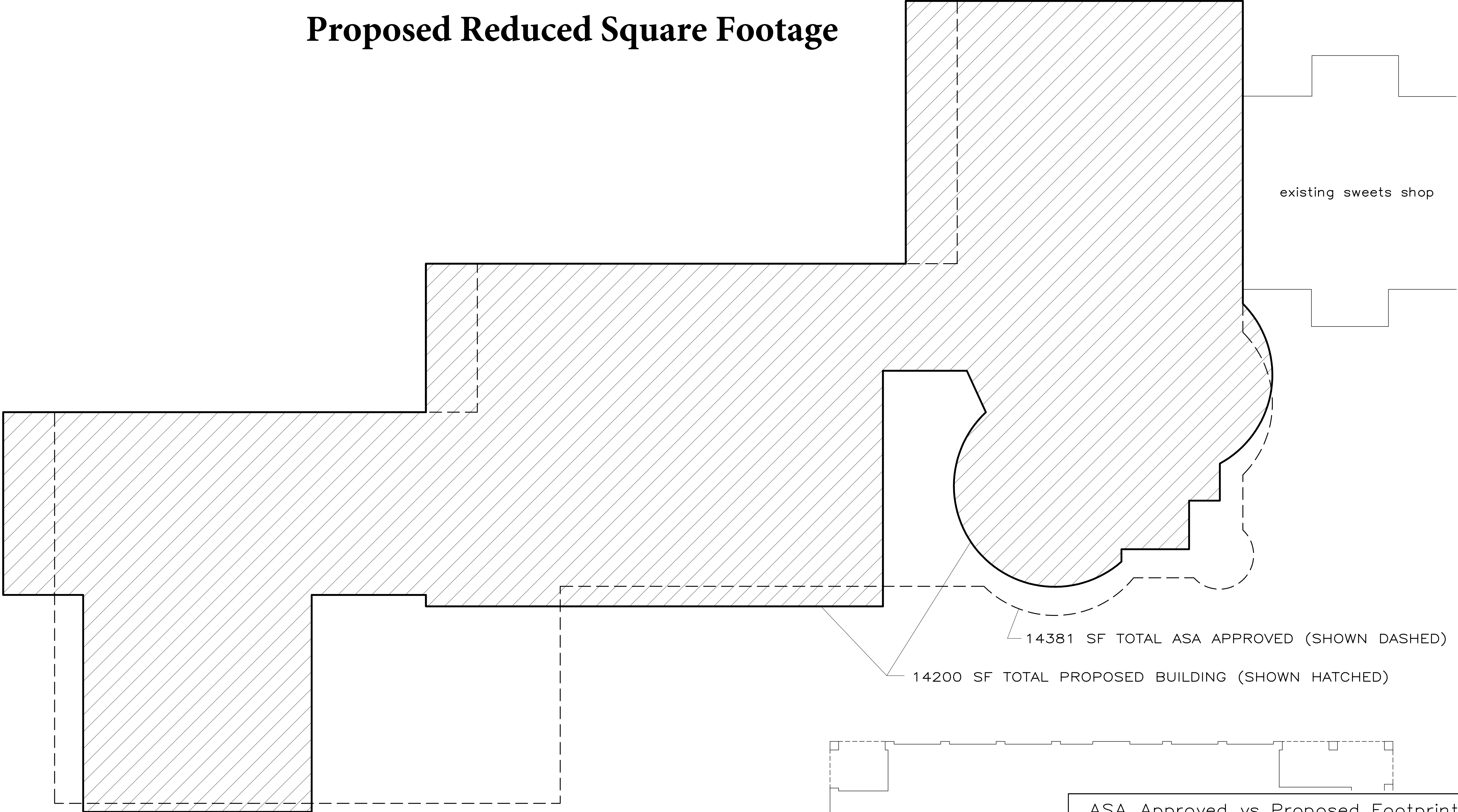
PHONE NO. 408 842-2173

FAX NO. 408 842-3662

PRELIMINARY
IMPROVEMENT PLANS
FOR THE
GRADING AND DRAINAGE
ON THE LANDS OF ZANGER
10031 PACHECO PASS HIGHWAY, GILROY
PARCEL 2 AS SHOWN ON PARCEL MAP
RECORDED IN BOOK 302 OF MAPS, PAGE 38 ON JUNE 2, 1972
SANTA CLARA COUNTY, CALIFORNIA
A.P.N.: 898-22-023


SEPTEMBER 2019		NO SCALE	
Revision 1	Date	APN	Sheet
Revision 2	Date	898-22-023	1
Revision 3	Date	Co. File	of
		PLN19-0147	10

Proposed Reduced Square Footage



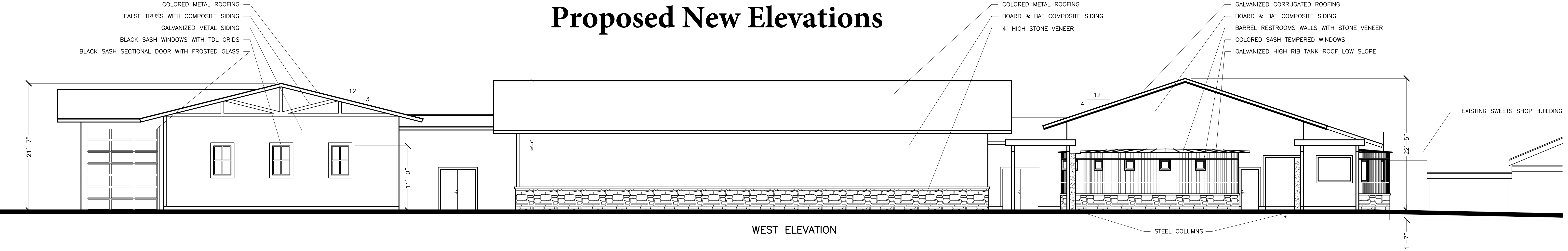
ASA Approved vs Proposed Footprint

REVISIONS				JOB NO.: 18084
NO.	DATE			PROJECT:
1	10.25.19	Charles E. Garabedian, Jr. – P.E.		CASA DE FRUTA – NEW WAREHOUSE & RESTROOMS
2		5100 N. Sixth Street, Suite 172 FRESNO, CALIFORNIA 93710 LICENSE NUMBER: C-57975		10021 PACHECO PASS HWY HOLLISTER, CA 95023 APN: 898-22-003
3		CHARLES: (559) 355-0507 DANIEL: (559) 706-2754 FAX: (559)		
		CHARLES GARABEDIAN ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE CONSTRUCTION OR SUPERVISION OF THE WORK DESCRIBED WITHIN THESE DRAWINGS AND/OR SPECIFICATIONS. ANY OMISSIONS OR DISCREPANCIES IN, OR REVISIONS TO, THE DRAWINGS AND/OR SPECIFICATIONS MUST BE BROUGHT TO THE ATTENTION OF CHARLES GARABEDIAN FOR REVIEW AND RESOLUTION PRIOR TO PROCEEDING WITH CONSTRUCTION.		DRAWN BY: D. FERNANDEZ
		THE IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED BY THESE DRAWINGS AND SPECIFICATIONS ARE, AND SHALL REMAIN, THE PROPERTY OF CHARLES GARABEDIAN. NO PART SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE WORK SPECIFIED HEREIN WITHOUT THE EXPRESS WRITTEN CONSENT OF CHARLES GARABEDIAN.		SHEET NUMBER

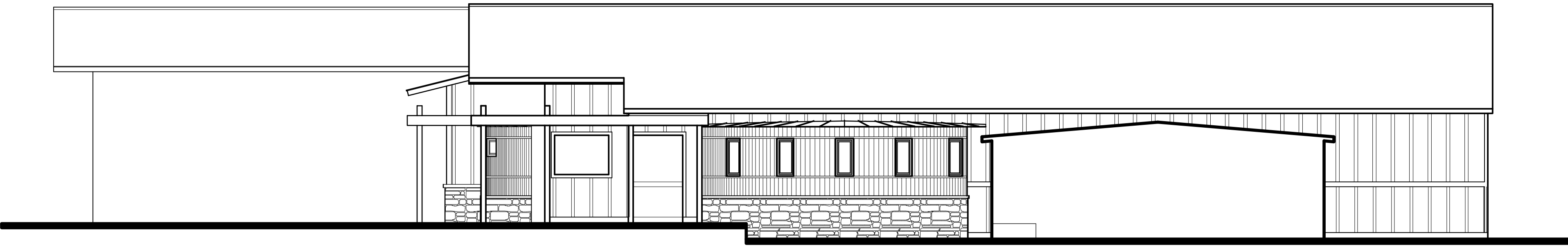


A-0

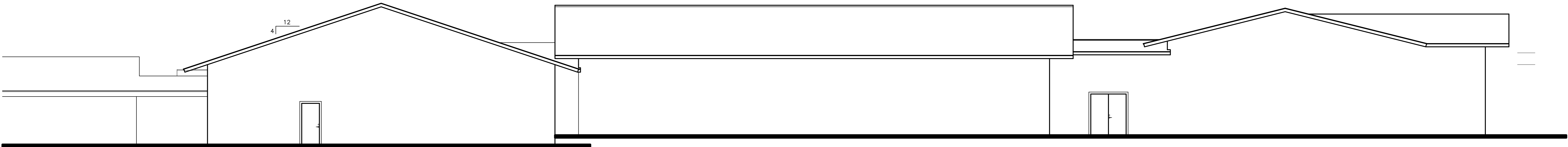
Proposed New Elevations



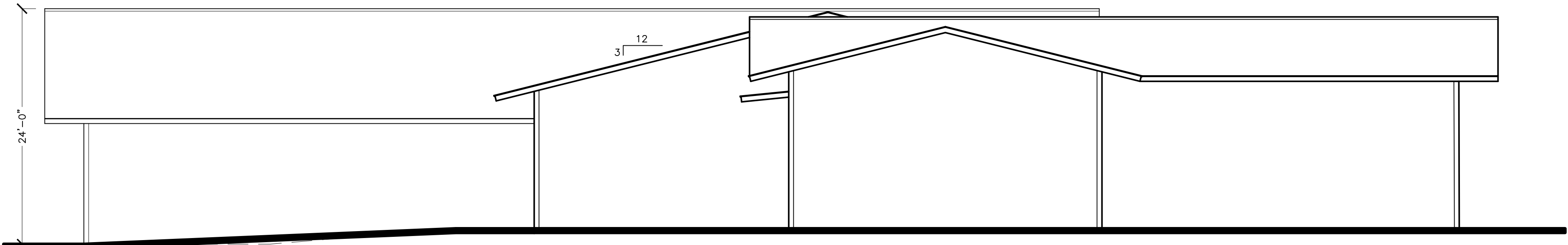
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

