File: PLN20-102
Design Review (Tier 2) and Grading Approval for a New Single-Family Residence

Summary: Request for a concurrent land use entitlement for a Design Review (Tier 2) and Grading Approval for a 10,879-square foot new single-family residence with attached garages, and associated improvements of the existing driveway and septic system. Grading consists of 226 cubic yards of cut and 245 cubic yards of fill (total 471 cubic yards). No tree removal is proposed for the subject project.

Owner: Ben M. Charnota
Applicant: Amanda Musy-Verdel
Address: 2546 Butch Drive, Gilroy
APN: 830-17-046
Supervisiorial District: 1

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

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

ATTACHMENTS INCLUDED
Attachment A – CEQA Determination
Attachment B – Preliminary Conditions of Approval
Attachment C – Plans and Vicinity Map
Attachment D – Color Samples
Attachment E – 5976-95G (Grading Approval for a barn)
Attachment F – Tract Map No. 6335
Attachment G – March 11, 2021 ZA Hearing Continuance Memo
**PROJECT DESCRIPTION**

The proposed project includes a request for Design Review Approval (Tier 2) and Grading Approval for a concurrent land use entitlement to construct a new 10,879 square-foot single-family residence with an attached garage. The maximum height of the proposed two (2)-story residence is twenty-eight (28) feet tall, whereby the Zoning Ordinance allows a maximum height of thirty-five (35) feet. The proposed residence would utilize the existing building pad and driveway created for a barn located to the north of the proposed new residence. Both the driveway and the barn were constructed under a Grading Approval granted in 1995 (Attachment E) and subsequently issued Grading Permit and Building Permit. However, multiple other unpermitted structures on the lot are indicated to remain, including two detached barns and one detached garage. One of the unpermitted detached barns is located within the 35-foot riparian setback of Skillet Creek. The current application would not legalize any unpermitted structures that exist on the property and not part of the proposed project scope. A Condition of Approval (No. 3) has been added to the project draft conditions recognizing that this approval does not legalize any unpermitted structures. Existing open fencing located within the 25-foot wide Bridle Path Slope Easement and 50-foot wide PG&E Utility Easement (Attachment F) are proposed to remain in place with confirmation from the beneficial holders of said easements. The portion of the existing fencing within Bridle Path road rights-of-way would be removed per Land Development Engineering standards as conditioned in Attachment B.

The site is located in the Santa Clara Valley Habitat Plan Area. As the property is in Area 2-Rural Development Equal to or Greater than 2 Acres, a biological report was required to determine whether the proposed project is subject to Habitat Plan Coverage. According to the submitted biological report, the project would not impact any sensitive habitat or species, as there is no suitable habitat within the proposed development area. The development area also meets the 35-foot creek setback, as measured from the top of bank. Therefore, the project is not subject to Habitat Plan coverage.

**Setting/Location Information**

The 10-acre parcel is currently developed with multiple agricultural accessory structures, among which only one of the barns to the north of the proposed residence on the approved building pad was constructed with the 1995 Grading Approval and a Building Permit. The subject property is an approved building site, as it was legally created through a 41-lot subdivision in 1979 (County file 22S77.26) (see Attachment F). The Subdivision Tract Map (refer to Attachment F) identifies a ‘Y’ shaped Skillet Creek and its tributary cutting across the site at the northern portion of the lot, a 50-foot wide PG&E Utility Easement bisecting the property, and a 25-foot wide slope easement along the access road Bridal Path. The subject property is located in the Golden Hills Estates community in Gilroy, which is comprised of single-family residences on similar sized lots.

**REASONS FOR RECOMMENDATIONS**

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

The proposed project’s environmental impacts were analyzed, resulting in a Categorical Exemption (See Attachment A). The aesthetic impacts of the proposed project are addressed through the required design review process. Landscaping and other design
measures, including Light Reflectivity Value (LRV), contribute to avoiding aesthetic impacts. The project will not create any new environmental impacts since new development is occurring in the location that has been approved for “future” structures in the 1995 Grading Approval. Also, there are no special status species or habitats mapped on the site. As such, the project qualifies for a Class 3, Section 15303 (a) new single-family residence Exemption from CEQA.

B. Project/Proposal

1. General Plan: Hillsides

2. Approved Building Site: The site is an approved building site per a subdivision recorded on October 9, 1979 (File 22S77.26, Tract Map No. 6335, Lot 6) (refer to Attached F).

3. Zoning Standards: The Zoning Ordinance specifies the required development standards for HS-d1 Zoning District, as summarized below, followed by Table A, noting the project’s conformance with Section 3.20.040 “-d1” Combining District:

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

Table A: Compliance with Development Standards for -d1 Combining District.

<table>
<thead>
<tr>
<th>STANDARDS &amp; REQUIREMENTS</th>
<th>CODE SECTION</th>
<th>Assessed (Y)*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Siting</td>
<td>§ 3.20.040 (A)(2)(b)</td>
<td>Y</td>
</tr>
<tr>
<td>Story Poles</td>
<td>§ 3.20.040 (A)(2)(c)</td>
<td>Y</td>
</tr>
<tr>
<td>Color &amp; LRV</td>
<td>§ 3.20.040 (B)</td>
<td>Y</td>
</tr>
<tr>
<td>Building Form &amp; Massing</td>
<td>§ 3.20.040 (C)</td>
<td>Y</td>
</tr>
<tr>
<td>Retaining Walls</td>
<td>§ 3.20.040 (D)</td>
<td>N/A</td>
</tr>
<tr>
<td>Ridgeline Development</td>
<td>§ 3.20.040 (E)</td>
<td>N/A</td>
</tr>
<tr>
<td>Design Review Guidelines</td>
<td>§ 3.20.040 (F)</td>
<td>Y</td>
</tr>
</tbody>
</table>

NOTE: Further discussion of the compliance with Section 3.20.040 is provided throughout the Design Review Findings Sections of this report.

C. Design Review Findings

All Design Review applications are subject to the scope of review (Findings) as listed in §5.50.040 of the County Zoning Ordinance, as well as describing compliance with §3.20.040 when making such findings. The overall purpose of design review is to encourage quality design and mitigate potential adverse visual impacts of development. In the following discussion, the scope of review criteria is in **bold**, and an explanation of how the project meets the required standard is in plain text below.

1. Mitigation of any adverse visual impacts from proposed structures, grading, vegetation removal and landscaping;
The County GIS system identifies the building site is proposed within an area of medium-high visibility, with the front of the home exposed to the valley floor. However, according to the staff’s site visit, the proposed structure might not be visible from multiple spots that are one to two miles away, to the east and south of the property. In addition, existing homes on the butte to the west of the property, and the dense shrubbery landscape immediately on the slope to the front of the building pad, provide additional screening to decrease the visibility of the residence to the valley floor. There are no trees on or adjacent to the existing building pad, and no tree removal is proposed on the subject property. To provide additional screening to the residence, staff recommends a final landscape plan consistent with the preliminary landscape plan submitted on February 24, 2021 to be approved prior to the issuance of a Grading Permit. A Condition of Approval (No. 18) has been included with the recommended draft Conditions (refer to Attachment B).

The proposed residence utilizes the existing building pad created with the previous 1995 Grading Approval for a barn, which was approved prior to the Design Review (-d1) ordinance being effectuated. Given that the viewshed analyses were not in place at the time of the previous approval, the building pad location may not have been considered or reviewed regarding minimizing the adverse visual impacts to the valley floor. However, no grading has been proposed beyond what has been previously approved other than improving the existing developed area to meet the current engineering standards, thereby not creating any new adverse visual impacts. The new two (2)-story home incorporates a tiered design approach with varied rooflines consistent with the County Design Review Guidelines. Natural colors and materials with a Light Reflectivity Value (LRV) of 45 or less are proposed to blend with the surrounding landscape. Although the trim and minor accent color is proposed to have an LRV of 65, it only takes a small percentage of the exterior façade, as shown on the submitted front elevation rendering drawing (Sheet BS.T, Attachment C).

For the reasons stated above, no new adverse impacts related to the proposed residence and grading would occur in the same general location as the previously existing, legal residence proposed for demolition. No trees would be removed, and a landscape plan consistent with the conceptual landscape plan submitted on February 24, 2021, would be required to be submitted and approved by the Planning Department to mitigate the adverse visual impacts of the residence and grading. Therefore, this finding can be made.

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

The majority of the site is covered by grasses with dense shrubs located on the slope to the west of the existing building pad. There are clusters of trees located adjacent to the east property line to the rear of the residence and along the Skillet Creek riparian corridor. The proposed development is located 100 feet away from Skillet Creek, on a previously graded flat portion of the site, with no additional vegetation removal on other areas of the property. The site design preserves the existing natural features by utilizing
the existing building pad and driveway and maintaining the terrain surrounding the proposed construction.

A proposed Condition of Approval (No.18) would require additional screening landscape to the west of the home to blend the proposed structure into the natural environment. Thus, with the required condition of approval, the proposed residence is designed to be compatible with the natural environment, and this finding can be made.

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

The proposed building design is consistent with the County Design Review Guideline by setting back the second story from the first floor. A 24-foot tall great room and grand foyer connect different volumes of living space, storage space, and garage, creating undulating façades and varied roof heights. Details such as covered balconies and porches, semi-enclosed grand stairs, and outdoor kitchen break down the bulk of building massing and produce patterns of light and shadow. In addition, the proposed exterior facades utilize multiple materials, such as stone veneer and earth-toned colors. Exterior colors for the house façades and roof materials have a Light Reflective Value (LRV) of 45 or less, with the trim and accent color having an LRV of 65.

The existing open wood fences in white color along the edge of the building pad and Bridal Path road right-of-way are proposed to remain. The fencing design can be found along the private roads in the community and is consistent with the County Design Review Guideline. No new retaining walls are proposed, and the existing one (1)-foot retaining wall to the rear of the residence is hidden from the valley floor. As discussed above, additional landscape screening to the west of the home is required in the Conditions of Approval to provide additional screening to the residence. Therefore, the project conforms with the County Design Review Guidelines, and this finding can be made.

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

The subject property is located in the Golden Hills Estates community, which consists of single-family residences ranging in size between 3,000 to 9,000 square feet. The majority of residences within the immediate neighborhood are two (2)-story buildings. Although larger than the existing homes within the community, the 10,879 square-foot residence is a Mediterranean design, which is also found in the neighborhood. Additionally, as described in Finding No. 3 above, the design incorporates various materials (such as earth-toned colors and stone veneer) along the structure facades to help break up the structure’s appearance. The subject property has open white wood fences that are of the same style found along the private roads of the Golden Hills Estate community. As such, the project will not be obtrusive or stand out compared to other developed parcels in the immediate vicinity and is compatible with the immediate neighborhood. For these reasons, this finding can be made.
5. **Compliance with applicable zoning district regulations; and**

Single-family residences are allowed uses within the Hillside (HS) zoning district. As proposed, the project complies with the HS zoning regulations, including required height and setbacks (30-feet from all property lines or easement). The maximum height of the proposed two (2)-story residence is twenty-eight (28) feet, whereby the Zoning Ordinance allows a maximum height of thirty-five (35) feet. The proposed architectural design is in keeping with the Santa Clara Design Review standards outlined in §3.20.040 in that the proposed maximum horizontal length of a continuous wall plane is fifty (50) feet, and the proposed maximum height of a wall plane is sixteen (16) feet. Both are under the allowed maximum continuous wall length of eighty (80) feet and maximum wall plane height of twenty-four (24) feet per the Zoning Ordinance. Building massing and exterior colors of less than 45 LRV with minor accent color of 65 are proposed to minimize visual impacts. As noted previously, the residence is proposed on previously graded areas and designed to use the existing driveway. The existing one (1)-foot tall retaining wall to the rear of the residence is hidden from the valley floor, thereby blending in with the natural contours of the surrounding landscaping. A summary of conformance with the County’s Design Review development standards can be found in Section B(2) of this Staff Report. As such, the project is in compliance with applicable zoning district regulations, and this finding can be made.