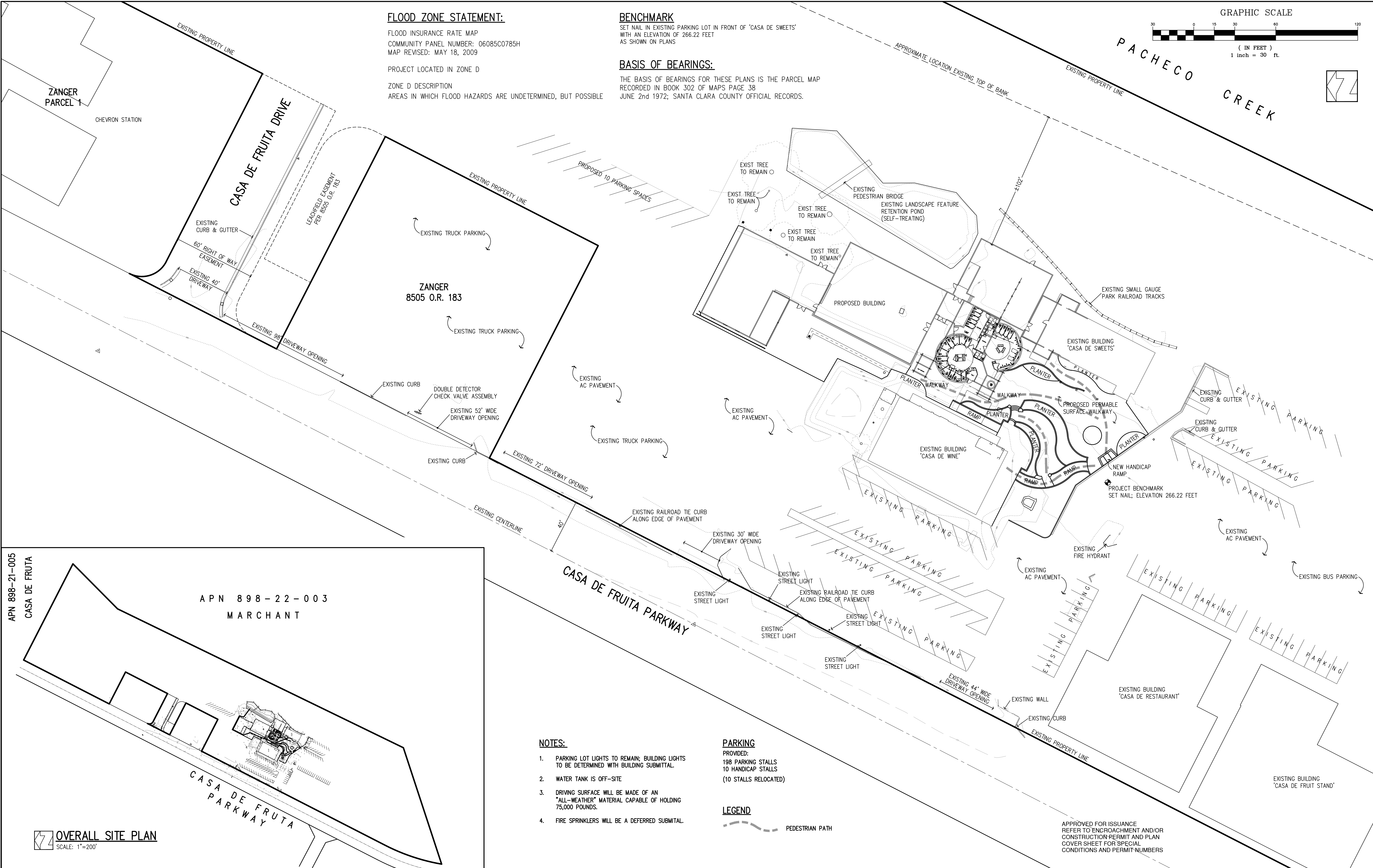


NORTH ELEVATION

EXTERIOR ELEVATIONS		
<div><div><div></div><div></div><div></div><div></div></div><div><div>LICENSED ARCHITECT</div><div>GARY A. ROGERS</div><div>C-16583</div><div>EX. 10-29-21</div><div>STATE OF CALIFORNIA</div></div></div>	<div>Gary A. Rogers – Architect</div> <div><div>THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.</div><div>898-22-003</div></div>	<div>A-3</div>

PLAN # OF SHEET

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.



REVISIONS:			HANNA-BRUNETTI EST. 1910 CIVIL ENGINEERS • LAND SURVEYORS CONSTRUCTION MANAGERS	DATE: SEPTEMBER 2019		REFERENCES	Preliminary Site Plan Lands of Zanger - 10031 Pacheco Pass Highway - apn 898-22-023	SANTA CLARA COUNTY CALIFORNIA	SHEET 2 OF 10 JOB NO. 14076
DATE	DESCRIPTION	BY:		HORIZ. SCALE: 1"=30'					
				VERT. SCALE: NONE					
				DESIGNED BY: AM					
				CHECKED BY:					
			DRAWN BY: TM						

APPLICANT: ZANGER

ROAD: 10031 PACHECO PASS HIGHWAY

COUNTY FILE NO.: PLN19-0147

JOB NO. 14076

PLAN # _____
SHEET _____ OF _____

PLAN # _____
SHEET _____ OF _____

EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED ON RECORD INFORMATION AVAILABLE TO THE ENGINEER. THE CONTRACTOR'S VERIFICATION OF THESE PLANS, LOCATION MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AT LEAST 2 WORKING DAYS IN ADVANCE OF CONSTRUCTION TO FIELD LOCATE UTILITIES. CALL UNDERGROUND SERVICE ALERT (U.S.A.), AT 811/1-800-227-2600. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE OF UTILITIES SHOWN ON THESE PLANS, INDICATED IN THE FIELD BY LOCATING SERVICES OR EVIDENCE BY FACILITIES VISIBLE AT OR ADJACENT TO THE JOB SITE. ANY ADDITIONAL COST INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION SHALL BE BORNE BY THE CONTRACTOR AND IS DEEMED INCLUDED AND MERGED IN THE CONTRACT UNIT PRICE.

CONSTRUCTION NOTES

- 1 EXISTING SEPTIC TANKS TO BE REMOVED.
EXISTING SEWER PIPES TO BE RECONNECTED
TO NEW SEPTIC TANKS
- 2 LANDSCAPE WALL; SEE LANDSCAPE PLANS FOR
DIMENSIONS AND DETAILS; TYPICAL
- 3 EXISTING UTILITY BOX TO BE RELOCATED
- 4 EXISTING UTILITY BOX TO BE READJUSTED TO NEW FINISH GRADE

- ① EXISTING SEPTIC TANKS TO BE REMOVED.
EXISTING SEWER PIPES TO BE RECONNECTED
TO NEW SEPTIC TANKS
- ② LANDSCAPE WALL; SEE LANDSCAPE PLANS FOR
DIMENSIONS AND DETAILS; TYPICAL
- ③ EXISTING UTILITY BOX TO BE RELOCATED
- ④ EXISTING UTILITY BOX TO BE READJUSTED TO NEW FINISH GRADE

MATCH LINE
SEE SHEET 3

MATCH LINE
SEE SHEET 3

MATCH LINE
SEE SHEET 5

GRAPHIC SCALE

(IN FEET)
inch = 10 ft.

EXISTING BUILDING
'CASA DE WINE'
F.F. 269.42

DRAWN BY: _____ T.M.

date: _____¹⁹
Hanna - Brunetti

Amanda Joy Musy-Verde

R.C.E. # 69278
expires: 6/30/20

REFERENCES

UNINCORPORATED
SEPTEMBER 2019

Preliminary Grading & Drainage Plan

Lands of Zanger - 10031 Pacheco Pass Highway - apn 898-22-023

SANTA CLARA COUNTY
CALIFORNIA

SHEE

4

OF 10

JOB NO. 14076

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

APPLICANT: ZANGER

ROAD: 10031 PACHECO PASS HIGHWAY

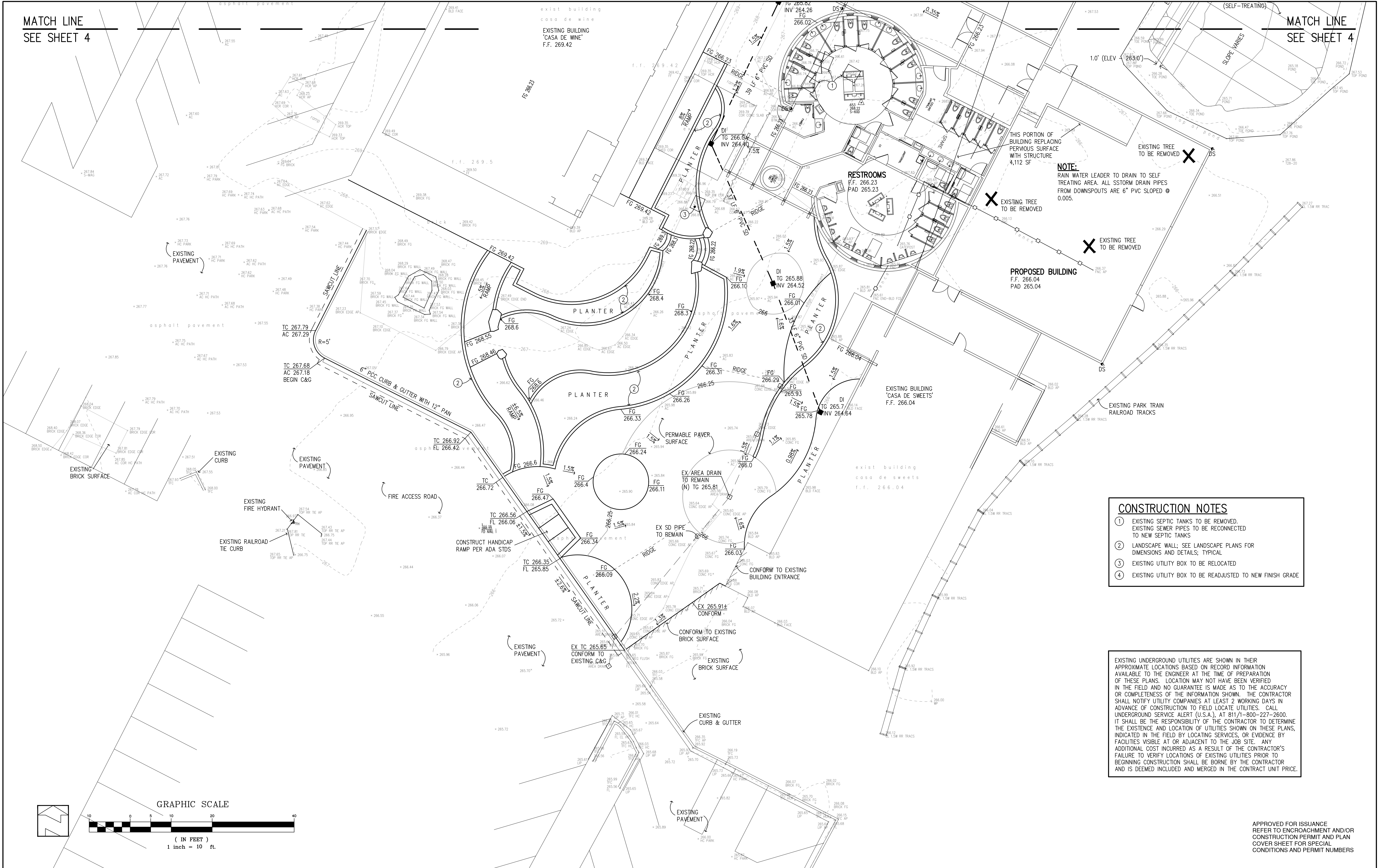
COUNTY FILE NO.: PLN19-0147

JOB NO. 14076

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MATCH LINE
SEE SHEET 4

MATCH LINE
SEE SHEET 4



- CONSTRUCTION NOTES**
- EXISTING SEPTIC TANKS TO BE REMOVED. EXISTING SEWER PIPES TO BE RECONNECTED TO NEW SEPTIC TANKS
 - LANDSCAPE WALL; SEE LANDSCAPE PLANS FOR DIMENSIONS AND DETAILS; TYPICAL
 - EXISTING UTILITY BOX TO BE RELOCATED
 - EXISTING UTILITY BOX TO BE READJUSTED TO NEW FINISH GRADE

EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED ON RECORD INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF PREPARATION OF THESE PLANS. LOCATION MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AT LEAST 2 WORKING DAYS IN ADVANCE OF CONSTRUCTION TO FIELD LOCATE UTILITIES. CALL UNDERGROUND SERVICE ALERT (U.S.A.), AT 811/1-800-227-2600. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF UTILITIES SHOWN ON THESE PLANS, INDICATED IN THE FIELD BY LOCATING SERVICES, OR EVIDENCE BY FACILITIES VISIBLE AT OR ADJACENT TO THE JOB SITE. ANY ADDITIONAL COST INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION SHALL BE BORNE BY THE CONTRACTOR AND IS DEEMED INCLUDED AND MERGED IN THE CONTRACT UNIT PRICE.