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

The General Plan Growth and Development Chapter for Rural Unincorporated Areas contains specific policies under Strategy No. 3, to **Ensure Environmentally Safe and Aesthetic Hillside Development.** R-GD17 requires “Design Review Zoning Districts, including Design Review Guidelines, shall apply to primary viewshed areas most immediately and directly visible from the valley floor, lands up to and including the first ridge, or those within approximately one to two miles distance from the edge of the valley floor.” Design Review is required in this case since the project is located in the Design Review (-d1) zoning districts. Natural colors and materials with an LRV below 45 and minor accent color with an LRV exceeding 45 are shown on the colored rendering to blend the residence with the surrounding environment. As conditioned, additional landscape is required in the Conditions of Approval to blend the proposed development with the natural environment. The proposed exterior materials and screening landscape are consistent with the County Design Review Guidelines.

R-GD 24(a) requires “Where an existing parcel contains multiple possible building or development sites, and where one or more possible site requires less grading, with less overall environmental and visual impacts, greater economy of access roads or other site improvements, and better achieves matters of public health and safety, grading approval may be granted only for the alternative which minimizes grading amounts and is deemed otherwise suitable with respect to other development issues, regulations, and conditions of reviewing agencies.” Given the lot’s natural topography and the location of Skillet creek and onsite easements, the proposed building site is the most suitable area for
development on the subject parcel. Utilizing the building pad and driveway minimizes the amount of grading and potential adverse environmental impacts. Creating a new building pad on another area of the property that has less visual impacts to the valley floor would require excessive grading and might impact riparian habitats. Staff has evaluated the project and potential impacts and has determined that keeping the proposed residence in the same general location as the previous, legal residence, is the highest and best location. Thus, the project will be in conformance with the General Plan and this finding can be made.

D. Grading Findings:

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

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

   The proposed residence utilizes the existing permitted improvements constructed prior to establishing of the (-d1) Design Review Combining Zoning District to avoid an excessive amount of grading required for a new building pad and driveway. Minimal grading is proposed to improve the existing driveway and building pad in accordance with current engineering standards, with no grading proposed to enlarge the building pad, thereby not creating new impacts to the adjacent hillside or creek areas. The proposed grading quantities for the project include 226 cubic yards of cut and 245 cubic yards of fill (total 471 cubic yards). The grading design balances the total cut and fill volume and is appropriate to establish the single-family residence, which is permissible in the HS zoning district. For these reasons, this finding can be made.

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

   The proposed project will not create any export, given more fill than the cut being proposed. Standard Conditions of Approval and requirements of final grading plans will ensure that grading around the building pad will not result in slope instability or erosion. Grading is proposed at 100 feet away from the Skillet Creek top of the bank to avoid negative impacts on the watercourse. The approval would not legalize the existing unpermitted detached barn located within the creek’s 35-foot riparian setback measured from the top of the bank. Therefore, the grading will not endanger the public and/or private property, public health, and safety, nor result in excessive deposition of debris or soil sediments on any public right-of-way, or impair any spring or existing watercourse, and this finding can be made.

3. **Grading will minimize impacts to the natural landscape, scenic, biological and aquatic resources, and minimize erosion impacts.**
The proposed project would utilize the existing driveway and building pad situated on the most suitable and flattest portion of the lot. No new grading has been proposed beyond the areas that were developed consistent with the previously approved Grading Approval. The grading quantity of improving the existing building pad and driveway is relatively small, with no new retaining walls or additional grading proposed in the sloped areas adjacent to the building pad or near Skillet Creek.

The grading will not impose any significant impacts on the natural landscape, biological, or aquatic resources, as the proposed development is located at a minimum of 100 feet away from the Skillet Creek top of bank. According to the submitted biological report required by the Habitat Plan review, the project would not impact any sensitive habitat and species as there are no special status habitats within the proposed development area. No tree or vegetation removal is proposed. Therefore, the proposed grading will minimize impacts to the natural landscape and resources and minimize erosion impacts, and this finding can be made.

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

The proposed grading is related to improving the existing building pad and driveway for the new residence, which follows the previously granted Grading Approval (refer to Attachment E). As discussed above, the existing building pad is located on the flattest portion of the lot, away from Skillet Creek, and outside the recorded easements, compared to other alternative building sites on the subject property. Given the development history and constraints mentioned above, the project would require less grading than creating a new building pad on other available development sites, and this finding can be made.

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

The proposed grading follows the design of the previously granted Grading Approval and conforms with the existing natural terrain and topography. The proposed two (2)-story residence is twenty-eight (28) feet tall, lower than the allowable thirty-five (35) feet height limit per the Zoning Ordinance. No new retaining walls are proposed, and no retaining walls would be exposed to the valley floor. In addition, the required additional trees and shrubs immediately to the front of the home as conditioned would decrease the visibility of the residence and mitigate the potential visual scar. As such, the proposed grading meets this finding.

6. **Grading conforms with any applicable general plan or specific plan policies; and**
The proposed grading is in conformance with specific findings and policies identified in the County General Plan. The proposed project utilizes the existing building pad and driveways and is situated in an area that requires minimal necessary grading. Such design reduces visual impacts from hillside development in keeping with General Plan policies R-GD 25 and 26, which requires ‘Grading associated with roads, bridges, retaining walls, or similar improvements related to access requirements should not create a significant visual scar or impact to the environment,’ and discourages ‘excessive, non-essential grading.’ No specific plan applies to the project. For these reasons, this finding can be made.

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

The proposed grading is in conformance with the adopted “Guidelines for Grading and Hillside Development,” in particular, the specific guidelines for siting, road design, building form, and design. The residence utilizes the existing building pad and driveway in keeping with “proposed development in areas with level lands or gentler slopes, adjacent to existing infrastructure, minimizing the need for grading and longer driveways into hillside areas,” and “where feasible, use existing access roads and driveways, instead of creating new and multiple driveways.” In addition, no new contours or retaining walls are proposed, and no existing retaining walls would be exposed to the valley floor. Therefore, the proposed development follows the design of the existing driveway and building pad, minimizes grading, reduces visual impacts of the hillside development, and is in keeping with General Plan policies.

BACKGROUND

On September 3, 2020, the property owner submitted the Design Review Approval (Tier 2) and Grading Approval applications for a concurrent land use entitlement. The initial incomplete letter was issued on October 2, 2020, outlining issues with the completeness of the site plan, floor area calculation, grading, driveway improvement, drainage, and septic system concerns.

The applicant resubmitted on several occasions and made the final resubmittal on January 15, 2021. The project was subsequently deemed complete for processing on February 5, 2021. On March 11, 2021, the Zoning Administration Hearing Officer continued the project to the April 1, 2021 hearing, at the request of the applicant, in order to allow additional time for the applicant to install the required story poles (refer to Attachment G).

Due to a schedule conflict, the April 1, 2021 Zoning Administration Hearing was rescheduled to be held on April 8, 2021. On March 25, 2021, the applicant granted a one-time 90-day Streamline Act extension to extend the 60-day time frame from April 6, 2021 to July 6, 2021 for the County to render a decision on the application. On March 25, 2021, a public notice was mailed to all property owners within a 300 radius and was also published in the Post Records on March 25, 2021.
Attachment A

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

<table>
<thead>
<tr>
<th>FILE NUMBER</th>
<th>APN(S)</th>
<th>APPLICATION TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>PLN20-102</td>
<td>830-17-046</td>
<td>Design Review Approval (Tier 2) and Grading Approval</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PROJECT LOCATION</th>
<th>PROJECT NAME</th>
</tr>
</thead>
<tbody>
<tr>
<td>2546 Butch Drive, Gilroy, CA, 95020</td>
<td>Single-Family Residence; 2546 Butch Drive, Gilroy, CA, 95020</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>OWNER</th>
<th>APPLICANT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ben M. Charnota</td>
<td>Amanda Musy-Verdel</td>
</tr>
</tbody>
</table>

**PROJECT DESCRIPTION**

The subject project is a concurrent land use entitlement for a Design Review (Tier 2) and Grading Approval for a 10,879-square foot new single-family residence with attached garages, and associated improvements of the existing driveway and septic system. Grading consists of 226 cubic yards of cut and 245 cubic yards of fill (total 471 cubic yards). No tree removal is proposed for the subject project. Proposed development is located more than 100 feet away from the 35-foot riparian setback measured from Skillet Creek top of the bank.

All discretionary development permits processed by the County Planning Office must be evaluated for compliance with the California Environmental Quality Act (CEQA) of 1970 (as amended). Projects which meet the criteria listed under CEQA may be deemed exempt from environmental review. The project described above has been evaluated by Planning Staff under the provisions of CEQA and has been deemed to be exempt from further environmental review per the provision(s) listed below.

### CEQA (GUIDELINES) EXEMPTION SECTION

Section 15303(a) - Class 3(a): One single-family residence, or a second dwelling unit in a residential zone.

### COMMENTS

The subject property is located in a rural area of similar sized lots and developed with single-family residences of similar size. The new residence and associated improvements will utilize existing driveways and building pads. As proposed, new development would be located more than 100 feet away from the 35-foot riparian setback measured from Skillet Creek top of the bank. No trees would be removed. No special status species or habitat exist on the site, and the project will not create any impacts to a watercourse or sensitive or protected wildlife or plant species. This project is not a Habitat Plan Covered project.

**APPROVED BY:**

Xue Ling, Associate Planner

[Signature]

03/04/2021

Date
Attachment B

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

Date: April 8, 2021
Owner/Applicant: Ben M. Charnota
Location: 2546 Butch Drive, Gilroy, CA (APN: 830-17-046)
File Number: PLN20-102
CEQA: Categorically Exempt – Section 15303, Class 3(a)

Project Description: Concurrent Land Use Entitlement for Design Review Approval (Tier 2) and Grading Approval for a new 10,879 square-foot single-family residence with an attached garage and associated improvements of the existing driveway and septic system. Grading consists of 226 cubic yards of cut and 245 cubic yards of fill (total 471 cubic yards). No tree removal is proposed.

The site is an approved building site, pursuant to Tract Map No. 6335. The project is not a covered project by the Santa Clara Valley Habitat Plan.

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

<table>
<thead>
<tr>
<th>Agency</th>
<th>Name</th>
<th>Phone</th>
<th>E-mail</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning</td>
<td>Xue Ling</td>
<td>(408) 299-5784</td>
<td><a href="mailto:xue.ling@pln.sccgov.org">xue.ling@pln.sccgov.org</a></td>
</tr>
<tr>
<td>Environmental Health</td>
<td>Darrin Lee</td>
<td>(408) 299 – 5748</td>
<td><a href="mailto:darrin.lee@cep.sccgov.org">darrin.lee@cep.sccgov.org</a></td>
</tr>
<tr>
<td>Land Development Engineering</td>
<td>Darrell Wong</td>
<td>(408) 299 - 5735</td>
<td><a href="mailto:darrell.wong@pln.sccgov.org">darrell.wong@pln.sccgov.org</a></td>
</tr>
<tr>
<td>Fire Marshal</td>
<td>Christina DaSilva</td>
<td>(408) 299-5767</td>
<td><a href="mailto:christina.dasilva@sccfd.org">christina.dasilva@sccfd.org</a></td>
</tr>
<tr>
<td>CalFire</td>
<td>Marcus Hernandez</td>
<td>(408) 299 - 5774</td>
<td><a href="mailto:marcus.hernandez2@fire.ca.gov">marcus.hernandez2@fire.ca.gov</a></td>
</tr>
<tr>
<td>Geology</td>
<td>Jim Baker</td>
<td>(408) 299 - 5774</td>
<td><a href="mailto:jim.baker@pln.sccgov.org">jim.baker@pln.sccgov.org</a></td>
</tr>
<tr>
<td>Building Inspection</td>
<td></td>
<td>(408) 299 - 5700</td>
<td></td>
</tr>
</tbody>
</table>

STANDARD CONDITIONS OF APPROVAL

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

2. Planning
   - Development must take place in substantial conformance with the approved plans, submitted
on January 15, 2021 and the Conditions of Approval. Any changes to the proposed project, or any increase in grading quantities, or modification to the grading or design may require a Design Review or Grading Approval modification and associated fees, as may result in additional environmental review, pursuant to the California Environmental Quality Act.

3. The scope of the subject project includes a new single-family residence and improvement of existing driveway and building pad for the residence. This approval does not otherwise legalize any unpermitted structures that exist on the property and are not part of the proposed project scope. All structures and grading located within Santa Clara County jurisdiction that require a permit are subject to compliance with and issuance of County permits.

4. Building and grading permits shall be submitted concurrently.

5. Existing zoning is HS-d1 (Hillsides - Combined Design Review District). Maintain the following minimum dwelling setbacks (Zoning Ordinance Sections 2.20.030):
   - Front: 30 feet
   - Sides: 30 feet
   - Rear: 30 feet
   The maximum height of dwellings is 35 feet and shall not exceed three (3) stories.

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

7. With the exception of trim and minor details, the exterior surfaces of the house shall be painted muted colors with a light reflectivity value (LRV) of 45 or lower with exception of one accent exterior color having LRV of 65. The exterior materials shall be consistent with the submitted color samples and the rendering drawing of the approved plans (Sheet BS.T, Attachment C).

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

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

Environmental Health
10. At the time of application for a building permit, submit a plot plan to scale (1” = 20’) on a grading and drainage plan showing the house, driveway, accessory structures, septic tank and
required drainlines to contour, in order to obtain a septic system permit. Maintain all setbacks as outlined within County of Santa Clara Onsite Manual. The original plans must be submitted to the Department of Environmental Health prior to the issuance of the septic system permit and submitted as the final grading plan to Land Development Engineering when a grading permit is required. Contact Jeff Camp at 408-918-3473 for septic system sign-off.

11. The proposed development intends to connect to the existing onsite wastewater treatment system (OWTS); therefore, obtain an OWTS repair/ modification permit from the Department of Environmental Health. (Note: The OWTS repair/ modification permit shall be issued concurrently with the building permit.)

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

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

Planning

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

14. **Prior to issuance of a building permit**, and pursuant to Zoning Ordinance Section 5.20.125 record a Notice of Permit and Conditions with the County Office of Clerk-Recorder to ensure that successor property owners are aware that certain conditions of approval shall have enduring obligation.

15. **Prior to issuance of a building permit**, submit final color samples for the house facade, trim and roof indicating the Light Reflectivity Value (LRV) is less than or equal to 45 LRV, pursuant to Zoning Ordinance Section 3.20.040B, with exception of one accent exterior color having LRV of 65. The exterior materials shall be consistent with the project color samples and plans approved at the March 11, 2021 Zoning Administration Hearing.

Tree Protection

16. No trees will be removed as proposed. Per County Municipal Code Division C16-3(e), any tree that was required to be planted or retained by these Conditions of Approval of any land use entitlement are protected trees, regardless the size. The project trees are subject to tree removal and replacement trees. Irrigation system is highly recommended to increase the tree’s survival.

17. For all trees to be retained with a canopy in the development area, or that interfaces with the limits of grading for any proposed development on-site, the trees shall be protected by the placement of five (5)-foot tall rigid tree protective fencing, as shown on final grading and final building plans and must include the following:
a. Fencing should be placed along the outside edge of the dripline of the tree or grove of trees.
b. The fencing should be maintained throughout the site during the entire construction period and should be inspected periodically for damage and proper functions.
c. Fencing should be repaired as necessary to provide a physical barrier from construction activities.
d. The following sign shall be placed on all tree protection fencing and must remain until final occupancy. The sign must read: “Warning. This fencing shall not be removed without permission from the Santa Clara County Planning Office. County of Santa Clara tree protection measures may be found at: http://www.sccplanning.gov, or call 408-299-5770 for additional details.”
e. Protection measures must be in place prior to construction activity commencing.
f. Evidence of tree protective fencing can be provided by taking photos and emailing to the project planner.

Landscape Plan/Permit

18. Prior to issuance of any permits, provide a landscape plan utilizing trees, vines, shrubbery or planters to reduce the apparent height of the residence to blend the structure with the surrounding landscape and soften the impact of development, as seen from the valley floor. The landscape plan shall be consistent with the preliminary landscape plan approved by the Hearing Officer at Zoning Administration Hearing on March 11, 2021.

19. The requirements of Division B33 of the County Ordinance Code (Sustainable Landscape Ordinance) shall apply. Calculate square footage of new landscaped area and if it equals or exceeds 500 sq. feet, then a landscaping permit is required. The landscape ordinance and supporting information can be found on the following web page: https://www.sccgov.org/sites/dpd/PlansOrdinances/Landscape/Pages/welo-apply.aspx

Land Development Engineering

20. Obtain a Grading Permit from Land Development Engineering (LDE) prior to beginning any construction activities. Issuance of the grading permit is required prior to LDE clearance of the building permit (building and grading permits may be applied for concurrently). The process for obtaining a grading permit and the forms that are required can be found at the following web page: www.sccplanning.org > I Want to.. > Apply for a Permit > Grading Permit
Please contact LDE at (408-299-5734) for additional information and timelines.

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

22. Final improvement plans shall be prepared by a licensed civil engineer for review and approval by LDE and the scope of work shall be in substantial conformance with the conditionally approved preliminary plans on file with the Planning Office. Include plan,
profile, typical sections, contour grading for all street, road, driveway, structures and other improvements as appropriate for construction. The final design shall be in conformance with all currently adopted standards and ordinances. The following standards are available on-line:

§  Standard Details Manual, September 1997, County of Santa Clara, Roads and Airports Department available at:
www.sccgov.org/sites/rda > Published Standards, Specifications, Documents and Forms
§ March 1981 Standards and Policies Manual, Volume 1 (Land Development)
www.sccplanning.org > Plans & Ordinances > Land Development Standards and Policies
§ 2007 Santa Clara County Drainage Manual
www.sccplanning.org > Plans & Ordinances > Grading and Drainage Ordinance

23. Survey monuments shall be shown on the improvement plan to provide sufficient information to locate the proposed improvements and the property lines. Existing monuments must be exposed, verified and noted on the grading plans. Where existing monuments are below grade, they shall be field verified by the surveyor and the grade shall be restored and a temporary stake shall be placed identifying the location of the found monument. If existing survey monuments are not found, temporary staking delineating the property line may be placed prior to construction and new monuments shall be set prior to final acceptance of the improvements. The permanent survey monuments shall be set pursuant to the State Land Surveyor’s Act. The Land Surveyor / Engineer in charge of the boundary survey shall file appropriate records pursuant to Business and Professions Code Section 8762 or 8771 of the Land Surveyors Act with the County Surveyor.

24. The improvement plans shall include an Erosion and Sediment Control Plan that outlines seasonally appropriate erosion and sediment controls during the construction period. Include the County’s Standard Best Management Practice Plan Sheets BMP-1 and BMP-2 with the Plan Set.

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

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

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

Stormwater Treatment – Central Coast
28. Fill out and submit the forms in the Post Construction Requirements (PCR) Applicant’s Packet. Comply with all requirements of the current Central Coast NPDES Permit requirements.

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

**Soils and Geology**
30. Submit **one copy** of the signed and stamped of the geotechnical report for the project.

31. Submit a plan review letter by the Project Geotechnical Engineer certifying that the geotechnical recommendation in the above geotechnical report have been incorporated into the improvement plan.

**Notice of Intent**
32. Indicate on the improvement plans the land area that will be disturbed. If one acre or more of land area will be disturbed, file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) for coverage under the State General Construction Permit. The SWRCB will issue a Waste Discharge Identification number (WDID). The WDID number shall be shown on the on the final improvement plans. The SWRCB web site is at: [www.waterboards.ca.gov](http://www.waterboards.ca.gov) > Water Issues > Programs > Stormwater

**Dedications and Easements**
33. Remove/relocate all fencing from the dedicated right of way. This will include any gates along the driveway.

**Environmental Health**
34. **Prior to issuance of the Grading Permit**, obtain and provide a water will serve letter from Golden Heights Water Mutual Company.

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

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

37. Driveways (roads serving only one lot) shall comply with the following when the distance between the centerline of the access road and any portion of the structure exceeds 150 ft. (measured along the path of travel).
   a. Width: Clear width of drivable surface of 12 feet plus 1-foot shoulder each side.
   b. Vertical Clearance: Minimum vertical clearance of 15 feet shall be maintained between the access road and the building site (trim or remove, tree limbs, electrical wires, structures, and similar improvements).
   c. Curve Radius: Inside turn radius for curves shall be a minimum of 42 feet.
   d. Grade: Maximum grade shall not exceed 15%. The Fire Marshal may permit grades up to a maximum of 20% if no other method is practicable and if consistent with good engineering practices. In no case shall the portion exceeding 15% gradient be longer than 300 feet in length, unless there is at least 100 feet at 15% or less gradient between each 300-foot section. Grades exceeding 15% shall be paved in compliance with County Standard SD5.
   e. Surface: All driving surfaces shall be all-weather and capable of sustaining 75,000-pound gross vehicle weight.
   f. Turnarounds: Turnaround shall be provided for driveways in excess of 150 feet as measured along the path of travel from the centerline of the access road to the structure. Acceptable turnarounds shall be hammerhead, or bulb of 40-foot radius complying with County Standard SD-16. All turnarounds shall have a slope of not more than 5% in any direction.
   g. Gates: Gates shall not obstruct the required width or vertical clearance of the driveway and may require a Fire Department Lock Box/Gate Switch to allow for fire department access. Installation shall comply with CFMO-A3.

Miscellaneous:
38. Property is located within the Santa Clara County Fire Department response area and the State Response Area (served by Cal Fire).

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

40. Fire department access roads, driveways, turnouts, and turnarounds shall be maintained free and clear and accessible at all times for fire department use. Gates shall be maintained in good working order and shall remain in compliance with Fire Marshal Standard CFMO-A3 at all times.
CalFire
41. This property will need to comply with the vegetation maintenance requirements of Public Resource Code (PRC) 4291.

§ 1276.01. Setback for Structure Defensible Space.
(c) Structures constructed in the SRA are required to comply with the defensible space regulations in Title 14, Natural Resources Division 1.5, Department of Forestry and Fire Protection Chapter 7, Fire Protection Subchapter 3, Fire Hazard.