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

REVISIONS:		
DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

DATE: SEPTEMBER 2019
HORIZ. SCALE: 1"=10'
VERT. SCALE: NONE
DESIGNED BY: AM.
CHECKED BY:
DRAWN BY: T.M.

date: _____ 19
Hanna - Brunetti

Amanda Joy Musy-Verdel
R.C.E. # 69278
expires: 6/30/20

REGISTERED PROFESSIONAL ENGINEER
AMANDA JOY MUSY-VERDEL
NO. 69278
EXP. 6-30-20
CIVIL
STATE OF CALIFORNIA

REFERENCES	

UNINCORPORATED
SEPTEMBER 2019

Preliminary Grading & Drainage Plan

Lands of Zanger - 10031 Pacheco Pass Highway - apn 898-22-023

SANTA CLARA COUNTY
CALIFORNIA

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EROSION CONTROL NOTES

1. EROSION CONTROL MEASURES SHALL BE EFFECTIVE FOR CONSTRUCTION DURING THE RAINY SEASON; OCTOBER 15 THROUGH APRIL 15.
2. NO STORM WATER RUNOFF SHALL BE ALLOWED TO DRAIN INTO THE EXISTING AND/OR PROPOSED UNDERGROUND STORM SYSTEM UNTIL SUITABLE EROSION CONTROL MEASURES ARE FULLY IMPLEMENTED. NO STORM WATER RUNOFF SHALL BE ALLOWED TO ENTER THE STORM DRAIN SYSTEM THAT IS NOT CLEAR, AND FREE OF SILTS.
3. A FIBER ROLL BARRIER PER "DETAIL SE-5" SHALL BE INSTALL ALONG THE PERIMETER OF THE PROJECT SITE. THE LOCATION OF THE FIBER ROLL ALONG THE PERIMETER SHALL BE ADJUSTED TO ELIMINATE SEDIMENT LADEN RUNOFF FROM LEAVING THE SITE. A FIBER ROLL SHALL ALSO BE REQUIRED AROUND THE PERIMETER OF ANY STOCKPILE OR OTHER SITE OF BARE, LOOSE EARTH.
4. ALL STORM DRAIN MANHOLES, CATCH BASINS, AND/OR DROP INLETS THAT ARE TO ACCEPT STORM WATER SHALL HAVE INLET PROTECTION MEASURES PER DETAIL SE-10. STORM WATER RUNOFF SHALL BE DIRECTED TO THESE INLETS ONLY. STORM DRAIN CATCH BASINS THAT ARE NOT COMPLETE, SHALL BE BLOCKED OFF COMPLETELY.
5. THE NAME, ADDRESS, AND 24 HOUR TELEPHONE NUMBER OF THE PERSON RESPONSIBLE FOR THE IMPLEMENTATION OF THE EROSION CONTROL PLAN SHALL BE PROVIDED TO THE COUNTY.
6. PRIOR TO GRADING, AN ENTRANCE SHALL BE CONSTRUCTED, CONSISTING OF A MINIMUM OF 50 LF OF DRAIN ROCK, 3" IN DIAMETER, PLACED OVER MIRAFI 500X (OR EQUAL) PER DETAIL TC-1. THE ENTRANCE SHALL CONFORM TO "CONSTRUCTION ENTRANCE DETAIL TC-1". THERE SHALL BE ONLY ONE ENTRANCE/EXIT POINT TO THE SITE DURING THE RAINY SEASON. THE LOCATION SHALL BE AS SHOWN ON THESE PLANS, OR AT A LOCATION APPROVED BY THE COUNTY.
7. ALL AREAS OF BARE, TURNED OR DISTURBED EARTH SHALL BE STABILIZED BY USE OF HYDROSEED PER THE TABLE BELOW. ALL STOCKPILES, AND/OR BORROW AREAS SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES SUCH AS A PERIMETER SILT FENCE, AND OTHER METHODS TO PREVENT ANY EROSION OR SILTS MIGRATION. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THE EROSION CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS, BUT ONLY WITH THE APPROVAL OF, OR AT THE DIRECTION OF THE COUNTY INSPECTOR. THE STORM DRAIN SYSTEM SHALL MAINTAIN A FORM OF DRAIN INLET PROTECTION UNTIL COUNTY ACCEPTS THE FINAL STREET IMPROVEMENTS. THE DRAIN INLET PROTECTION SHALL BE MAINTAINED, EFFECTIVE AND SUBJECT TO COUNTY INSPECTOR'S APPROVAL.
8. ALL PAVED STREET, AND AREAS ADJACENT TO THE SITE SHALL BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO ELIMINATE SEDIMENT LADEN RUNOFF FROM ENTERING THE STORM DRAIN SYSTEM.
9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT AND REPAIR ALL EROSION CONTROL FACILITIES AT THE END OF EACH DAY DURING THE RAINY SEASON. ANY DAMAGED STRUCTURAL MEASURES ARE TO BE REPAIRED BY END OF THE DAY. TRAPPED SEDIMENT IN "SD INLETS" (AND OTHER EROSION CONTROL MEASURES) SHALL BE REMOVED TO MAINTAIN TRAP EFFICIENCY. REMOVED SEDIMENT SHALL BE DISPOSED BY SPREADING ON SITE, WHERE IT WILL NOT MIGRATE.
10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PREVENT THE FORMATION OF AIRBORNE DUST NUISANCE AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM A FAILURE TO DO SO.
11. ALL DRAIN SWALES SHALL BE PER DETAIL EC-9.
12. INCOMPLETE GRADING SHALL NOT BE ALLOWED. CONTRATOR SHALL MAINATIN A DRAIN PATH AS SHOWN ON THIS PLAN. SAID DRAIN PATH SHALL BE MAINTAINED LINED DRAIN SWALES, AND INLET PROTECTION AT A MINIMUM. IF PONDING DOES OCCUR ON THE SITE AFTER GRADING, THE WATER MUST BE FREE AND CLEAR OF SEDIMENT PRIOR TO DISCHARGE TO THE STORM DRAIN SYSTEM. THIS REQUIREMENT MAY NECESSITATE THE USE OF NATURAL AND/OR MECHANICAL DESILTING METHODS, SUBJECT TO APPROVAL BY THE COUNTY INSPECTOR.
13. F THESE EROSION CONTROL MEASURE PROVE INADEQUATE, STRAW MULCH, TACKIFIER, AND ADDITIONAL HYDROSEEDING MAY BE REQUIRED.

HYDROSEED TABLE		
ITEM		LBS/ACRE
COMMON BARLEY		45
ANNUAL RYEGRASS		45
CRIMSON CLOVER		10
FERTILIZER 7-2-3		400
FIBER MULCH		2000
TACKIFIER		100

14. ALL GRADING WORK BETWEEN OCTOBER 15th AND APRIL 15th IS AT THE DISCRETION OF THE SANTA CLARA COUNTY BUILDING OFFICIAL.
15. PROVIDE SHRUBS AND/OR TREES REQUIRED ON SLOPES GREATER THAN 15 FEET IN VERTICAL HEIGHT.
16. THE OWNER/OWNER'S CONTRACTOR, AGENT, AND/OR ENGINEER SHALL INSTALL AND MAINTAIN THROUGHOUT THE DURATION OF CONSTRUCTION AND UNTIL THE ESTABLISHMENT OF PERMANENT STABILIZATION AND SEDIMENT CONTROL WITHIN THE SANTA CLARA COUNTY MAINTAINED ROAD RIGHT OF WAY AND ANY PORTION OF THE SITE WHERE STORM WATER RUN-OFF IS DIRECTLY FLOWING INTO THE SANTA CLARA COUNTY MAINTAINED ROAD RIGHT OF WAY BEST MANAGEMENT PRACTICES (BMP'S) TO PREVENT CONSTRUCTION MATERIALS, EXCAVATED MATERIALS, WASTE MATERIALS, AND SEDIMENT CAUSED BY EROSION FROM CONSTRUCTION ACTIVITIES ENTERING THE STORM DRAIN SYSTEM, WATERWAYS, AND ROADWAY INFRASTRUCTURE. BMP'S SHALL INCLUDE, BUT NOT LIMITED TO, THE FOLLOWING PRACTICES APPLICABLE TO THE PUBLIC ROAD AND EXPRESSWAY FACILITIES:
 - A) REDUCTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE AND THE CONTRACTOR'S MATERIAL AND EQUIPMENT LAYDOWN/STAGING AREAS.
 - B) PREVENTION OF TRACKING OF MUD, DIRT AND CONSTRUCTION MATERIALS ONTO PUBLIC ROAD RIGHT OF WAY.
 - C) PREVENTION OF DISCHARGE OF WATER RUNOFF DURING DRY AND WET WEATHER CONDITIONS ONTO PUBLIC ROAD RIGHT OF WAY
17. THE OWNER/OWNER'S CONTRACTOR, AGENT, AND/OR ENGINEER SHALL ENSURE THAT ALL TEMPORARY CONSTRUCTION FACILITIES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIALS, DELIVERIES, HAZARDOUS AND NON-HAZARDOUS MATERIAL STORAGE, EQUIPMENT, TOOLS, PORTABLE TOILETS, CONCRETE WASHOUT, GARBAGE CONTAINERS, LAYDOWN YARDS, SECONDARY CONTAINMENT AREAS, ETC. ARE LOCATED OUTSIDE THE SANTA CLARA COUNTY MAINTAINED ROAD RIGHT OF WAY AND ANY PORTION OF THE SITE WHERE STORM WATER RUN-OFF IS DIRECTLY FLOWING INTO THE SANTA CLARA COUNTY MAINTAINED ROAD RIGHT OF WAY SHALL HAVE SEASONALLY APPROPRIATE BMP'S INSTALLED AND MAINTAINED AT ALL TIMES.