Geology
Note: Earth Systems' "Geotechnical Engineering and Geologic Landslide Hazard Report" (dated 12-7-2017) combined with PGE's "Geologic Feasibility Evaluation Letter Report" (dated 2-16-1995) satisfy my requirement for a geologic report. Therefore, the application may be deemed complete with Conditions:

42. Prior to permit issuance, submit a Plan Review Letter that confirms the plans conform with the recommendations presented in the approved reports; and

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

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

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

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

46. Construct the improvements. Construction staking is required and shall be the responsibility of the developer.

Environmental Health
47. To the existing OWTS (under septic permit #60736), install the following:
   a) 86 lineal feet of Infiltrator chambers to dispersal field #1 (upper leach field) and
   b) 105 lineal feet of Infiltrator chambers to dispersal field #2 (lower leach field).
48. Provide proof of garbage service at the time of final occupancy sign-off. Garbage service in the unincorporated areas of Santa Clara County is mandatory.

Fire Marshal
49. Fire Sprinkler System: An approved residential fire sprinkler system complying with CFMO-SP6 shall be installed throughout the structure (including existing residences when square footage is added).
   Note: The fire sprinkler system shall be installed and finaled by this office prior to occupancy. A separate permit shall be obtained from this office by a state licensed C-16 contractor prior to installation. Please allow for a minimum of 30 days for plan review of fire sprinkler plans by this office.
Attachment C

Plans and Vicinity Map
Project Location

PRELIMINARY FILED OCTOBER 26, 1979 IN BOOK 452 OF MAPS, AT PAGES 16 TO 19

JANUARY 2021

2546 BUTCH DRIVE, GILROY
A.P.N.: 830-17-046

FOR THE

IMPROVEMENT PLANS

HOME GRADING AND DRAINAGE

ON THE LANDS OF CHARNOTA
LOT 6, AS DELINEATED UPON THAT CERTAIN MAP ENTITLED
SANTA CLARA COUNTY, CALIFORNIA
TRACT NO. 6335 - GOLDEN HILL ESTATES - UNIT NO. 2

NOT FOR CONSTRUCTION

PRELIMINARY PLANS
Preliminary Grading & Drainage Plan
Lands of Charnota - 2546 Butch Drive - apn 830-17-046

PRELIMINARY PLANS
NOT FOR CONSTRUCTION
Existing Road Widths to Project Site

Lands of Charnota - 2546 Butch Drive - apn 830-17-046

NEW AVENUE ±22 FOOT WIDE STREET

BANNISTER AVENUE ±22 FOOT WIDE STREET

FIRE TRUCK TURNAROUND AREA 40 FOOT RADIUS

PROJECT SITE

BRIDLE PATH DRIVE ±22 FOOT WIDE STREET

BUTCH DRIVE ±22 FOOT WIDE STREET

PRELIMINARY PLANS

NOT FOR CONSTRUCTION
Lands of Charnota - 2546 Butch Drive - apn 830-17-046
STANDARD BEST MANAGEMENT PRACTICE NOTES

1. Soil and Odor Management: Prohibit disposal of raw sewage, manure, or any other solid or liquid waste materials onto the property. Solid waste and manure must be stored in properly designed and constructed containers and disposed of properly. Refer to Erosion & Sediment Control Field Manual, 4th edition (C-17) or later.

2. Hermetic Waste Management: Prohibit proper handling and disposal of contaminated waste or drums as defined by the hazardous waste material hauler. Contaminated waste shall be stored and properly labeled in sealed containers constructed of suitable materials. Refer to Erosion & Sediment Control Field Manual, 4th edition (C-17) or later.

3. Spill Prevention and Control: Prohibit proper storage of liquids and solids containing chemicals that may be hazardous to public health or the environment. Spills shall be cleaned up immediately and contamination shall be disposed of properly. Refer to Erosion & Sediment Control Field Manual, 4th edition (C-17) or later.

4. Vehicle and Construction Equipment Service and Storage: An area shall be designated for the storage of vehicles, equipment, and machinery. Parking areas shall be designed to provide for drainage and sewage disposal. Equipment shall be provided with oil or grease traps or other means of preventing the discharge of oil or grease into the soil or groundwater. Refer to Erosion & Sediment Control Field Manual, 4th edition (C-17) or later.

5. Material Delivery, Handling, and Storage: Be performed, materials shall not be stockpiled on site. When temporary stockpiles are necessary and approved by the County, they shall be covered with at least 2 inches of clean fill and placed on top and located in designated areas to construct construction and storage areas away from drainage paths and waterways. Barriers shall be provided to prevent the spilling of any materials. Refer to Erosion & Sediment Control Field Manual, 4th edition (C-17) or later.

6. Handling and Disposal of Concrete and Cement: When concrete mix and equipment are stored on site, concrete contents shall be tonally constructed in a designated area on or adjacent to a paved area and shall be covered with a minimum of 2 inches of clean fill. Barriers shall be provided to prevent spillage of any materials and equipment. Refer to Erosion & Sediment Control Field Manual, 4th edition (C-17) or later.

7. Erosion Control Management: Prevent or reduce the discharge of pollutants from grading operations, using measures that will prevent erosion and soil loss. Refer to Erosion & Sediment Control Field Manual, 4th edition (C-17) or later.

8. Construction Timing and Water Management: Siting, grading, and construction activities on the project site shall occur only when precipitation is not expected to saturate the soil. Refer to Erosion & Sediment Control Field Manual, 4th edition (C-17) or later.

9. Safety/Nutrition, Waste Management: Temporary sanitation facilities should be placed in areas with drainage paths. Where sewers or storm drains are not available, portable sanitary waste facilities must be provided. Secondary containment should be provided for all sanitary facilities. Refer to Erosion & Sediment Control Field Manual, 4th edition (C-17) or later.

10. Inspection & Maintenance: Areas of material and equipment storage and operation shall be inspected by the responsible party to ensure that no materials or equipment are stored in an unsafe manner. Property areas should be identified and appropriate controls are in place to prevent erosion from occurring. Refer to Erosion & Sediment Control Field Manual, 4th edition (C-17) or later.

STANDARD EROSION CONTROL NOTES

1. Sediment Control Management: Trapping and Prevention of Clear Water Activities should be organized and monitored to prevent erosion or minimal tracking of soil onto the public street system. A permit or approved device construction permit is required for all streets. Clear water control is provided by means of a street sweep prior to an inspection or, if a street is wet at the end of each workday that material is tracked, or more frequently as required by the County. Refer to Erosion & Sediment Control Field Manual, 4th edition (pages B-3 to B-5) or later.

2. Storm Drains, Inlet, and Catch Basin Inlet Protection: All streets within the vicinity of the project area and within the project limits shall be provided with gravel and/or fiber rebar or steel fences, if needed. Fences can be used. Residuals are not recommended due to clogging and subsequent flooding. Refer to Erosion & Sediment Control Field Manual, 4th edition (pages B-6 to B-9) or later.

3. Storm Water Runoff: Where storm water runoff shall be allowed, clear water shall be allowed to drain into the street in which the proposed underground storm drain system or other above ground waterways until appropriate controls are in place. Steel control shall be provided to ensure that the control is in place in proper areas. Refer to Erosion & Sediment Control Field Manual, 4th edition (pages B-8 to B-9) or later.


Best Management Practices and Erosion Control Details Sheet 1
County of Santa Clara

IMPROVEMENT PLANS

HOME GRADE, DRAINAGE, EROSION CONTROL, BMP DESIGN, ETC.

IMPROVEMENT PLANS

1. Project Completion: Prior to project completion and approval by the County Inspector, all disturbed areas shall be reseeded, planted, or landscaped to minimize the potential for erosion on the project site.

2. Erosion and sediment control BMP management practices shall be approved prior to putting the project area into use, and all vegetation is fully established on disturbed surfaces.
SITE DEVELOPMENT REVIEW PLANS

Charnota Residence
A New Single Family Residence w/ Attached 3 Car Garage
2546 Butch Drive
Gilroy, California ~ 95020
County of Santa Clara

Drawing Index:

Exterior Finish Colors & Materials:

1. 3 COAT IWNCEMENT PLASTER W/ SMOOTH TROWEL PLASTER SURFACE
2. ALL EXPOSED RAPID TAILS HARD RAPID TAILS HORIZONTAL AND VERTICAL TRIM TO BE 2" x 4" SURFACED DRY WALL UNLESS NOTED
3. EXTERIOR WALL SURFACE PAINT TO BE BENJAMIN MOORE #806 TOPPER CREME
4. EXTERIOR TRIM FINISH FOR ALL EXPOS
5. EXTERIOR MASONRY VENER WALL FINISH IS TO BE LANDMARK JACARANDA ESTATE BLEND
6. ALL WINDOWS ARE TO BE AS SPECIFIED ON SHEET #10.
7. ALL ROOF VENTS ARE TO BE TRUE CLAY TILES, CUT TO FIT, VERIFY ACTUAL PIPE EXPOSURE AT JOB SITE.
8. ALL EXTERIOR VENETIAN BLINDS TO BE LANDMARK JACARANDA ESTATE BLEND
9. ALL EXTERIOR VENETIAN BLINDS TO BE LANDMARK JACARANDA ESTATE BLEND
10. ALL EXTERIOR VENETIAN BLINDS TO BE LANDMARK JACARANDA ESTATE BLEND
11. ALL EXTERIOR VENETIAN BLINDS TO BE LANDMARK JACARANDA ESTATE BLEND

Title Sheet, Site Plan, Location Map & Misc. Notes

Charnota Residence
2546 Butch Drive
Gilroy, California
County of Santa Clara

Drawn by: A.C. Moore
Scale: AS NOTES
Project No.: 015
Charnota

Date: August 16, 2003

Owners Approval
Attachment D

Color Samples
1. EXTERIOR BASE WALL COLOR:
BENJAMIN MOORE #HC-44
“LENOX TAN” - LRV-43.6

2. EXTERIOR TRIM COLOR:
BENJAMIN MOORE #HC-68
“MIDDLEBURYT BROWN” - LRV-9.8

3. EXTERIOR ACCENT COLOR:
BENJAMIN MOORE #HCJ-120
“VAN ALAN GREEN” - LRV-64.9

4. MASONRY VENEER:
KO NATURAL STONE
“MONTEREY ESTATE BLEND”

5. FINISH ROOF:
REDLANDS CLAY ROOFING
2 PC. CLAY ROOFING TILE
“TERRA COTTA BLEND”
SANTA CLARA COUNTY MASTER LAND DEVELOPMENT PERMIT APPLICATION

Owner's Name: Bolea
Address: 2546 Bely Dr., Gilroy, CA

Applicant (Appellant): Address: Zip: Phone (res/bus):

Address of Subject Property: A.P.N: 630-17-046

Site Location: south of north, south, east, west

(existing road or street) at/ between (road or street) and (road or street)

Existing Use of Property: Access Restrictions (gate, dog, etc.):

PLEA NOTE: (1) ALL APPLICATION FEES ARE NONREFUNDABLE. (2) THE OWNER/APPLICANT OR REPRESENTATIVE SHOULD BE PRESENT AT ALL PUBLIC HEARINGS. (3) A DENIAL OR GRANT MAY BE REVERSED ON APPEAL. NO PERMIT WILL BE IN EFFECT UNTIL THE APPEAL PERIOD HAS EXPIRED.

The undersigned owner(s) of subject property hereby authorizes the filing of this application, and authorizes on-site review by authorized staff.

I certify under penalty of perjury that the foregoing is true.

Signature of subject property owner(s) (or appellant): Date

FOR DEPARTMENT USE ONLY

FILE #: 575 - 79 - 29 - 95 - RB

PROJECT DESCRIPTION: Resubmitted as per 7/28/95 letter.

<table>
<thead>
<tr>
<th>TYPE OF APPLICATION(S)</th>
<th>FEE(S)</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>APPEAL</td>
<td></td>
<td></td>
</tr>
<tr>
<td>ARCHITECTURAL AND SITE APPROVAL</td>
<td></td>
<td></td>
</tr>
<tr>
<td>BUILDING SITE APPROVAL / BA</td>
<td></td>
<td></td>
</tr>
<tr>
<td>CERTIFICATE OF COMPLIANCE</td>
<td></td>
<td></td>
</tr>
<tr>
<td>DESIGN REVIEW</td>
<td></td>
<td></td>
</tr>
<tr>
<td>ENCROACHMENT / CONSTRUCTION PERMIT</td>
<td></td>
<td></td>
</tr>
<tr>
<td>ENVIRONMENTAL ASSESSMENT / EIR</td>
<td></td>
<td></td>
</tr>
<tr>
<td>GEOLOGIC REPORT REV. / LETTER REV.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>GRADING PERMIT / GRADING ABATEMENT</td>
<td></td>
<td></td>
</tr>
<tr>
<td>LOT LINE ADJUSTMENT / LOT MERGER</td>
<td></td>
<td></td>
</tr>
<tr>
<td>SPECIAL PERMIT</td>
<td></td>
<td></td>
</tr>
<tr>
<td>SUBDIVISION</td>
<td></td>
<td></td>
</tr>
<tr>
<td>USE PERMIT</td>
<td></td>
<td></td>
</tr>
<tr>
<td>VARIANCE</td>
<td></td>
<td></td>
</tr>
<tr>
<td>ZONE CHANGE</td>
<td></td>
<td></td>
</tr>
<tr>
<td>OTHER</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

TOTAL FEES

DATES

RESUBMITTAL DATES

Application Received by

Distribution

Application Deemed Complete

Date of Action(s) (CPO / ASA / ZA / PC / BS)

Date of Prelim. Report

Approval Expiration Date

Date of Noticing

500' Scale Map 2:30

Zoning

USA / SOI

Parcel Size

Supervisory District

Previous File(s)

178 REV 1/80
# SANTA CLARA COUNTY MASTER LAND DEVELOPMENT PERMIT APPLICATION

<table>
<thead>
<tr>
<th>Owner's Name</th>
<th>Address</th>
<th>City</th>
<th>Zip</th>
<th>Phone (res/bus)</th>
</tr>
</thead>
<tbody>
<tr>
<td>F. Bolza</td>
<td>2544 Buick Dr.</td>
<td>Gilroy</td>
<td>95020</td>
<td></td>
</tr>
<tr>
<td>J. Rooney</td>
<td>500 Stutz Way</td>
<td>Gilroy</td>
<td>95020</td>
<td></td>
</tr>
</tbody>
</table>

**Address of Subject Property:** 500 Stutz Way Gilroy 95020  
A.P.N. 830-17-046

**Site Location:** ____________ side of ____________ at between ____________ and ____________  
(north, south, east, west) (road or street) (road or street) (road or street)

**Existing Use of Property:** ____________  
Access Restrictions (gate, dog, etc.): ____________

**PLEASE NOTE:** (1) ALL APPLICATION FEES ARE NONREFUNDABLE. (2) THE OWNER/APPLICANT OR REPRESENTATIVE SHOULD BE PRESENT AT ALL PUBLIC HEARINGS. (3) A DENIAL OR GRANT MAY BE REVERSED ON APPEAL. NO PERMIT WILL BE IN EFFECT UNTIL THE APPEAL PERIOD HAS EXPIRED.

The undersigned owner(s) of subject property hereby authorizes the filing of this application, and authorizes on-site review by authorized staff.

I certify under penalty of perjury that the foregoing is true.

Signature of subject property owner(s) (or appellant): ___________________________  
Date: 7-5-95

**FOR DEPARTMENT USE ONLY**  
FILE #: 5476 - 79 - 28 - 956 (R2)  
PROJECT DESCRIPTION: Resubmittal Par Phone Conversation with Jim Sire & Memo Dated 6-12-95 - 3 Revised Grading Plan

---

**TYPE OF APPLICATION(S)**  
- [ ] APPEAL  
- [ ] ARCHITECTURAL AND SITE APPROVAL  
- [ ] BUILDING SITE APPROVAL / BA  
- [ ] CERTIFICATE OF COMPLIANCE  
- [ ] DESIGN REVIEW  
- [ ] ENCROACHMENT / CONSTRUCTION PERMIT  
- [ ] ENVIRONMENTAL ASSESSMENT / EIR  
- [ ] GEOLOGIC REPORT REV. / LETTER REV.  
- [ ] GRADING REPORT REV. / LETTER REV.  
- [ ] GRADING PERMIT / GRADING ABATEMENT  
- [ ] LOT LINE ADJUSTMENT / LOT MERGER  
- [ ] SPECIAL PERMIT  
- [ ] SUBDIVISION  
- [ ] USE PERMIT  
- [ ] VARIANCE  
- [ ] ZONE CHANGE  
- [ ] OTHER

**FEES**  
- Appeal to: PC BS  
- Date of Action:  
- Attachments: Y N

**RESUBMITTAL DATES**  
Application Received by: 3-C  
Distribution:  
Application Deemed Complete:  
Date of Action(s) (CPO / ASA / ZA / PC / BS):  
Approval Expiration Date:  
Date of Prelim. Report:  
Date of Noticing:  

---

500' Scale Map: 230  
Zoning: HS  
-99A + SOI  
Parcel Size: 10.80  
Supervisory District:  
Previous File(s):  

---

178 REV 1/95
## SANTA CLARA COUNTY MASTER LAND DEVELOPMENT PLAN

### APPLICATION

**Owner's Name:**
Frank Bolca

**Address:**
3544 Butch Dr.

**City:**
Gilroy

**Zip:**
95020

**Applicant (Appellant):**
Jo Rooney

**Address:**

**City:**

**Zip:**
95020

**Address of Subject Property:**
500 Stutz Way, Gilroy

**APN:**
080-17-046

**Site Location:**

- **side of Butch Dr.**
- **at between**
- **(road or street)**
- **and**
- **(road or street)**

**Existing Use of Property:**

**Access Restrictions (gate, dog, etc.):**

---

**PLEASE NOTE:** (1) ALL APPLICATION FEES ARE NONREFUNDABLE. (2) THE OWNER/APPLICANT OR REPRESENTATIVE SHOULD BE PRESENT AT ALL PUBLIC HEARINGS. (3) A DENIAL OR GRANT MAY BE REVERSED ON APPEAL. NO PERMIT WILL BE IN EFFECT UNTIL THE APPEAL PERIOD HAS EXPIRED.

The undersigned owner(s) of subject property hereby authorizes the filing of this application, and authorizes on-site review by authorized staff. I certify under penalty of perjury that the foregoing is true.

**Signature of subject property owner(s) (or appellant):**
Jo Rooney

**Date:**
5-25-95

---

### FOR DEPARTMENT USE ONLY

**FILE #:**
5976 - 79 - 28 - 956 (R1)

**PROJECT DESCRIPTION:**
Resubmittal of 2 Revised Site Plans

**For April 25, 1995**

---

### TYPE OF APPLICATION(S) | FEE(S) | COMMENTS
--- | --- | ---

- **APPEAL**
- **ARCHITECTURAL AND SITE APPROVAL**
- **BUILDING SITE APPROVAL / BA**
- **CERTIFICATE OF COMPLIANCE**
- **DESIGN REVIEW**
- **ENCROACHMENT / CONSTRUCTION PERMIT**
- **ENVIRONMENTAL ASSESSMENT / EIR**
- **GEologic REPORT REV. / LETTER REV.**
- **GRADING PERMIT / GRADING ABATEMENT**
- **LOT LINE ADJUSTMENT / LOT MERGER**
- **SPECIAL PERMIT**
- **SUBDIVISION**
- **USE PERMIT**
- **VARIANCE**
- **ZONE CHANGE**
- **OTHER**

**TOTAL FEES**

---

### DATES

**Resubmittal Dates**
5-25-95

**Application Received by**
Jo Rooney

**Distribution**

**Application Deemed Complete**

**Date of Action(s) (CPO / ASA / ZA / PC / BS)**

**Date of Prelim. Report**

**Approval Expiration Date**

---

**500' Scale Map**

**Zoning**

**USA - 901**

**Parcel Size**

**Supervisors District**

**Previous File(s)**

---

[Stamp]: RESUBMITTAL

---

[Stamp]: 178 REV 1/93
FILE #: S976 - 79 - 28 - 95G - _______ - _______ - _______ - _______

PROJECT DESCRIPTION: Grading permit for a Driveway and Pad for a barn on a vacant parcel, 1,380 cy cut / 6 feet cut

<table>
<thead>
<tr>
<th>TYPE OF APPLICATION(S)</th>
<th>FEE(S)</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>ARCHITECTURAL AND SITE APPROVAL</td>
<td></td>
<td></td>
</tr>
<tr>
<td>BUILDING SITE APPROVAL / BA</td>
<td></td>
<td></td>
</tr>
<tr>
<td>CERTIFICATE OF COMPLIANCE</td>
<td></td>
<td></td>
</tr>
<tr>
<td>DESIGN REVIEW</td>
<td></td>
<td></td>
</tr>
<tr>
<td>ENVIRONMENTAL CONSTRUCTION PERMIT</td>
<td></td>
<td>Note: Petition for exemption from environmental review filed w/photos</td>
</tr>
<tr>
<td>ENVIRONMENTAL ASSESSMENT / EIR</td>
<td></td>
<td></td>
</tr>
<tr>
<td>GEOLOGIC REPORT REV. / LETTER REV.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>GRADING PERMIT / GRADING ABATEMENT</td>
<td>425</td>
<td>640</td>
</tr>
<tr>
<td>LOT LINE ADJUSTMENT / LOT MERGER</td>
<td></td>
<td></td>
</tr>
<tr>
<td>SPECIAL PERMIT</td>
<td></td>
<td></td>
</tr>
<tr>
<td>SUBDIVISION</td>
<td></td>
<td></td>
</tr>
<tr>
<td>USE PERMIT</td>
<td></td>
<td></td>
</tr>
<tr>
<td>VARIANCE</td>
<td></td>
<td></td>
</tr>
<tr>
<td>ZONE CHANGE</td>
<td></td>
<td></td>
</tr>
<tr>
<td>OTHER</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

TOTAL FEES: $1065

FOR DEPARTMENT USE ONLY

DATE: 03/1/95 1:52PM 001#3038

#00000000000005976
GEOLOGIC RPT REV $425.00
GRAD W/CONC APP. $640.00
GRAD W/CONC APP. V-640.00
GRADING $640.00
CHECK $1065.00

500' Scale Map
Zoning H5
USA / SOIL NONE
Parcel Size 10 acres
Supervisors District
Previous File(s)
November 7, 1995

Mr. & Mrs. Frank & Julie Bolea
2544 Butch Drive
Gilroy, CA 95020

Subject: Grading Permit No.: 62951209
File No.: 5976-79-28-95G
Location: Butch Drive

Dear Mr. and Mrs. Bolea:

Enclosed is your executed grading permit together with approved and signed grading plans. Per Section C12-415 of the grading ordinance you will be required to supply necessary plans for use by your project crew. Your engineer, Jacob Saidian, has the original grading plans. Please review these documents carefully. If you are not in agreement with all of the requirements set forth therein, do not start work but contact the County Surveyor's Office immediately. A copy of the permit and plans should be kept at the job site at all times.

Before beginning work, authorization from the County Inspector must be obtained and provisions for erosion protection must be in place. Once work has commenced, erosion protection facilities are to be adequately maintained during the period of the construction. All work is to be completed by November 7, 1996, unless an extension of time is requested and granted.