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

REVISIONS:			 HANNA-BRUNETTI EST. 1910 CIVIL ENGINEERS • LAND SURVEYORS CONSTRUCTION MANAGERS	DATE: <u>SEPTEMBER 2019</u>	 <p>date: _____19 Hanna - Brunetti</p> <p>Amanda Joy Musy-Verdel</p> <p>R.C.E. # 69278 expires: 6/30/20</p>	REFERENCES	<h1>Erosion Control Plan</h1> <p>Lands of Zanger - 10031 Pacheco Pass Highway - apn 898-22-023</p> <p>UNINCORPORATED SEPTEMBER 2019</p>	SANTA CLARA COUNTY CALIFORNIA	SHEET 7 OF 10 JOB NO. 14076
DATE	DESCRIPTION	BY:		HORIZ. SCALE: <u>1"=20'</u>					
				VERT. SCALE: <u>NONE</u>					
				DESIGNED BY: <u>AM</u>					
				CHECKED BY: _____					
			DRAWN BY: <u>TM</u>						

PLAN # _____
SHEET _____ OF _____

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER'S POSSESSION AND NO PART OF THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THESE RESTRICTIONS.





LEGEND

— DRAINAGE MANAGEMENT AREA DELINEATION

 STORMWATER CONTROL MEASURE

TREATMENT CONTROL MEASURE SUMMARY TABLE									
TCM ID	DESCRIPTION OF AREA	TOTAL AREA (SF)	PERVIOUS AREA (SF)	IMPERVIOUS AREA (SF)	TREATMENT METHOD (SCM)	TIER 3 RETENTION REQ'D (CF)	PEAK FLOW MITIGATION RETENTION REQ'D (CF)	TOTAL RETENTION REQUIRED (CF)	TOTAL RETENTION PROVIDED (CF)
DMA #1	BUILDING & ASPHALT	18,571	0	18,571	POND	172	238	374	3822
DMA #2	LANDSCAPE & PERVIOUS PAVERS	8,663	8,663	0	SELF TREATING AREA	0	0	0	0

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR
CONSTRUCTION PERMIT AND PLAN
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CONDITIONS AND PERMIT NUMBERS

REVISIONS:			 <div style="text-align: center;"> HANNA-BRUNETTI <small>EST. 1980</small>  CIVIL ENGINEERS • LAND SURVEYORS CONSTRUCTION MANAGERS </div>
DATE	DESCRIPTION	BY:	

DATE: SEPTEMBER 2019

HORIZ. SCALE: 1" = 10'

VERT. SCALE: NONE

DESIGNED BY: AM

CHECKED BY: _____

DRAWN BY: _____ T.M.

DATE: SEPTEMBER 2019
HORIZ. SCALE: 1"=10'
VERT. SCALE: NONE
DESIGNED BY: AM.
CHECKED BY: _____
DRAWN BY: _____ T.M.

date: _____19
Hanna - Brunetti

Amanda Joy Musy-Verde

R.C.E. # 69278
expires: 6/30/20



REFERENCES

Stormwater Control Plan

Lands of Zanger - 10031 Pacheco Pass Highway - apn 898-22-023

UNINCORPORATED
SEPTEMBER 2019

SANTA CLARA COUNTY
CALIFORNIA

SHEET

8

OF 10
JOB NO. 14076

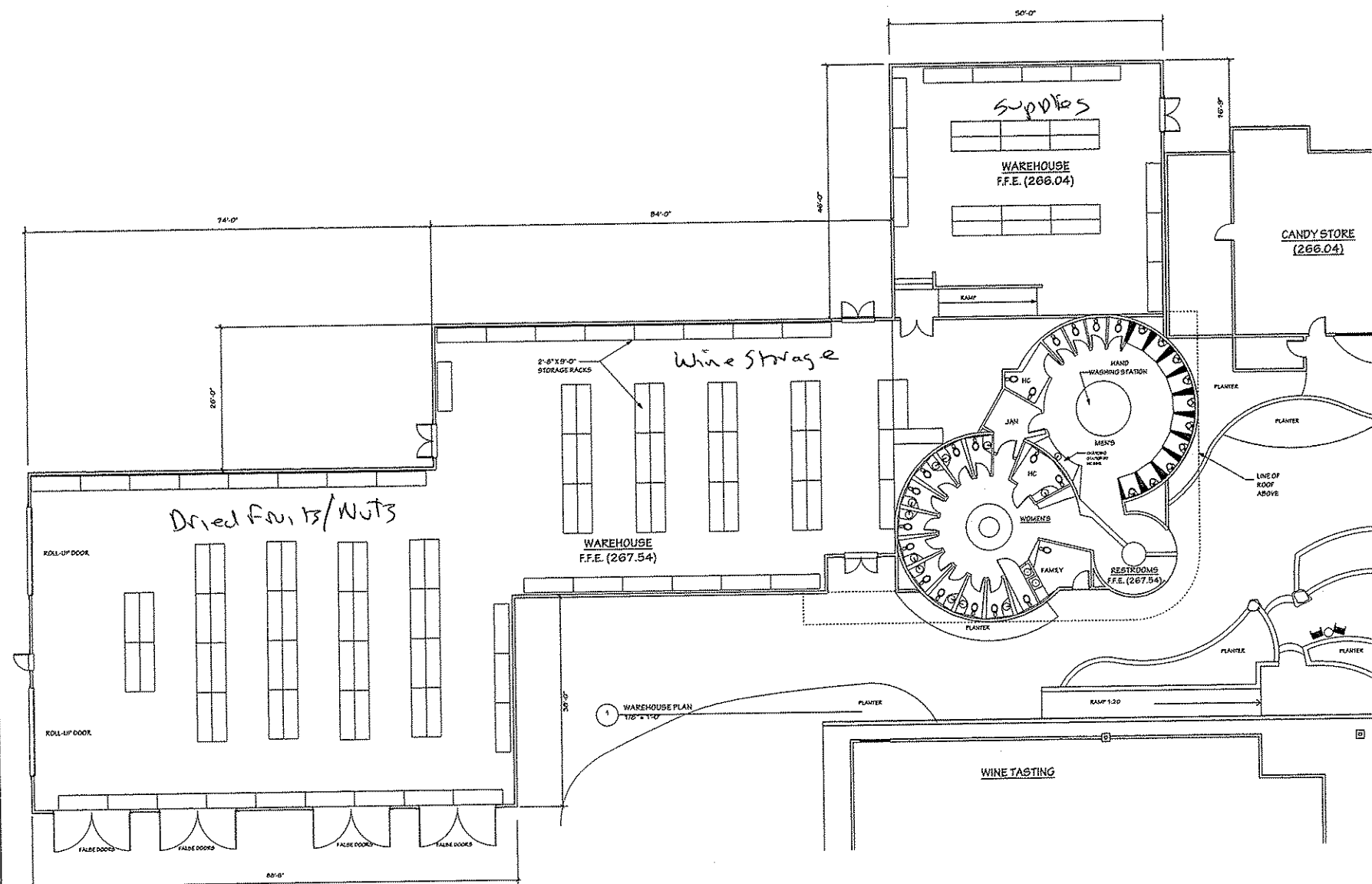
APPLICANT: ZANGER

ROAD: 10031 PACHECO PASS HIGHWAY

COUNTY FILE NO.: PLN19-0147

JOB NO. 14076

Proposed Interior Storage



REVISIONS	BY
ASA SUBMITTAL 3 FEB 2012	
ASA RESUBMITTAL 23 MAY 2014	
ASA PLAN CHECK RESPONSE 03 JAN 2015	



ARCHITECT

222 LINDEN ST
SANTA CRUZ
CA. 95062
831.425.6538 TEL
831.425.7233 FAX

ARCHITECTURAL AND SITE
REVIEW PACKAGE[illegible]

NEW RESTROOM/ WAREHOUSE FOR:
CASA de FRUTA
10021 PACHECO PASS HIGHWAY, HOLLISTER, CA.