It is your responsibility to coordinate the work of both engineer and contractor, allowing the engineer sufficient time to set all necessary construction stakes before the contractor begins work. The County inspectors must be present to inspect the work while it is in progress.

The owner shall notify the County Surveyor's Office, inspection unit (299-2034), at least 24 hours prior to the start of work. Your help and cooperation are appreciated.

Very truly yours,

[Signature]

Gerald H. Quilici
Senior Civil Engineer

cc: Jacob Saidian
    Jack Zogg
    C.P.O.
**SANTA CLARA COUNTY DEPARTMENT OF ROADS AND AIRPORTS**

**GRADING PERMIT**

<table>
<thead>
<tr>
<th>Permittee Name</th>
<th>FRANK BOLEA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>2544 BUTCH DRIVE</td>
</tr>
<tr>
<td>City</td>
<td>GILROY CA 95020</td>
</tr>
<tr>
<td>Telephone</td>
<td>408 779-3366</td>
</tr>
</tbody>
</table>

**PERMIT NUMBER** 62951209  **DATE ISSUED** 11/07/95  **EXPIRATION DATE** 11/07/96

**LOCATION OF WORK**

<table>
<thead>
<tr>
<th>Address</th>
<th>BUTCH DRIVE</th>
</tr>
</thead>
</table>

**Description**

<table>
<thead>
<tr>
<th>Description</th>
<th>GRADING</th>
</tr>
</thead>
</table>

**APN** 830-17-046  **File Number** 5976-79-28-95G

<table>
<thead>
<tr>
<th>Locaide</th>
<th>51 79-28</th>
</tr>
</thead>
</table>

**Zone** 3

<table>
<thead>
<tr>
<th>BONDS</th>
<th>AMOUNT</th>
<th>TYPE</th>
<th>RELEASE</th>
<th>REDUCE BY</th>
</tr>
</thead>
<tbody>
<tr>
<td>PERFORMANCE</td>
<td>$21,800</td>
<td>S</td>
<td></td>
<td></td>
</tr>
<tr>
<td>LABOR &amp; MATERIAL</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**BOND COMPANY** UNIVERSAL UNDER WRITERS INSURANCE CO.

**ENGINEER'S NAME** JACOB SAIDIAN  **R.E. #** 33509

**INSPECTION BY** CNTY SURVEYOR OFFICE  **PHONE** 299-2034

**BUILDING PERMIT #**

**PERMIT EXPIRES IF WORK IS NOT STARTED BY** 11/07/96

**KEEP THIS PERMIT ON JOB SITE**

**CALL** 299-2034  **24 HOURS BEFORE STARTING ANY WORK WITH REFERENCE TO PERMIT NUMBER 62951209**

**INSPECTION REQUIRED**

**SEE ATTACHMENTS FOR PERMIT REQUIREMENTS**
January 21, 1996

County of Santa Clara
Planning Department
70 West Hedding Street
San Jose, California, 95110

Attn: Mr. Zack Carter

Re: Grading Permit 5785-79-28-94G Butch Drive, Gilroy

Dear Zack:

I have enclosed a letter that I received from Muriel Day that references the grading permit requirements that the County of Santa Clara has asked for on this property.

This letter addresses the geologic review of this site per Peter Anderson's previous soils report. Gary Carnes has provided your office with the 1:20 drawings that was required by his company to complete this grading permit application that corresponds to the data provided for in Peter Anderson's letter.

Please advise me if this completes this application process for this grading permit. Weather permitting, we plan to start building a residential custom home on this property by early spring. I can be reached by calling (408) 847-5338.

Respectfully,

[Signature]
Perry D. Urton

cc: Muriel Day
Mrs. Muriel Day  
c/o Mr. Perry Urton  
8610 Larkspur Lane  
Gilroy, California 95020

Subject: Geologic Plan Review  
Lot #10 Tract 6335  
Santa Clara County, California

Dear Mrs. Day:

As requested, we have completed a geologic review of the project plans provided us for your property, identified as Lot #10 of Tract 6335, located on Butch Drive, east of Gilroy, in Santa Clara County, California. For this review we were provided with a 4-page set of plans prepared by Carnes & Associates that include the following: Site Plan, Grading Plan and Cross Sections, all revised 6-12-95.

Pacific Geotechnical Engineering previously prepared a Geologic Feasibility Evaluation (report) of the subject property (Project 1324G, dated April 5, 1994). That evaluation identified several areas of landsliding that appeared to significantly constrain development options. We provided recommended set-back distances from potentially hazardous areas in our report and in subsequent communication with the project Civil Engineer’s representative, Mr. Gary Carnes.

Applied Soil Mechanics, Inc., earlier completed a Geologic and Preliminary Soil Investigation (report) of the site and two adjoining parcels, dated May 4, 1988. County Geologist Mr. James O. Berkland found that the report did not adequately demonstrate geologic suitability of the property for development. However, geotechnical recommendations contained in that report may apply to the currently proposed project.

The referenced plans indicate that the area of the proposed development is outside of the areas we identified as potentially hazardous. From a geologic standpoint, the proposed project appears feasible. The proposed building envelope is geologically suitable for construction of a single-family residence. The proposed access driveway from Butch Drive is geologically suitable. The area proposed for
the leach field is geologically suitable; if the leach field is constructed in accordance with County requirements, and if it is prudently operated and maintained, it should not, in itself, cause effluent to surface or cause slope failure.

We found discrepancy between some design slope angles and actual topography, indicating that some cuts may have to be higher than indicated on the plan (or retaining walls would need to be higher). We recommend that the project geotechnical engineer review the plans to check for compliance with their recommendations.

Please contact us if we may be of further service.

Sincerely,

PACIFIC GEOTECHNICAL ENGINEERING

[Signature]

Peter C. Anderson
RG 3833
CEG 1189

c.c. Mr. Gary Carnes
September 15, 1995

Mr. Frank Bolea
2544 Butch Drive
Gilroy, CA 95020

FILE NUMBER: 5976 - 79 - 29 - 95G R3
SUBJECT: Grading Permit
SITE LOCATION: Butch Drive
FINAL ACTION: September 28, 1995

Dear Mr. Bolea:

Enclosed are the final conditions of approval for your Grading Permit. This approval is valid for 24 months and will expire as noted above. DURING THIS PERIOD, THE CONDITIONS OF APPROVAL MUST BE COMPLETED AND A GRADING PERMIT ISSUED.

Please return a signed set of final conditions of approval to this office. WHEN YOU ARE READY TO PROCEED WITH THIS PROJECT, PLEASE CALL THE COUNTY SURVEYOR'S OFFICE AT 299-2871, REGARDING INSTRUCTIONS FOR COMPLETING THE CONDITIONS OF APPROVAL.

Please note that any person dissatisfied with the decision of the Land Development Coordinator may file an appeal within 15 calendar days after the Coordinator's 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 feel free to contact me at (408) 299-2454.

Sincerely,

ZACHARY N. CARTER
LAND DEVELOPMENT ENGINEER

cc: Jerry Quilici - Land Development Engineering
    Bob Van Etten - Transportation Agency
    Jo Rooney
GRADING PERMIT
5976-79-29-94G (Butch Drive)
August 31, 1995

STATEMENT OF ACCEPTANCE:

I, Frank Bolea, as property owner of subject application, hereby agree to the aforementioned preliminary conditions of approval and request a final action to be taken in accordance with these conditions.

Date 8-5-95          Signature

STATEMENT OF REJECTION:

I, Frank Bolea, as property owner of subject application, do NOT agree to the aforementioned preliminary conditions of approval and request to meet with the agencies/departments imposing the following conditions. (Please list conditions by number.)

I disagree with the following conditions:

_____________________________________________________________________

_____________________________________________________________________

_____________________________________________________________________

_____________________________________________________________________

Date_________________________ Signature_________________________

NOTE: Please return one copy of these conditions, as per instructions of the enclosed cover letter, to:

County of Santa Clara
Planning Office
County Government Center
70 W. Hedding Street
San Jose, CA 95110
These conditions approved on September 13, 1995, by the Manager of the Planning Office Michael M. Lopez, are valid for a period of twenty-four (24) months.

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

Authorized Signature

STATEMENT OF ACCEPTANCE:

I, Frank Bolea, understand and accept the attached final conditions of approval.

Date ____________________ Signature ____________________

NOTE: Please return a copy of these conditions, as per instructions of the enclosed cover letter, to:

County of Santa Clara
Planning Office
County Government Center
70 W. Hedding Street
San Jose, CA 95110

ANOTHER IMPORTANT NOTE: When you are ready to proceed with this project, please contact Land Development Engineering and Surveying, at 299-2871, regarding instructions for compliance with the conditions of approval.
September 15, 1995

Mr. Frank Bolea
2544 Butch Drive
Gilroy, CA  95020

FILE NUMBER:  5976 - 79 - 29 - 95G R3
SUBJECT:  Grading Permit
SITE LOCATION:  Butch Drive
FINAL ACTION:  September 28, 1995

Dear Mr. Bolea:

Enclosed are the final conditions of approval for your Grading Permit. This approval is valid for 24 months and will expire as noted above. DURING THIS PERIOD, THE CONDITIONS OF APPROVAL MUST BE COMPLETED AND A GRADING PERMIT ISSUED.

Please return a signed set of final conditions of approval to this office. WHEN YOU ARE READY TO PROCEED WITH THIS PROJECT, PLEASE CALL THE COUNTY SURVEYOR'S OFFICE AT 299-2871, REGARDING INSTRUCTIONS FOR COMPLETING THE CONDITIONS OF APPROVAL.

Please note that any person dissatisfied with the decision of the Land Development Coordinator may file an appeal within 15 calendar days after the Coordinator's 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 feel free to contact me at (408) 299-2454.

Sincerely,

ZACHARY N. CARTER
LAND DEVELOPMENT ENGINEER

cc: Jerry Quilici - Land Development Engineering
    Bob Van Etten - Transportation Agency
    Jo Rooney
GRADING PERMIT
FINAL CONDITIONS OF APPROVAL

Date: September 15, 1995
Owner: Frank Bolea
File Number: 5976-79-28-95G

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

Items marked with a double asterisk (**) must be completed prior to grading completion and release of bond.

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

PLANNING:

1. Existing zoning is HS. Maintain the following minimum building setbacks:
   Front: 75 feet; Rear: 30 feet; Sides: 30 feet.
   The maximum height of buildings shall be 35 ft and shall not include more than 3 stories.

2. Petition for Exemption from Environmental Review was granted for grading on slopes over 10%, per Hugh Gram dated March 13, 1995.

LAND DEVELOPMENT ENGINEERING:
(Contact Jim Sirr at 299-2871 for details on complying with the following engineering conditions)

Soils and Geology:
(Contact Jim Baker at 299-2454 for details on complying with the following Geology conditions)

3. Relatively LOW GEOLOGIC HAZARD: No geologic report required at this time. Pacific Geotechnical Engineering to observe foundation construction and report the findings in a letter prior to Final inspection.
Grading:

4.* Preliminary grading plans done by Jacob Saidian have been reviewed. Final grading plans are to be prepared by a registered civil engineer and submitted as set forth in the Grading Ordinance Section C12-412. These plans will be processed in accordance with the Grading Ordinance and checked for conformance with Article 5 (Design Standards) Section C12-489 to Section C12-527. Final plans to include and/or reflect the following:

   a) Cross sections are required on final plans per Section C12-411(f). They are to clearly show "natural ground", "existing ground", and "final Grade".

   b) Disposition of excess grading material.

Notes: All materials exported from the site must be located at an approved disposal site.