DATE 05 JAN 1

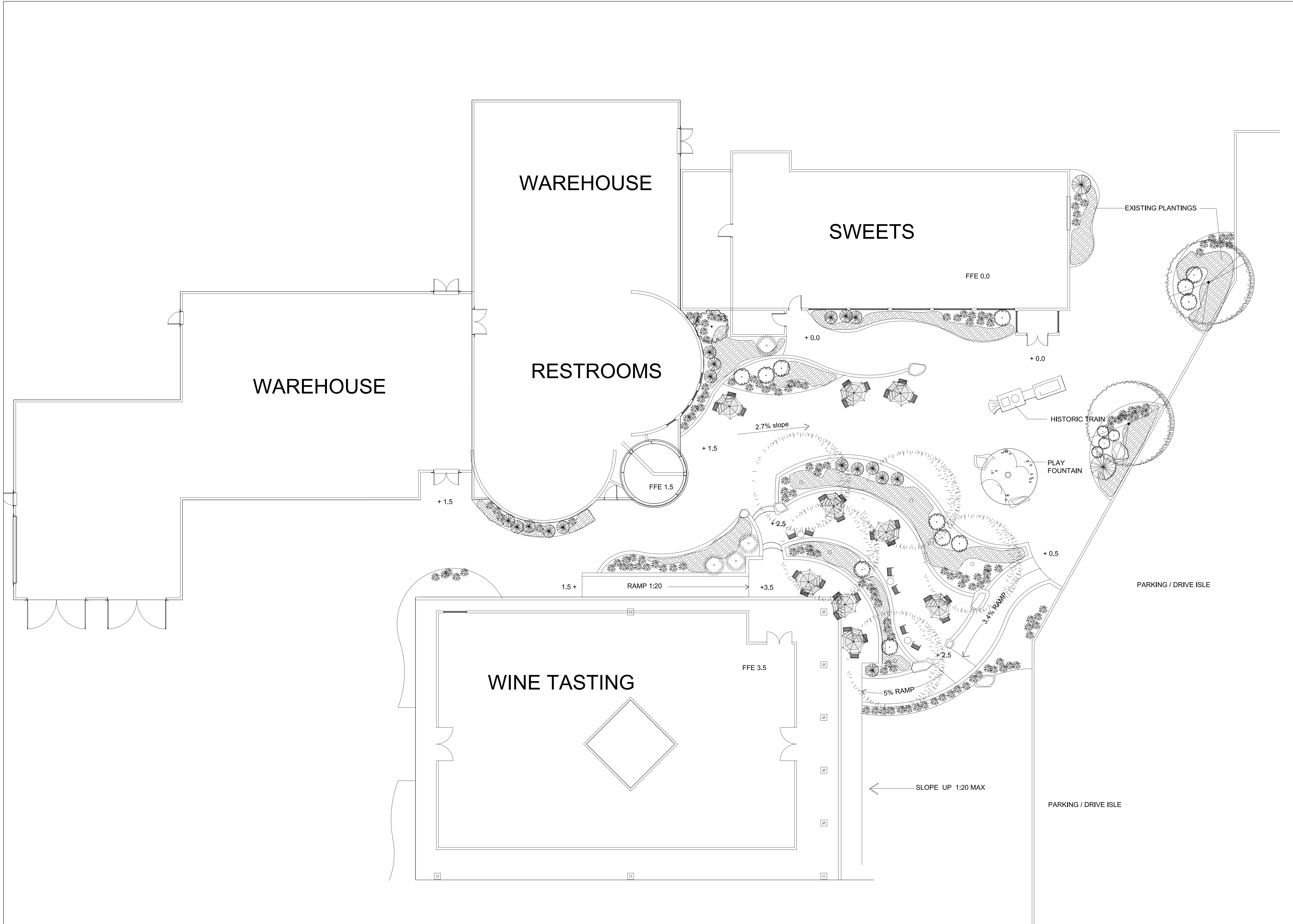
SCALE

DRAGON	CKG
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308 1113

SHEET

A2



StringhamDesign

landscape architecture

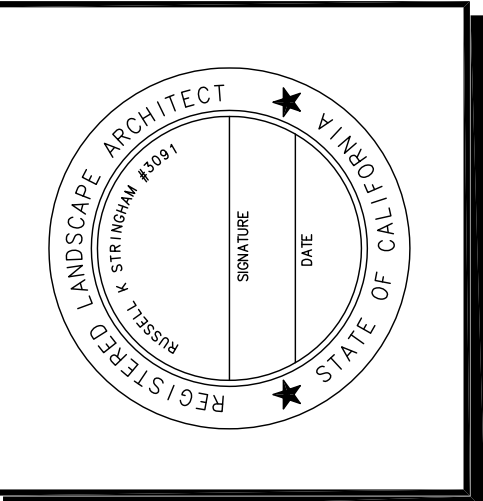
RUSSELL STRINGHAM

1796 GUNSTON WAY SAN JOSE CA 95124

PHONE 408 886 4089 LIC.#3091

STRINGHAMDESIGN@GMAIL.COM

WWW.STRINGHAMDESIGN.COM



CASA DE FRUTA

10021 PACHECO PASS HWY

HOLLISTER, CA

LANDSCAPE SITE PLAN

REVISION	REVISION DATE

JOB NUMBER

DATE 2-26-14

DRAWN BY

RKS

SCALE

1"=10'-0"

SHEET

L-1

ATTACHMENT E

September 3, 2015 ASA Staff Report and Final Conditions of Approval

County of Santa Clara

Department of Planning and Development
Planning Office

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



STAFF REPORT Architecture and Site Approval September 3, 2015 **Item #2**

File: 547-14A

Casa de Fruta / Hanna & Brunetti

Architecture and Site Approval to construct a new warehouse and restroom building of approximately 10,468 s.f. in size

Staff Recommendation: Approval

Owner / Applicant: Casa de Fruta / Hanna & Brunetti
Address: 10021 Pacheco Pass Highway, Hollister, CA 95023

General Plan Designation: Roadside Services
Zoning District: RS

Property Size: 19.58 acres
Present Land use: Agricultural Related Entertainment

Supervisory District: One
Williamson Act: No

Prepared by: Pamela T. Wu, ASA Secretary

PROJECT DESCRIPTION

The proposed project is to construct a single-story building that will provide additional warehouse and restroom areas for Casa de Fruta. The building is approximately 10,468 s.f. in size and will be connected to the existing candy store, which is located to the west of the existing pond and to the east of the existing wine tasting building. Approximately 2,500 s.f. will be used to provide a total of 28 restroom stalls for men, women and family uses. The additional restrooms are to provide a relief for the nearby wine tasting building and large tour bus crowds. The remainder of the building will provide warehouse / storage areas for other various existing uses onsite.

Other proposed onsite improvements include the installation of a 68,000-gallon aboveground water tank to support the fire protection system and relocation of 10 parking spaces that were displaced due to the new building. The displaced parking spaces will be located to the north of the proposed building in an existing parking area. Additional landscaping, such as trees, shrubs, landscape islands and a play fountain, is proposed to provide a more pedestrian friendly setting among the existing candy store, wine tasking building and the new restroom / warehouse building.

RECOMMENDED ACTIONS

Actions Concerning Environmental Determination

Staff recommends that the Architecture & Site Approval Committee accept staff's determination that the environmental impacts of the project have been adequately evaluated in the 1992 Environmental Impact Report (EIR) (Exhibit B), entitled "Casa De Fruta Expansion Project," that was previously adopted by the Planning Commission on October 5, 1992, and that no further environmental review is required under the California Environmental Quality Act (CEQA).

Actions Concerning the Project Proposal

It is recommended that the Architecture & Site Approval Committee to grant the Architecture and Site Approval subject to the conditions outlined in Exhibit A.

ASA Committee
September 3, 2015 Item#2

REASONS FOR RECOMMENDATION

Reasons for Actions Concerning Environmental Determination

Per the California Environmental Quality Act (CEQA) of 1970 (as amended), all development permits processed by the County Planning Office, which require discretionary approval, are subject to environmental review. A new Negative Declaration or EIR is not required if a previous CEQA document has been prepared and adopted or certified which adequately addresses all the possible environmental impacts of the proposed project and either (a) no substantial changes are proposed in the project which will result in new significant environmental effects, (b) no substantial changes have occurred with respect to the circumstances under which will result in the identification of new significant impacts, or (c) new information is available which shows that the project will have new significant impacts or mitigation measures and alternatives which were previously found to be infeasible would now in fact be feasible (CEQA Guidelines 15162).

The project described above has been evaluated for possible environmental impacts and consistency with the previously adopted EIR described below. The Planning Office has determined that none of the circumstances described above have occurred which would require additional environmental review. As such, the environmental impacts of the project have been adequately evaluated in the Environmental Impact Report, entitled "Casa De Fruta Expansion Project", prepared under County File Number 1276-90EIR and certified by the Planning Commission on October 5, 1992. As such, no further environmental review is required under the California Environmental Quality Act.

Reasons for Actions Concerning Proposal

All **Architecture & Site Approvals** are subject to findings per Section 5.40.040 of the County Zoning Ordinance. An explanation of how this project meets the required findings is presented in italics. The ASA Committee may grant ASA if it makes all of the following findings:

- A. Adequate traffic safety, on-site circulation, parking and loading areas, and insignificant effect of the development on traffic movement in the area;

ASA Committee
September 3, 2015 Item#2

The proposed project to construct a new warehouse / restroom building to serve the existing Casa De Fruta complex will not significantly affect the existing traffic patterns. No additional traffic is expected to be generated with the new building. Currently, all traffic is directed from Casa De Fruta Pkwy via three existing entrances; one near the fruit stand, one between restaurant and the wine tasting building and truck entrance at the north of the wine tasting building. With the new building constructed, there will be little change in existing traffic pattern to the surrounding neighborhood.

Other onsite improvements include relocating the 10 displaced parking spaces which will have little changes to the existing neighborhood.

- B. Appearance of proposed site development and structures, including signs, will not be detrimental to the character of the surrounding neighborhood or zoning district;

The proposed building will be constructed in styles similar to other existing structures onsite. Information signage to read "Casa de Restrooms" are to be installed on the west and south elevations of the new building. Further, the proposed 68,000-gal water tank is estimated at 15-feet in height and will be located more than 100-feet from Pacheco Pass Hwy, a County-designated scenic route. Although the proposed tank will not encroach into the required scenic setback of Pacheco Pass Highway, proposed conditions of approval will require the tank to be painted a specific color to minimize any visual impact.

The appearance of the proposed improvements will not be detrimental to the character to the surrounding neighborhood.

- C. Appearance and continued maintenance of proposed landscaping will not be detrimental to the character of the surrounding neighborhood or zoning district;

As this is an existing use that is being renovated, the area already includes landscaping which surrounds the candy store and wine tasting building. Additional proposed landscaping such as additional trees, shrubs and landscape islands to encourage pedestrian friendly traffic will be designed and be similar to the rest of the complex. There will be additional landscaping installed at the replacement cabins area. The additional landscaping and the continued

maintenance of such vegetation will enhance the aesthetic surrounding of the existing neighborhood.

- D. No significant, unmitigated adverse public health, safety and environmental effects of proposed development;

There will not be any significant unmitigated environmental impacts due to the project as previously stated in the Mitigated Negative Declaration adopted by the Planning Commission on October 5, 1992.

- E. No adverse effect of the development on flood control, storm drainage, and surface water drainage;

The proposed project will not have any additional impact to floor control, storm drainage and surface water drainage as no additional site disturbance is proposed

- F. Adequate existing and proposed fire protection improvements to serve the development;

The project was adequately reviewed by the County Fire Marshal and it was determined that there were adequate fire protection improvements provided onsite.

- G. No significant increase in noise levels;

The proposed building will not result in a significant increase in noise levels in the neighborhood.

- H. Conformance with zoning standards. Standards applicable to non-residential uses may be varied by the ASA Committee to promote excellence of development, provided that the deviation from standards will better accomplish the purposes of this chapter.

The proposed project satisfies all of the required zoning standards as stipulated in the County Zoning Ordinance. The zoning district for subject parcel is RS, Roadside Services.

I. Conformance with the General Plan and any applicable specific plan; and

The proposed project satisfies all of the required General Plan policies, including Roadside development design standard, as stipulated in the County General Plan. The General Plan designation for subject parcel is Roadside Services.

The project site is located adjacent to Pacheco Creek, which serves as the eastern boundary of the property. A portion of the proposed building will be within the 150-foot riparian setback. The building will be approximately 102 feet from the top of bank of Pacheco Creek. However, the area of encroachment is on a previously disturbed area, where a concrete patio was situation.

General Plan Policy R-RC 37 states that "Lands near creeks, streams, and freshwater marshes shall be considered to be in a protected buffer area, consisting of the following: (1) 150 feet from the top bank on both sides where the creek or stream is predominantly in its natural state; (2) 100 feet from the top bank on both sides of the waterway where the creek or stream has had major alterations; and (3) In the case that neither (1) or (2) are applicable, an area sufficient to protect the stream environment from adverse impacts of adjacent development including impacts upon habitat, from sedimentation, biochemical, thermal and aesthetic impacts."

Based on the existing conditions of the site proposed for the new building, which consists of concrete patio, manmade landscape features and other pervious areas, staff has determined that a 100-foot top of bank setback is more appropriate to be applied to the subject project and be in consistent with the intent of General Plan policy R-RC 37. Any proposed encroachment into the 100 foot setback would be considered inconsistent with this policy unless it can be determined that the reduced encroachment would still provide sufficient room to protect the stream environment from adverse environmental impacts. Further, a biological evaluation that was prepared by Albion Environmental Consultants for the gas station project in 2004 (ATTACHMENT 2) evaluated the possible biological impacts resulting from the proposed Casa de Chevron expansion at the time and its consistency with General Plan policy R-RC 37. The project was approved by the Architecture and Site Approval Committee in 2004 with the conclusion made that there would not be any significant impacts on biological resources associated with Pacheco Creek.

ASA Committee
September 3, 2015 Item#2

Additionally, because the area has been previously disturbed and is subject to daily pedestrian traffic and there is an existing buffer between the proposed project and Pacheco Creek that would not result in sedimentation, biochemical, thermal, or aesthetic impacts on Pacheco Creek and the associated riparian corridor. Staff has concluded that the project will not have any possible significant impacts upon Pacheco Creek or its riparian corridor. The project conforms to all other applicable general plan policies.