5.* Indicate on final plan how graded area is to be properly drained in accordance with criteria as designated in the County Drainage Manual. Submit necessary hydraulic calculations.

6.* Comply with setback requirements from property line for cuts and fills per Section C12-505.

7.* Expose corner stakes along property lines near proposed grading. Show on final grading plans.

8.* Post bonds, sign grading agreement and pay necessary inspection and plan check fees.

9.* Final grading plans shall be prepared and submitted on "Standard Improvement Plan Mylar" as approved by the County Surveyor.

ENVIRONMENTAL HEALTH:
(Contact Art Kaupert at 299-2454 for details on complying with the following Health conditions)

10.*** Sewage disposal conditions have been determined and 200 plus 200 lineal feet of subsurface drainline will be required. The two (2) drainline systems must be connected through a positive diversion valve. A 1500-gallon septic tank will be required. This system is to serve the new barn with a toilet, lavatory, and horse wash only.
11.*** At the time of application for a building permit. Submit four (4) revised plot plans to scale (1" = 20') showing house, driveway, accessory structures, and required drainlines to contour. Maintain all setbacks as outlined in Bulletin A.

**Water Supply:**

12.*** Domestic water shall be supplied by an approved water system or individual wells installed to Environmental Health Standards. Prior to applying for a septic tank permit, contact Environmental Health Services at (408) 299-6930 for detailed information.

**FIRE MARSHAL:**
(Contact Wes Good at 299-2454 for details on complying with the following Fire conditions)

13.*** Provide fifteen feet (15') minimum vertical clearance over the road or driveway to building site. (Remove tree limbs, electrical wires, or structures.)

14.*** This property is located in the "Hazardous Fire Area." Remove combustible vegetation within 30 to 100 feet of the structure.

15.*** A Class A roof construction is required. This must be shown in detail on building plans.

16** Driveway is to be twelve (12) feet wide with a three (3) foot shoulder, an all weather surface, with a 40,000 lb. weight capacity, and is not to exceed 20% grade. Provide a turnaround that meets fire marshals standards (40'X48').

Note: Parking and turnaround area must be less than 5% grade, and vertical curves must be long enough to accommodate a 35' long fire engine.

**SANTA CLARA VALLEY WATER DISTRICT:**
(Contact Sue Tippets at 265-2600 for details on complying with the following Water District conditions)

17. This site is not subject to flooding from a District stream.
18. No District facilities are located on the applicant's parcel. Any existing watercourse is of insufficient watershed area to qualify as a District facility.

19. As required by District Ordinance 85-1, file an application with the District for a permit to construct or destroy any well or to drill any exploratory holes deeper than 45 feet.

TRANSPORTATION AGENCY:
(Contact Bob Van Etten at 299-4208 for details on complying with the following Transportation conditions)

Improvements--Roads Not to be County Maintained:

20.*** Butch Drive is not a County-maintained road and shall be labeled as a private road on the site plan. A "Not a County-Maintained Road" note shall be placed on the plan.

BUILDING INSPECTION:
(Contact Building Permit Office at 299-2351 for details on complying with the following conditions)

21.*** When applying for building permit, submit the following:

a. Soils report by a registered civil engineer certifying suitability of soils for proposed types of structures on the particular property.

b. Present two (2) complete sets of plans and specifications drawn to scale of proposed residence. Minimum sheet size 18" x 24". Plans and specifications to meet all applicable building codes. For detailed information, obtain a Building Permit Application Instruction Sheet from the Office of Building Inspection.
These conditions approved on September 13, 1995, by the Manager of the Planning Office Michael M. Lopez, are valid for a period of twenty-four (24) months.

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

[Signature]
Authorized Signature

STATEMENT OF ACCEPTANCE:

I, Frank Bolea, understand and accept the attached final conditions of approval.

Date __________________ Signature __________________

NOTE: Please return a copy of these conditions, as per instructions of the enclosed cover letter, to:

County of Santa Clara
Planning Office
County Government Center
70 W. Hedding Street
San Jose, CA 95110

ANOTHER IMPORTANT NOTE: When you are ready to proceed with this project, please contact Land Development Engineering and Surveying, at 299-2871, regarding instructions for compliance with the conditions of approval.
August 31, 1995

TO: All adjacent property owners.

FILE NUMBER: 5976 - 79 - 29 - 95G R3
SUBJECT: Grading Permit
SITE LOCATION: Butch Drive
DATE RECEIVED: August 31, 1995
FINAL ACTION: September 15, 1995

Dear Property Owners:

A grading project, described below, on a parcel adjacent to your property, has been scheduled for final action by the Santa Clara County, Manager of the Planning Office, on the action date reflected above.

This file is available for your review in our office. Our hours are Monday through Friday, 8:00 a.m. to 5:00 p.m., and Wednesdays from 10:00 to 5:00.

If you have any questions regarding this project, please provide them to us before September 15, 1995.

Project Information: Grading Permit

Owner: Mr. Frank Bolea
A.P.N.: 830-17-046

Description: Grading Permit for a driveway, turn-around, and a barn on a vacant lot (Lot # 6, Tract # 6335).

Sincerely,

[Signature]

ZACHARY N. CARTER
LAND DEVELOPMENT ENGINEER
August 31, 1995

TO: All adjacent property owners.

FILE NUMBER: 5976 - 79 - 29 - 95G R3
SUBJECT: Grading Permit
SITE LOCATION: Butch Drive
DATE RECEIVED: August 31, 1995
FINAL ACTION: September 15, 1995

Dear Property Owners:

A grading project, described below, on a parcel adjacent to your property, has been scheduled for final action by the Santa Clara County, Manager of the Planning Office, on the action date reflected above.

This file is available for your review in our office. Our hours are Monday through Friday, 8:00 a.m. to 5:00 p.m., and Wednesdays from 10:00 to 5:00.

If you have any questions regarding this project, please provide them to us before September 15, 1995.

Project Information: Grading Permit

Owner: Mr. Frank Bolea
A.P.N.: 830-17-046

Description: Grading Permit for a driveway, turn-around, and a barn on a vacant lot (Lot # 6, Tract # 6335).

Sincerely,

[Signature]

ZACHARY N. CARTER
LAND DEVELOPMENT ENGINEER

Board of Supervisors: Michael M. Honda, Blanca Alvarado, Ron Gonzales, James T. Beall Jr., Dianne McKenna
County Executive: Richard Wittenberg
August 31, 1995

Mr. Frank Bolea
2544 Butch Drive
Gilroy, CA 95020

FILE NUMBER: 5976 - 79 - 29 - 95G R3
SUBJECT: Grading Permit
SITE LOCATION: Butch Drive
DATE RECEIVED: August 22, 1995
FINAL ACTION: September 15, 1995

Dear Mr. Bolea:

This letter is written to inform you that your application, submitted on the date referenced above, is complete. Recommended conditions of approval are enclosed for your review. A final action on this application is scheduled to be taken on the date indicated above.

Prior to this date, you have the following options:

1. Contact this office regarding any questions you may have with respect to the enclosed preliminary conditions of approval.

2. Accept the preliminary conditions by signing the Statement of Acceptance and returning one copy.

3. Reject the preliminary conditions by signing the Statement of Rejection and returning one copy noting the conditions in disagreement.

If you agree to all conditions of approval or do not have any questions regarding the enclosed preliminary conditions, an action is scheduled to be taken on your project on the aforementioned date.

If you sign the Statement of Rejection and note the conditions in disagreement, this office will schedule a meeting with the particular agency/department imposing such conditions.
If no response is received prior to this date, this office will take an action based on the conditions enclosed. After a final action has been taken, you will be provided with a complete set of conditions of approval for your project, or in the event of denial, the reasons for denial.

Sincerely,

[Signature]

ZACHARY N. CARTER
LAND DEVELOPMENT ENGINEER

cc: Bob Van Etten-Transportation Agency
    Mrs. Jo Rooney
GRADING PERMIT
PRELIMINARY CONDITIONS OF APPROVAL

Date: August 31, 1995
Owner: Frank Bolea
File Number: 5976-79-28-95G

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

Items marked with a double asterisk (**) must be completed prior to grading completion and release of bond.

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

PLANNING:
1. Existing zoning is HS. Maintain the following minimum building setbacks:
   Front: 75 feet; Rear: 30 feet; Sides: 30 feet.
   The maximum height of buildings shall be 35 ft and shall not include more than 3 stories.
2. Petition for Exemption from Environmental Review was granted for grading on slopes over 10%, per Hugh Gram dated March 13, 1995.

LAND DEVELOPMENT ENGINEERING:
(Contact Jim Sirr at 299-2871 for details on complying with the following engineering conditions)

Soils and Geology:
(Contact Jim Baker at 299-2454 for details on complying with the following Geology conditions)

3. Relatively LOW GEOLOGIC HAZARD: No geologic report required at this time. Pacific Geotechnical Engineering to observe foundation construction and report the findings in a letter prior to Final inspection.
Grading:

4.* Preliminary grading plans done by Jacob Saidian have been reviewed. Final grading plans are to be prepared by a registered civil engineer and submitted as set forth in the Grading Ordinance Section C12-412. These plans will be processed in accordance with the Grading Ordinance and checked for conformance with Article 5 (Design Standards) Section C12-489 to Section C12-527. Final plans to include and/or reflect the following:

   a) Cross sections are required on final plans per Section C12-411(f). They are to clearly show "natural ground", "existing ground", and "final Grade".

   b) Disposition of excess grading material.

Notes: All materials exported from the site must be located at an approved disposal site.

5.* Indicate on final plan how graded area is to be properly drained in accordance with criteria as designated in the County Drainage Manual. Submit necessary hydraulic calculations.

6.* Comply with setback requirements from property line for cuts and fills per Section C12-505.

7.* Expose corner stakes along property lines near proposed grading. Show on final grading plans.

8.* Post bonds, sign grading agreement and pay necessary inspection and plan check fees.

9.* Final grading plans shall be prepared and submitted on "Standard Improvement Plan Mylar" as approved by the County Surveyor.

ENVIRONMENTAL HEALTH:
(Contact Art Kaupert at 299-2454 for details on complying with the following Health conditions)

10.*** Sewage disposal conditions have been determined and 200 plus 200 lineal feet of subsurface drainline will be required. The two (2) drainline systems must be connected through a positive diversion valve. A 1500-gallon septic tank will be required. This system is to serve the new barn with a toilet, lavatory, and horse wash only.
11.*** At the time of application for a building permit. Submit four (4) revised plot plans to scale (1" = 20') showing house, driveway, accessory structures, and required drainlines to contour. Maintain all setbacks as outlined in Bulletin A.

**Water Supply:**

12.*** Domestic water shall be supplied by an approved water system or individual wells installed to Environmental Health Standards. Prior to applying for a septic tank permit, contact Environmental Health Services at (408) 299-6930 for detailed information.

**FIRE MARSHAL:**
(Contact Wes Good at 299-2454 for details on complying with the following Fire conditions)

13.*** Provide fifteen feet (15') minimum vertical clearance over the road or driveway to building site. (Remove tree limbs, electrical wires, or structures.)

14.*** This property is located in the "Hazardous Fire Area." Remove combustible vegetation within 30 to 100 feet of the structure.

15.*** A Class A roof construction is required. This must be shown in detail on building plans.

16** Driveway is to be twelve (12) feet wide with a three (3) foot shoulder, an all weather surface, with a 40,000 lb. weight capacity, and is not to exceed 20% grade. Provide a turnaround that meets fire marshals standards (40'X48').

Note: Parking and turnaround area must be less than 5% grade, and vertical curves must be long enough to accommodate a 35' long fire engine.