- J. Substantial conformance with the adopted "Guidelines for Architecture & Site Approval" and other applicable guidelines adopted by the County, or by the appropriate city for land within the city's urban service area.

The proposal will adhere to all stipulations set forth in this staff report as well as all stipulations and adopted guidelines set forth by the Architecture & Site Approval Committee.

BACKGROUND

Subject property is approximately 50 acres in size and was first established as a working orchard in the early 1900's. The first agricultural stand to sell cherries were established in the 1940's with subsequent land use approvals to allow additional fruit stands in 1964. Other than fruit stands, Casa de Fruta complex also offers amenities such as RV Park, restaurant, general store, candy store, wine tasting, gas and service station and recreational train ride. Annual renaissance fairs and other special events such as Warrior Dash have occurred on subject site. The current proposal is to provide ancillary services such as bathroom and warehouse storage area to support the existing functions.

The subject property is located in the Santa Clara Valley Habitat Plan area and the Private Development Area is designated as "Area 1: Private Development Covered". The proposed project with site improvements that include the new building, driveway, and patio will consist of 3,504 s.f. of new impervious surface. The subject site is currently developed and the proposed project will not cause more than 5,000 s.f. of new impervious area, the proposed project is not a covered project under the Habitat Plan.

ITEMS INCLUDED WITH THE REPORT

- Exhibit A: Preliminary ASA Conditions of Approval
- Exhibit B: Proposed Use of Prior CEQA document
- Exhibit C: Proposed Plans

County of Santa Clara

Department of Planning and Development
County Government Center, East Wing, 7th Floor
70 West Hedding Street
San Jose, California 95110



Administration Development Services Fire Marshal Planning
Phone: (408) 299-6740 (408) 299-5700 (408) 299-5760 (408) 299-5770
Fax: (408) 299-6757 (408) 279-8537 (408) 287-9308 (408) 288-9198

USE OF A PRIOR CEQA DOCUMENT NEGATIVE DECLARATION

Pursuant to Section 15162 of the CEQA Guidelines, the County of Santa Clara has determined that the project described below is pursuant to or in furtherance of a Negative Declaration which has been previously adopted and does not involve new significant impacts beyond those analyzed in the previous Negative Declaration.

File Number	APN(s)	Date
547-14a	898-21-010	8/27/2015
Project Name	Project Type	
Casa de Fruta Warehouse / Restroom Building	Commercial	
Owner	Applicant	
Casa de Fruta	Chuck Zanger / Hanna & Brunnetti	
Project Location		
10021 Pacheco Pass Highway, Gilroy.		
Project Description		
<p>The proposed project is to construct a single-story building that will provide additional warehouse and restroom areas for Casa de Fruta. The building is approximately 10,468 s.f. in size and will be connected to the existing candy store, which is located to the west of the existing pond and to the east of the existing wine tasting building. Approximately 2,500 s.f. will be used to provide a total of 28 restroom stalls for men, women and family uses. The additional restrooms are to provide a relief for the nearby wine tasting building and large tour bus crowds. The remainder of the building will provide warehouse / storage areas for other various existing uses onsite.</p> <p>Other proposed onsite improvements include the installation of a 68,000-gallon aboveground water tank to support the fire protection system and relocation of 10 parking spaces that were displaced due to the new building. The displaced parking spaces will be located to the north of the proposed building in an existing parking area. Additional landscaping, such as trees, shrubs, landscape islands and a play fountain, is proposed to provide a more pedestrian friendly setting among the existing candy store, wine tasting building and the new restroom / warehouse building.</p>		
Background and Summary of Findings		

County of Santa Clara

Department of Planning and Development

County Government Center, East Wing, 7th Floor

70 West Hedding Street

San Jose, California 95110



Administration Development Services Fire Marshal Planning

Phone: (408) 299-6740 (408) 299-5700 (408) 299-5760 (408) 299-5770

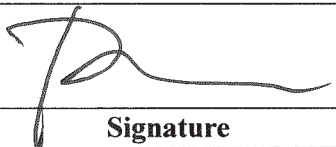
Fax: (408) 299-6757 (408) 279-8537 (408) 287-9308 (408) 288-9198

Per the California Environmental Quality Act (CEQA) of 1970 (as amended), all development permits processed by the County Planning Office which require discretionary approval are subject to environmental review. If a previous CEQA document has been prepared and adopted or certified which adequately address all the possible environmental impacts of the proposed project, a new negative declaration or EIR is not required unless (a) substantial changes are proposed in the project which will result in new significant environmental effects, (b) substantial changes have occurred with respect to the circumstances (background conditions) which will result in the identification of new significant impacts, or (c) new information is available which shows that the project will have new or more intensive significant impacts or new mitigation measures and alternatives which were previously found to be infeasible (in the prior CEQA document) would now in fact be feasible (CEQA Guidelines 15162).

Previously, an Environmental Impact Report was prepared and adopted by the Planning Commission for constructing a RV Park and its requirement improvement in 1992. The project described above has been evaluated for possible environmental impacts and consistency with the previously adopted EIR. The project described above has been evaluated for possible environmental impacts and consistency with the previously adopted EIR described below. The Planning Office has determined that none of the circumstances described above have occurred which would require additional environmental review. As such, the environmental impacts of the project have been adequately evaluated in the Environmental Impact Report, entitled "Casa De Fruta Expansion Project", prepared under County File Number 1276-90EIR and certified by the Planning Commission on October 5, 1992. As such, no further environmental review is required under the California Environmental Quality Act.

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.

Approved by:
Pamela T. Wu, AICP


Signature

8/27/15
Date

County of Santa Clara

Department of Planning and Development Planning Office

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



9/3/2015

Casa de Fruta
10021 Pacheco Pass Highway
Hollister, CA 95023

FILE NUMBER: 547 - 98 - 17 - 14A
SUBJECT: Architectural and Site Approval
SITE LOCATION: Pacheco Pass Highway
DATE RECEIVED: 8/4/2015
ACTION/AGENDA DATE: 9/3/2015

Dear Mr. Zanger:

Enclosed are the final conditions of approval, associated with the above-referenced file number, approved by the Architecture and Site Approval Committee (ASA) at its September 3, 2015 meeting. This approval is valid for 48 months and will expire on September 18, 2019. Before this date, the conditions of approval must be completed and a building permit issued.

Please note that any person dissatisfied with this decision may file an appeal within 15 calendar days after the final decision. All appeals regarding this application shall be filed at the County Planning Office and shall require the current filing fee. If you have any questions regarding this matter, please contact me at (408) 299-5775 to discuss by telephone or to schedule an appointment.

Please sign and return buff colored ASA approval form to the Planning Office.

Sincerely,


Pamela T. Wu, AICP
ASA Secretary

Enclosure

cc: Chuck Zanger/Hanna & Brunetti

County of Santa Clara

Hearing Date: September 3, 2015

File No.: 547-14A

Issued to: Casa de Fruta / Chuck Zanger
For: Architecture and Site Approval to construct a new warehouse and restroom building at Casa de Fruta, an existing agricultural related entertainment facility.

Location: 10021 Pacheco Pass Highway

Applicant is hereby granted an ARCHITECTURE AND SITE APPROVAL PERMIT under the provisions of Chapter 5.40 of the Zoning Ordinance. This permit is made pursuant to the application on file with the Architecture and Site Approval Committee, and is subject to the following conditions:

See Exhibit A attached hereto and made a part hereof.

This approval was granted by the Architectural and Site Approval Committee at its meeting of **September 3, 2015**.



Pamela T. Wu, ASA Secretary

This permit shall be effective on **September 3, 2015** provided no appeal has been filed before that date. A building permit must be issued on or before **September 18, 2019**, or this approval and permit becomes void, unless an extension application is filed and approved.

Acceptance:

The undersigned understands and accepts this Permit and the conditions therein set forth, agrees to comply with all conditions of this Permit, understands that failure to comply therewith will render the Permit subject to revocation, and acknowledges receipt of the permit.

Signature of Permittee & Date

This Permit subject to the conditions stated therein, shall not be deemed to be granted until the conditions of acceptance have been executed by the applicant and a copy thereof filed with the Secretary of the Architectural and Site Approval Committee. Within fifteen (15) calendar days after the Architectural & Site Approval Committee's final decision on an application, any person dissatisfied with the Committee's action has the right to file an appeal to be heard by the Planning Commission. At the time the appeal is filed the appellant shall pay a filing fee in an amount established by the Board of Supervisors. Contact the County Planning Office for the appeal form and fee schedule.

Architecture & Site Approval Conditions of Approval

EXHIBIT A

FILE NUMBER: 547-14A
OWNER/APPLICANT: Casa de Fruta
MEETING DATE: September 3, 2015

PROJECT DESCRIPTION: Architecture and Site Approval to construct a warehouse / restroom building.

APPLICATION APPROVED SUBJECT TO CONDITIONS STATED BELOW IN ACCORDANCE WITH PLANS AS SUBMITTED.

Items marked with an asterisk (*) must be completed prior to building permit issuance.

Items marked with an asterisk (**) must be completed prior to building permit final inspection.

PLANNING OFFICE

For more information regarding the following conditions, contact Pamela Wu at (408) 299-5775, pamela.wu@pln.sccgov.org.

1. Development shall take place in accordance with approved plans prepared by Christopher Graso and Hanna and Brunnetti. The project includes the construction of a warehouse / restroom building of approximately 14,381 s.f., connecting to the existing candy store. Other onsite improvements include relocation of 10 parking spaces, a 68,000-gallon aboveground water tank and additional landscaping.
2. All previous conditions of approval (County files 547, 1276, 1849, 2068 and 2594) shall remain in effect.

3.* Obtain necessary building permits for the proposed project in accordance with the approved plans.

4. Existing zoning is RS. Maintain following setbacks for the construction and maintenance of all converted and/or new buildings.

Front: 30 ft. Sides: 30 ft. Rear: 30 ft.
Height: 35 ft.

5.* Pay for necessary geologic report reviewing fee (letter-type review fee, \$641) prior to issuance of building permit.

Parking

6.** Maintain all existing parking. The 10 existing parking spaces are to be relocated from its current location to accommodate the new warehouse / restroom building to the north of existing parking lot per approved plans.

7.** The required handicapped spaces shall be designed in conformance with the development standards outlined in Section 4.30.070 (I) (Parking Design Standards – Handicapped) of the County Zoning Ordinance. Regular parking spaces shall be in compliance with County standard as stipulated in Table 4.30-4 and 4.30-5.

8.** Parking space areas and driveways, other than ADA stalls, shall be all-weather surface and maintained with material similar to asphalt surface that is approved by the Planning Office. Repair the surfaces in these areas where necessary.

9.** On-site parking spaces shall be delineated with paint, or similar means.

Ingress/Egress

10.** There are no proposed changes to the existing ingress / egress off Casa de Fruta Parkway.

11. No additional access roads are approved at this time.

Exterior Lighting

12.* All on-site lighting fixtures shall be designed, controlled, and maintained so that emitted light source is cast at a downward angle or away from the

roadway, and that bare bulbs within these fixtures are not visible from the roadway. Pathway, roadway, and parking lighting to provide safety and security within this setback should be limited to a 4-foot maximum fixture height. In order to ensure that the existing and proposed light fixtures throughout subject property do not create a significant new source of light, light shields will be required to direct the light down and avoid light source to be spillover onto adjacent property. A lighting plan and fixture manufacturer's details must be submitted for review and approval.