**SANTA CLARA VALLEY WATER DISTRICT:**
(Contact Sue Tippets at 265-2600 for details on complying with the following Water District conditions)

17. This site is not subject to flooding from a District stream.
18. No District facilities are located on the applicant's parcel. Any existing watercourse is of insufficient watershed area to qualify as a District facility.

19. As required by District Ordinance 85-1, file an application with the District for a permit to construct or destroy any well or to drill any exploratory holes deeper than 45 feet.

TRANSPORTATION AGENCY:
(Contact Bob Van Etten at 299-4208 for details on complying with the following Transportation conditions)

Improvements--Roads Not to be County Maintained:

20.*** Butch Drive is not a County-maintained road and shall be labeled as a private road on the site plan. A "Not a County-Maintained Road" note shall be placed on the plan.

BUILDING INSPECTION:
(Contact Building Permit Office at 299-2351 for details on complying with the following conditions)

21.*** When applying for building permit, submit the following:

a. Soils report by a registered civil engineer certifying suitability of soils for proposed types of structures on the particular property.

b. Present two (2) complete sets of plans and specifications drawn to scale of proposed residence. Minimum sheet size 18" x 24". Plans and specifications to meet all applicable building codes. For detailed information, obtain a Building Permit Application Instruction Sheet from the Office of Building Inspection.
GRADING PERMIT
5976-79-29-94G (Butch Drive)
August 31, 1995

STATEMENT OF ACCEPTANCE:

I, Frank Bolea, as property owner of subject application, hereby agree to the aforementioned preliminary conditions of approval and request a final action to be taken in accordance with these conditions.

Date __________________ Signature ____________________________

STATEMENT OF REJECTION:

I, Frank Bolea, as property owner of subject application, do NOT agree to the aforementioned preliminary conditions of approval and request to meet with the agencies/departments imposing the following conditions. (Please list conditions by number.)

I disagree with the following conditions:

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

Date ______________ Signature ____________________________

NOTE: Please return one copy of these conditions, as per instructions of the enclosed cover letter, to:

County of Santa Clara
Planning Office
County Government Center
70 W. Hedding Street
San Jose, CA 95110
July 28, 1995

Mr. Frank Bolea
2544 Butch Drive
Gilroy, CA 95020

FILE NUMBER: 5976 - 79 - 29 - 95G R2
SUBJECT: Grading Permit
SITE LOCATION: Butch Drive

Dear Mr. Bolea:

This letter is written to inform you that your application submitted is incomplete. In order to complete this application, you must submit the following to the County Planning Office:

1. Provide a geotechnical report prepared by a state registered Civil Engineer, state certified Engineering Geologist, or state registered Environmental Health Specialist that use of a subsurface sewage disposal system will not permit sewage effluent to surface, will not degrade water quality, create a nuisance, or affect soil stability. The report must reference the specific engineered septic system plan. This report is required where drainfields are proposed to be installed on slopes exceeding 20%.

2. The engineered plans must include details of trench construction, required terracing, depth, and spacing of trenches. Include a typical cross section of the leachfield showing this detail. Call Art Kaurpert at 299-2454 for any questions regarding these two comments.

If the requested information is not submitted within 180 days, you will be required to pay a fee of $80.00 at the time the requested information is submitted. Any resubmittal after 1 year will be processed as a new application, subject to new fees and requirements. PARTIAL RESUBMITTALS WILL NOT BE PROCESSED.

If you have any additional questions regarding this matter, please feel free to call me at (408) 299-2454.

Sincerely,

[Signature]

Your Name and Title Here

Mr. Jo Rooney
500 Stutz Way

Board of Supervisors: Michael M. Honda, Bianca Alvarado, Ron Gonzales, James T. Beall Jr., Dianne McKenna

County Executive: Richard Wittenberg
MAY 23, 1995
JOB NO. 9506

SANTA CLARA COUNTY BUILDING DEPARTMENT
70 W HEDDING ST.
SAN JOSE, CA

PROJECT BOLEA STABLES
AND SITE DEVELOPMENT
2546 BUTCH DRIVE
GILROY, CA 95020
COUNTY FILE NO. 5976-79-28-95G

SUBJECT: GRADING PERMIT BACK CHECK RESPONSE LETTER

REFERENCE: GRADING PERMIT PRELIMINARY CONDITIONS OF APPROVAL
DATED APRIL 26, 1995

THE FOLLOWING CONTRACT DOCUMENT ADDITIONS/ALTERATIONS HAVE BEEN
MADE IN RESPONSE TO THE ABOVE REFERENCED COUNTY CONDITIONS OF
APPROVAL.

RE: PLANNING COMMENT NO. 3:
FOR THE ZONING NOTATION SEE SHEET A0.0, PROJECT DATA
THE SETBACKS ARE SHOWN ON SHEET A1, SITE PLAN
THE BLDG. HT IS LESS THAN 35 FT, 3 STORIES, SEE SHEET A4, EXT. ELEV.'S

RE: PLANNING COMMENT NO. 4
PROJECT HAS BEEN GRANTED EXEMPTION FROM ENVIRONMENTAL REVIEW

RE: UTILITIES COMMENT NO. 5:
UTILITIES ARE PLACED UNDERGROUND SEE SHEET A1

RE: SOILS & GEOLOGY COMMENT NO 7:
FOUNDATION CONSTRUCTION SHALL BE INSPECTED, SEE SHT A1 GEN.
NOTE 6

RE: GRADING NOTE NO 72
BONDS AND FEES HAVE BEEN PAID

RE: ENVIRONMENTAL HEALTH COMMENT NO. 86
FOR PROPOSED PLUMBING FIXTURES/DRAINS SEE SHEET A2, FLOOR PLAN
THE SITE PLAN IS SHOWN AT SCALE 1"=40'
COUNTY FIELD REVIEW WILL BE REQUIRED
May 15, 1995

Frank Bolea
c/o Gilroy Toyota

Attn: Joe Rooney

In response to your request, you have permission to construct a gravel access road within our Gas T/L easement to serve the new barn which you are building on your property at Butch Drive near Gilroy. It is our understanding that no grading of more than 12" will be occurring over the gas line.

Thank you for working with us to conduct an exploratory excavation which verified that the gas line was deep enough to minimize pipeline stresses during your construction.

Please contact our Hollister foreman, Dave Boyd at 945-6227 if you have any further concerns over the exact location of our pipeline.

Drew Kelly
PG&E Gas Transmission Engineer
(408) 945-6239
April 25, 1995

Mr. Frank Bolea
2544 Butch Drive
Gilroy, CA 95020

FILE NUMBER: 5976 - 79 - 29 - 95G
SUBJECT: Grading Permit
SITE LOCATION: Butch Drive

Dear Mr. Bolea:

This letter is written to inform you that your application submitted is incomplete. In order to complete this application, you must submit three copies of a revised grading plan showing the following, to the County Planning Office:

1) Grading plan must include location of PG&E Gas line in profile and in additional X-sections along driveway at 50 foot stations from 2+50 to 4+50.

2) The turn-around at the northerly end of the driveway must have a grade of less than 5%.

3) The North Arrow should be oriented to the North.

4) Vertical curve length should not be less than 50 feet.

5) X-sections C-C, D-D, and B-B should be extended across all graded area from natural ground to natural ground.

6) Provide details for turnaround and driveway entrance (grade to be less than 5% within 20 feet from the edge of road pavement); including elevations, drainage, geometric and location and depth of gas line where appropriate.

7) Drainage plan is required to show the routing of drainage from the pad and barn to a drainage course of adequate capacity.

8) Identify the location of X-section E-E on the plan view.

9) X-sections should be to scale.

Contact Jim Sirr at 299-2871 for details on complying with the following engineering items.
April 26, 1995
Mr. Frank Bolea
Page 2

If the requested information is not submitted within 180 days, you will be required to pay a fee of $55.00 at the time the requested information is submitted. Any resubmittal after 1 year will be processed as a new application, subject to new fees and requirements. PARTIAL RESUBMITTALS WILL NOT BE PROCESSED. If you have any additional questions regarding this matter, please feel free to call me at (408) 299-2454.

Sincerely,

[Signature]

ZACHARY N. CARTER
LAND DEVELOPMENT ENGINEER

cc: Jim Sirr (Surveyors Office)
    Carolyn T. Walsh (Planning Department)
**PETITION FOR EXEMPTION FROM ENVIRONMENTAL REVIEW**

Certain projects may not require an Environmental Assessment because they are exempt from CEQA under state law. Staff at the Planning Office counter should be able to advise you whether your application appears exempt. If you believe your project qualifies, complete and sign this "Petition for Exemption" form. Unless your petition is rejected by the Planning Office staff, you will not need to file for an environmental assessment.

The undersigned hereby requests exemption from the environmental review requirements of the California Environmental Quality Act of 1970, as amended. In completing this request, I/we are affirming our belief that no significant environmental impact will result from the proposed project.

1. Nature of Project (variance, rezoning, etc.):  

2. Project Location: 2546 BUTCH DRIVE, GILROY, CA 95020

3. Project Description (including physical dimensions and proposed use):  
   GRADE LAND TO BUILD BARN

4. List Categorical Exemption Class for which project is believed to qualify (refer to attached list)  
   Class #: 3 (CEQA SECTION 15303) ACCESSORY STRUCTURE.

5. Project Qualification for Exemption: (describe how project conforms to class cited above):  
   BARN IS AN ACCESSORY STRUCTURE. WE ARE BUILDING A BARN IN THE MIDDLE OF 10.1 ACRES, NOT DISTURBING THE MAJORITY OF THE LAND SURROUNDING THE BARN. WE WILL NOT BE DISRUPTING THE LITTLE CREATURES. BY ADDING HORSES TO THE LAND, COULD ENCOURAGE CREATURES TO SHARE THE FOOD SUPPLY.

Applicant's Signature: [Signature]  
Date: 02/27/95

---

**For Staff Use**

<table>
<thead>
<tr>
<th>Project file number:</th>
<th>5976</th>
<th>Exemption (CEQA Section):</th>
<th>15303 + 15304</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comments:</td>
<td>Minor speding</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Approved [x]  
Denied [ ]  
Staff Person: [Signature]  
Date: March 13, 1995

---

5976: 79-28-957
Attachment F

Tract Map No. 6335
Attachment G

March 11, 2021 ZA Hearing Continuance Memo
STAFF MEMORANDUM
Zoning Administration
March 11, 2021

Item #1

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

File: PLN20-102
Design Review Approval (Tier 2) and Grading Approval for a New Single-Family Residence
Address: 2546 Butch Drive, Gilroy, CA, 95020

DISCUSSION

On March 3, 2021, the applicant informed Staff that the story poles would not be able to be constructed for staff to inspect on the same day to meet the 7-day deadline for a story pole inspection by Thursday, March 4, 2021. As such, the required story poles will not be verified in compliance with County Ordinance for the Thursday, March 11, 2021 public hearing. The applicant requested that the meeting be continued to the April 1, 2021 public hearing to accommodate more time to construct the story poles, including a Staff inspection after constructing the story poles. As such, Staff is recommending that the application be continued to the April 1, 2021 public hearing.

ADDITIONAL INFORMATION

Permit Streamlining Act

The subject application was deemed complete for processing on February 5, 2021, with a Permit Streamlining Act deadline of April 6, 2021. No Permit Streamline Act extension is needed at this time, as the next scheduled hearing date is April 1, 2021.

REVIEWED BY
Prepared by: Xue Ling, Associate Planner
Reviewed by: Leza Mikhail, Principal Planner / Zoning Administrator