Color

- 13.* Building colors are to be maintained with dark, earth tone colors in a non-glare finish for the proposed cabins and storage building. The building colors for the re-constructed Norris administration building shall not exceed LRV 45. Submit color samples / color board from manufacturers for the proposed building façade, trim and roof materials.

Landscaping

- 14.*/** The landscape plan shall emphasize native plant species, and shall be designed to provide some visual screening as viewed from the surrounding properties. If proposed additional landscaping exceeds 5,000 s.f. in size, the following is required.
- a. The requirements of Division B32 of the County Ordinance Code (Water Conservation in Landscaping) shall apply. In particular:
 - i. Landscape water efficiency must be demonstrated by utilizing any one of the three options provided in Section B32-5: Demonstration of Landscape Water Efficiency.
 - ii. Landscape design must comply with all applicable standards and criteria of Section B33-6: Water-Efficient Design Elements.
 - iii. Landscape and irrigation plans must comply with all applicable standards and criteria of Section B33-8: Landscape and Irrigation Design Plans. The landscape ordinance and supporting information can be found on the Planning Office web site: www.sccplanning.org Permits and Development > Landscape Ordinance.
 - b. The proposed landscaping should consist of a variety of landscape material types (i.e. large/small trees, shrubs, vines/ivy, and ground

cover) of varying species. Canopy trees shall, for the purposes of this condition, mean deciduous or evergreen trees of a species whose height and/or spread at maturity normally exceeds 35 feet.

- c. All trees to be removed shall be so indicated on the plan and replaced with native canopy trees.
- d. Arrangement of trees and other plant materials shall provide for defensible space for fire protection around proposed buildings. Please contact the Fire Marshal's Office (408 299-5760) for more information.

Soil must be capable of supporting the proposed installation and must have adequate water storage capacity. Soil characteristics, including structure, texture, percolation, pH, mineral content, and microbiology, shall be evaluated early in the design process. Soil amendments, such as compost or fertilizer, shall be added as appropriate.

Roof-mounted Equipment

- 15.* Equipment installed on the roof (i.e. air conditioner, mechanical units, etc.) shall be adequately screened from view of all sides. Submit revised elevation plans that detail conformance with this requirement or correspondence indicating how the existing design satisfies this requirement.

Sign

- 16.* Two (2) information building-mounted sign are approved on the west and south elevations.

Final Inspection

- 17.**&****Prior to final inspection, contact the ASA Secretary a week in advance to schedule a site visit to verify that the approved landscaping, outdoor lighting, roof screening and color scheme have been installed as approved.

Habitat Consecration Plan

For more information regarding the following conditions, contact Kim Rook at (408) 299-5790, kim.rook@pln.sccgov.org.

18. Future development for projects located in the Habitat Plan Area 1: Private Development Covered consisting of total new impervious surface greater than 5,000 square feet cumulatively may require Habitat Plan coverage.

LAND DEVELOPMENT ENGINEERING

For more information regarding the following conditions, contact Ed Duazo at (408) 299-5733, ed.duazo@pln.sccgov.org.

- 19.* Obtain a Drainage Permit from the Land Development Engineering (LDE) Section of the Planning Office prior to beginning any construction activities. The process for obtaining a Grading Permit includes submitting the following:

- Six sets of grading plans on 24"x36"
- One set of plans on 11x17 or pdf
- Engineer's Estimate
- One set of drainage calculations per the County Drainage Manual
- Pay the Plan Check and Inspection Fee

A performance bond for the engineer's estimate is required if the value of the drainage improvements exceeds \$14,103; this can be in the form of cash deposit, assignment of a savings account or CD, a surety from an insurance company, or a letter of credit. LDE will provide the final amount of the Engineer's Estimate.

Expect six to twelve weeks to complete the review process. Once all the fees and security have been submitted, and the plan has been approved and signed, a Drainage Permit will be issued and said construction may begin. This permit does not imply that a building permit has been issued. Please contact LDE at (299-5734) for additional information and timelines.

Additional information about the processing requirements and various forms may be found at the following link;

<http://www.sccgov.org/sites/dso/Land%20Development%20Engineering/Pages/Plan-Review-and-Processing.aspx>

- 20.* Final plans shall include a single sheet which contains the County standard notes and certificates as shown on County Standard Cover Sheet. The plans shall be clear and legible.

Improvement Plans:

21. * Preliminary plans prepared by Hann & Brunetti and received on January 6, 2015 by the Santa Clara County Planning Office have been reviewed. Submit final improvement plans prepared by a registered civil engineer for review and approval by LDE. Include plan, profile, typical sections, contour grading and drainage for the parking area, patio, and structures and other improvements as appropriate for construction. All the following standards shall be consistent with the September 1997 Standard Details Manual, County of Santa Clara, Roads and Airports Department and/or the March 1981 Standards and Policies Manual, Volume 1 (Land Development) as appropriate. Plans will be processed and checked for conformance with the following County Ordinances, the 2007 Santa Clara County Drainage Manual, Santa Clara Grading Ordinance, Santa Clara County Flood Plain Ordinance as appropriate. Copies of these manuals and ordinances are available at the following web sites:

Roads & Airports Standard Details Manual found at the following link;
<http://www.sccgov.org/sites/rda/about/Pages/standards.aspx>

Land Development Engineering Standards and Policies Manual, Santa Clara County Drainage Manual, Flood Plain Ordinance, and/or Grading Ordinance can be found at the following link:

<http://www.sccgov.org/sites/dso/Land%20Development%20Engineering/Pages/Office-of-Land-Development-Engineering.aspx>

Private Road Standard Details are at the bottom of the page along with links to the standard policy manual.

Said Final Improvement Plans Shall include the following:

Parking/Patio

- a. Conformance with the American's with Disabilities Act (ADA) including by not limited to delineation of ADA parking, ramps, and path of travel through the site.

Grading:

- b. The requirement to take all exported materials from the site to a County approved disposal site must be clearly indicated on the plan.

Erosion Control:

- c. Provide an Erosion and Sediment Control Plan that outlines seasonally appropriate erosion and sediment controls during the construction period in accordance with Sections C12-568 through C12-571 of the Grading Ordinance and Municipal Regional Permit (north county) National Pollutant Discharge Elimination System Phase II Small Municipal Separate Storm Sewer System General Permit (south county). Erosion and Sediment Control Plan Sheets may include, but are not limited to, the following information as needed:
 - 1. Erosion and Sediment Control: soil binders, geotextiles, mats, creek and hillside stabilization, hydroseeding, silt fence, sediment basin, check dams, fiber rolls, gravel bags, drainage inlet protection, construction entrance/ exit, street sweeping requirements, perimeter controls, etc.
 - 2. Good Site Management: containment, spill prevention, material storage/ protection, sanitary waste management, etc.
 - 3. Non Stormwater Management, dewatering operations, paving operations, concrete washouts, vehicle and equipment storage and refueling, etc.
- d. Include the County's Standard Best Management Practice Plan Sheets BMP-1 and BMP-2 with the Plan Set.

Drainage:

- e. Provide for the uninterrupted flow of water in swales and natural courses on the property or any access road. No fill or crossing of any swales or watercourses is allowed unless shown on the approved plans.
- f. 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.
- g. Demonstrate the subject property has adequate existing and proposed storm drainage facilities in accordance with criteria as designated in the County Drainage Manual. At the minimum, drainage plans and hydraulic calculations shall demonstrate all of the following:
 - 1. The site and proposed graded areas can be adequately drained,
 - 2. The development of the site will not cause problems to nearby properties,
 - 3. The site is not subject to significant damage from the one-percent flood, and
 - 4. The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow or cause a hazard or public nuisance. If this cannot be demonstrated, provide a detention system pursuant to the Design Guidelines in Section 6.3.3 of the 2007 Santa Clara County Drainage Manual.

Easements:

- h. Indicate on the improvement plans all applicable easements affecting the parcel(s) with benefactors and recording information. Supply one copy of a preliminary title report, dated within 60 days of the day of submittal, with the submission of the grading/improvement plans for review by Land Development Engineering.

Storm Water Treatment - Pajaro River/Monterey Bay Watershed

- i. Include one of the following Site Design Strategies;
 - 1. Direct roof runoff into cistern or rain barrels for reuse.
 - 2. Direct roof runoff onto vegetated areas safely away from building foundations and footings.
 - 3. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas safely away from building foundations and footings.
 - 4. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas safely away from building foundations and footings.
 - 5. Construct driveways, uncovered parking lots, sidewalks, walkways, and patios with permeable surfaces.

Note which measure was used on the cover sheet of the grading/drainage plan set.

(Per Resolution No. R3-2013-0032 Post Construction Stormwater Management Requirements for Development Projects in the Central Coast Region)

- j. Provide a Storm Water Control Plan. Include storm water quality treatment measures and runoff retention measures sized per the County's Storm Water Management Guidance Manual.

(Per Resolution No. R3-2013-0032 Post Construction Stormwater Management Requirements for Development Projects in the Central Coast Region)

Utilities

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

Agreements:

22. * If the estimate for the drainage improvements exceeds \$14,103 a performance bond will be required and a land development improvement agreement with the County will be required. Submit an Engineer's Estimate of Probable Construction Cost prepared by a registered civil engineer with the all stages of work clearly identified for the drainage improvements as proposed in this application. Post financial assurances based upon the estimate, sign the development agreement and pay necessary inspection and plan check fees, and provide County with a Certificate of Worker's Compensation Insurance. (C12-206)
23. * Enter into an Operations and Maintenance Agreement for Stormwater Quality Improvements with the County per Section C11.5-23 of the County Ordinance Code.

Other Conditions:

24. ** Construct all of the aforementioned improvements. Construction staking is required and shall be the responsibility of the developer.

FIRE MARSHAL

For more information regarding the following conditions, contact Mac Bala at (408) 299-5763, Mac.Bala@pln.sccgov.org.

FIRE DEPARTMENT ACCESS

IMPORTANT: 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.

25. These are minimum Fire Marshal standards. Should these standards conflict with any other local, state or federal requirement, the most restrictive shall apply. Construction of access roads and driveways shall use good engineering practice.
26. See CFMO-C7 for minimum requirements for access roads/driveways during construction.

27. Fire department Access Roads shall be provided within 150-ft. of all exterior portions of all structures. Access roads shall comply with the following:
- A) Width: Clear width of drivable surface of 20-ft.
 - B) Vertical Clearance: 15-ft.
 - C) Inside Curve Radius: 42-ft.
 - D) Grade: Maximum grade shall not exceed 15%.
 - E) Surface: All driving surfaces shall be all-weather and capable of sustaining 75,000 pound gross vehicle weight.
 - F) All fire apparatus access roads meeting the minimum width shall have permanent "no parking fire lane" signs located so that all access roads are clearly identified and the required clearance maintained as per CFC 503.3.

FIRE SPRINKLERS:

28. The building shall be equipped with an approved automatic fire sprinkler system complying with the most current adopted NFPA 13 standard.
29. The fire sprinkler system shall be installed and finalized by this office prior to occupancy. A separate permit shall be obtained from the Fire Marshal's 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.

FIRE PROTECTION WATER SUPPLY:

IMPORTANT: Fire protection water system (aboveground water storage, fire pump, underground and hydrant(s)) shall be installed and inspected prior to approval of the foundation or final inspection for construction with completely noncombustible components. 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.

30. Minimum fire-flow for this facility/structure shall be per CFMO W2 @ 500 gallons per minute (gpm) at 20 pounds per square inch (psi) for 60 minutes based on the gross square footage of the work. NOTE: The fire-

flow may be adjusted depending upon the final size of the structure shown on the building permit set of drawings.

31. Standard hydrant(s) shall be provided within 400-ft. of all portions of the structure
32. The capacity of the aboveground water storage tank shall hold the minimum fire flow amount for the hydrant (30,000 gallons) plus the quantity of water needed for another 60 minute duration of the most demanding design criteria for the sprinkler system. The tank shall meet NFPA 22 for the design and required appurtenances.
33. A separate Building Permit shall be obtained for the aboveground water storage tank.
34. A separate permit shall be obtained from the Fire Marshal's Office by a state licensed contractor prior to installation of hydrant system and any listed fire pump. Please allow for a minimum of 30 days for plan review. If the fire pump is to be a diesel generated pump a separate submittal to Environmental Health Hazardous Materials Compliance Division will be required.

At the time of Building Permit issuance please include in the scope of work the following for deferred submittals:

- Fire water storage tank (2013 NFPA 22) Building Dept submittal
- Fire Pump (2013 NFPA 20)
- Fire Hydrant, PIV & underground fire main installation (2013 NFPA 24)
- Fuel storage tank (submittal review and permit also required from Environmental Health, Hazardous Materials Compliance Division.
- Fire Alarm installation (2013 NFPA 72)
- Fire Sprinkler installation (2013 NFPA 13)
- Fire pump house installation - Building Dept submittal

Department of Parks and Recreation

For more information regarding the following conditions, contact (408) 355-2236.

35. The Trails Element of the Parks and Recreation Chapter of the 1995 County General Plan indicates a regional trail route along Highway 152 in the vicinity of this project (R2, Monterey-Yosemite State Trail). Per the 1995 Countywide Trails Master Plan Update, Regional Trail Route R2 has been designated a trail route within private property. This alignment should be noted in any CEQA analysis required for this project and adequate setbacks from Pacheco Creek to accommodate any future trail should be taken into account.

Because the application is for an Architectural and Site approval, dedication of a trail easement may be requested. But the Parks Department is not requesting a trail easement at this time and considers the application complete pending CEQA review. The applicant also has the opportunity to voluntarily participate. Our records indicate that the applicant has previously been notified of this opportunity.

Department of Environmental Health

Contact Darrin Lee at 408-299-5748 for more information regarding the following conditions.

- 36.* Properly abandon existing septic tank by pumping and filling the septic tank. Contact Building Inspection at 408-299-5700 to obtain a septic tank abandonment permit.
- 37.* A new septic tank will be installed and sized accordingly to Santa Clara County Onsite Wastewater Treatment System Design Manual's specification. Obtain a septic system repair permit from the Department of Environmental Health.

Note: This facility has an active Wastewater Discharge Order 88-138 from the Central Coast Regional Water Control Board. The existing Onsite Wastewater Treatment System consists of sand filter treatment system

with a 100,000 gallon/day capacity. Currently, half the of the treatment system has been developed/ utilized.

- 38.* All food facilities require plan review by the plan review and construction unit of the Department of Environmental Health (DEH) that is separate from any plan review done by the County Building Department. Contact DEH at 408-918-3400 regarding plan submittal requirements.

Roads & Airports Department

For more information regarding the following conditions, contact Shelly Theis at (408) 573-2482 or Shelly.Theis@rda.sccgov.org

- 39.* **ENCROACHMENT PERMIT:** Obtain a Santa Clara County Roads and Airports Department (RAD) Encroachment Permit prior to any work performed in the County Road Right of Way (ROW). The process for obtaining an Encroachment Permit involves, but is not limited to, submitting an Encroachment Permit application, BMP sign-off-sheet, and Certificate of Worker's Compensation Insurance in conjunction with a minimum of three full size and two half size copies of the signed engineered final improvement plans incorporating all elements indicated in "IMPROVEMENT PLANS" below. Please contact Permits at (408) 573 - 2475 or by email at Permits@rda.sccgov.org for complete application process, fees, and timelines. The Encroachment Permit shall be obtained prior to grading, drainage, and/or building permit issuance.
- 40.* **IMPROVEMENT PLANS:** Preliminary plans prepared by Hanna Brunetti and received on January 6, 2015 by the Santa Clara County Planning Office have been reviewed. Submit final improvement plans prepared by a registered civil engineer for review and approval. Include plan, profile, typical sections, contour grading and drainage for all construction improvements located within the ROW.

Design shall be consistent with the September 1997 Standard Details Manual, County of Santa Clara, Roads and Airports Department and all subsequent Notices of Change. Plans will be processed and checked for conformance with the 2007 Santa Clara County Drainage Manual. Final Improvement Plans shall include the following:

ASA Committee
September 3, 2015 Item#2

- A. Remove all boulders, farm equipment, and parked/ stationary/ decorative vehicles from ROW. No permanent structures shall be located within the ROW.
- B. Place a construction note on the Cover Sheet in the Scope of Work that details the complete description of all work within the ROW.
- C. Show all existing features located within the ROW, including but not limited to, driveway approaches, edge of pavement, ROW line, above and below ground utility lines, easements, drainage facilities, trees, landscaping, and other structures and features. All utility relocations, replacements, abandonments, temporary facilities, and new facilities shall be shown.
- D. Provide for adequate sight line at all the driveway approaches; landscaping shall not exceed 3 feet in height.
- E. Provide for the uninterrupted flow of water in swales and natural courses within the ROW. No fill or crossing of any drainage facilities is allowed unless shown on the approved plans.
- F. Provide a copy of the drainage plans and hydraulic calculations prepared by a registered civil engineer in accordance with the 2007 County's Drainage Manual. Owner's engineer is to demonstrate that the post development maximum flow rate onto the County Road ROW is equal or less than the pre-development corresponding storm event flow rate.
- G. 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 National Pollutant Discharge Elimination System Phase II Small Municipal Separate Storm Sewer System General Permit.
- H. Place the following construction notes on the Erosion and Sediment Control Plan:
 - (1) "The Owner, Contractor, and/or any person performing construction activities shall install and maintain construction Best Management Practices (BMPs) on the project site and within the Santa Clara County Road Right of Way throughout the duration of construction and until the establishment of permanent stabilization and sediment control to prevent the discharge of pollutants

including sediment, construction materials, excavated materials, waste materials into the Santa Clara County Road Right of Way, storm sewer waterways, and roadway infrastructure. BMPs shall include, but not be limited to, the following:

- (a) Prevention of pollutants in storm water discharges from the construction site and the contractor's material and equipment laydown/staging areas,
- (b) Prevention of tracking of mud, dirt and construction materials onto public road right of way, and
- (c) Prevention of discharge of water runoff during dry and wet weather conditions onto public road right of way."

(2) "The Owner, Contractor and/or any person performing construction activities shall ensure that all temporary construction facilities, including but not limited to construction materials, deliveries, hazardous and non-hazardous material storage, equipment, tools, portable toilets, concrete washout, garbage containers, laydown yards, secondary containment areas, etc. are located outside the Santa Clara County Road Right of Way."

- 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.

41.* CONSTRUCTION: Construct all of the aforementioned improvements. Construction staking within the ROW is required and shall be the responsibility of the developer

BUILDING INSPECTION OFFICE

For more information regarding the following conditions, contact Building Inspection Office at (408) 299-5700.

42.* For detailed information about the requirements for a building permit, obtain a Building Permit Application Instruction handout from the Office of Building Inspection or visit their website (www.sccbuilding.org).

ATTACHMENT F

Chronology of Permit History

Chronology of Casa de Fruta

Date Approved & Approving Body	File Number	Permit Type (UP=Use Permit; ASA= Architectural and Site Approval)	Description
3/6/86 (consolidated all prior use permits for Complex) – Planning Commission	25A-64.1, 25P-66.2, 25A-66.1, 25A/25P-67.1, 25A-66.1, 25A-66.2, 25A/25P-68.1, 25A/25P-70.1, 25A/25P-71.1, 25A-72.1, 25P-73.1, 25A-77.1, 547-79A	UP	Recreation building, barbeque facility, trailer park and general store, service station ¹ , fruit and wine tasting room, restaurant and service station, Casa de Burger and signs, restaurant and gift shop, restaurant, and fruit stand.
Unknown (researching)	547-80P	UP	RV Park for 238 RV parking spaces
5/13/86 – Board of Supervisors	1276-80P	UP Reinstated	Covered entire campus
3/4/86 – Planning Commission	547-86P	UP Modification	Additional 15 RV parking spaces (Original 238 spaces)
11/9/89 – ASA Committee	547-88A1	ASA	Service Station remodel ² , restroom building, Car wash & meeting room near RV park
2/24/89– ASA Committee	547-88A2	ASA	Gift shop addition, RV Park office addition. Modification to RV park area for sewage treatment facilities
2/24/89– ASA Committee	547-88A3	ASA	Reconstruction of restaurant (Casa de Burger)

¹ File No.25A71.1- ASA Committee 8/26/71

² Approval states Exxon station was built in early 1970's, the Planning Commission "re-affirmed the use" on 3/6/86

5/2/90 – Board of Supervisors	Administrative Permit	Special Permit	Five two- and three-day events with overnight stays violations were addressed
7/5/90 – Planning Commission	547-88P	UP Modification	Additional 21 RV parking spaces (Total of 274 spaces at this point) ³
1/10/91 – ASA Committee	547-90A	ASA	RV Park Managers residence
11/14/98 – ASA Committee	547-91A	ASA	RV Park meeting and recreation room
10/1/98 – Planning Commission	547-98P	UP	60' high monopole, Telecom tower
2/9/89 – ASA Committee	547-98A	ASA	60' high monopole, Telecom tower
3/27/00 – ASA Secretary	547-00A	ASA	1,500 sq. ft. addition to fruit stand
6/1/00 – Planning Commission	547-00P	UP	Monopole and antenna assembly
6/2/02 – Planning Commission	547-02P	UP	82.5 foot monopole with 6 panel antennas
8/12/04 – ASA Committee	547-04A	ASX	Chevron gas station remodel/renovation, remodel of car wash and ADA restrooms
2/10/11	547-11ASX	ASX	Legalize 1,334 sq.ft. expansion to Chevron gas station, re0instae restaurant within convenience store
10/15/12- Administrative (staff)	547-12AP	AP	Entertainment Permit for Warrior Dash 10/27 & 10/28
9/3/15- ASA Committee	547-14A	ASA	Warehouse and restroom bldg.
4/19/16 – Administrative (staff)	547-16ASX	ASX	Addition of 2 antennas, remove 4

³ PC Staff Report states total of 259 RV spaces after 21

			antennas and addition of 2 remote radio units (RRUs)
10/23/19 – Administrative (staff)	PLN19-0027	ASX	231,245-gallon water tank

Note: The above list may not be comprehensive and does not include all related/approved events and activities on-site.