

# County of Santa Clara

## Department of Planning and Development

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### STAFF REPORT Zoning Administration February 2, 2023 **Item #1**

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## **File: PLN21-021**

### **Concurrent Land Use Permit of a Building Site Approval on Slope 30% or Greater, Grading Approval, and Design Review for a New Single-Family Residence.**

**Summary:** Request for a concurrent land use application of Building Site Approval on Slope 30% or Greater, Grading Approval, and Design Review within the New Almaden Historic Preservation District (-h1), for a new 4,075 square foot (s.f.) single family residence with a 989 s.f. garage/gym, and a 1,339 s.f. unconditioned basement for storage. Associated site improvements include driveway access and septic dispersal field. Grading quantities for the project are 2,274 cubic yards of cut and 637 cubic yards of fill with a maximum cut depth of 5.5 feet, to establish tiered retaining walls for the driveway. 16 trees, including Coast Live Oak and Bay Laurel, are proposed for removal.

**Owner:** Doug & Heather Hayden  
**Applicant:** Teresa Price, Hanna Brunetti  
**Lot Size:** 25.4 acres  
**APN:** 742-02-006  
**Supervisory District:** District 5

**Gen. Plan Designation:** Hillsides  
**Zoning:** HS-sr-h1  
**Address:** Cinnabar Hills Road, San Jose  
**Present Land Use:** Vacant  
**Approved Building Site:** N/A

### **RECOMMENDED ACTIONS**

- A. Approve the determination that the proposed project qualifies for a Categorical Exemption, under Section 15303 (Class 3) of the CEQA Guidelines, Attachment A
- B. Grant a concurrent land use permit for a Building Site Approval on Slope 30 % or Greater, Grading Approval, and Design Review, subject to Conditions of Approval in Attachment B.

## **ATTACHMENTS INCLUDED**

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Attachment A – Proposed CEQA Determination  
 Attachment B – Proposed Conditions of Approval  
 Attachment C – Location & Vicinity Map  
 Attachment D – Proposed Plans  
 Attachment E – Alternative Site Plan Map  
 Attachment F – Roofline Modification  
 Attachment G – Biologist Report: Land Cover (October 3, 2019)  
 Attachment H – Biologist Report: Plant Survey (July 10, 2020)  
 Attachment I – Color Board  
 Attachment J – Arborist Report (August 15, 2021)  
 Attachment K - Staff Report / Zoning Administration Hearing (January 12, 2023)

## **PROJECT DESCRIPTION**

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The proposed project is for Building Site Approval on Slope 30% or Greater, Grading Approval, and Design Review in -h1 Zoning District (Historic Preservation Combining District) for a new 4,075 square foot (s.f.) single-family residence with a 939 s.f. attached garage/gym and a 1,339 s.f. storage area to be sited on a knoll at the upper South portion of the property. The site is only accessible from Alamitos Road by a privately-owned bridge. The work will encompass the single-family residence with an approximately 600-foot-long driveway, providing access from Via Vespero. The driveway access includes a midpoint turnout and fire truck turnaround. No accessory structures are being proposed. The plans propose 16 trees for removal.

This project was heard as Agenda Item #1 before the Zoning Administrator Hearing on January 12, 2023. During the public presentation the Zoning Administrator (ZA) raised questions that needed research and accurate responses. The ZA continued the project to the following meeting due to both these unanswered comments and the error in the public posting of the file, which did not include all attachments for the staff report including the project plans. The following report is intended to specifically address the comments and concerns raised during the January 12, 2023, Zoning Administer Hearing and to provide clarification for the accuracy of the record. The published staff report from the January hearing is provided (without attachments) in Attachment K of this report.

## **RESPONSES TO COMMENTS AND CLARIFICATIONS TO THE RECORD**

1. Are any existing and/or protected creeks affected by this development? The driveway crosses a Class 2 stream, how is the development of the driveway not impacting the stream?
  - a. As corrected in Section C(d), the proposed driveway does cross a Category 2 stream. The Habitat Conservation Plan defines a Category 2 stream to include all ephemeral streams, and some intermittent stream reaches. Category 2 streams may not have sufficient flow to support covered species and riparian habitat. They include both identified streams that are not classified as Category 1 streams and other unmapped streams that meet the “Criteria to Verify or Identify a

Watercourse”, pursuant to the Santa Clara Valley Water Resources Protection Collaborative 2006. The access driveway includes a proposed 24-inch culvert to be placed at grade to channel drainage from the Category 2 stream. The design of the culvert is consistent with the criteria of the Habitat Conservation Plan Conditions. This 30-foot length, following the creek bed and running perpendicular under the road, will be amended by rock rip-rap courses on either side to function as energy dissipators for inflow and outflow.

2. What is the Condition of Approval for the Single Lane Bridge?
  - a. CalFire included a Condition of Approval (#46), that the Bridge from Alamos Road over Almaden-Calero Canal to Cinnabar Hills Road must meet the access requirements per §1273.01, with a minimum width of two ten (10) foot traffic lanes. Planning also included a Condition of Approval (#2) that points to the CalFire bridge requirement.
3. Were the bridge and the driveway watercourse crossings part of the CEQA analysis?
  - a. The parcel is covered under the Habitat Plan which includes both offsite and onsite improvements related to residential development. Pursuant to **Chapter 2.3.7 Rural Development**, rural residential development (e.g., single family homes, subdivisions), consistent with the County General Plan, is covered under the Habitat Conservation Plan. “This may include privately owned bridges, driveways, access roads, vineyards or orchards, and other features commonly associated with rural dwelling units.” The Habitat Conservation Plan Conditions of Approval have also been updated with the addition of Condition 11, to require a Setback Exemption for work to be done within the stream setbacks. Given that the project is covered by the Habitat Plan and the driveway stream culvert consistency with the Habitat Plan, the project can be Categorically Excepted from CEQA under section 15303(a). The CEQA determination in Attachment A of this report has been updated accordingly to include this clarification.
4. Is the modified roofline a condition of approval? Did applicants already make the amendment and is that what we are reviewing?
  - a. The modified roofline is a Condition of Approval (#1) and was reviewed and recommended for approval by the Historic Heritage Commission on December 15, 2022. The changes have not been made to the submitted plans, Condition of Approval (#1) requires the modified roof plan to be included in the plan set submission for building permits. Many of the intended attachments for the January 12, 2023, Zoning Administrator Staff Report Item #1 were inadvertently left out of the posted public record. The correct attachment for modified roofline (Attachment F) has been added to this report.
5. The report states that there are findings for sections 3.5.090 of the Zoning Ordinance, but actual findings were not listed.
  - a. The property is considered hillside development but is not on Priority 1 or Priority 2 lists. While the standards listed within the Zoning Ordinance section 3.50.090(E)(1-9) are only advisory and recommended (but not required), staffs

finds that the project is consistent with this recommended standards. Statements of consistency have been added to the Section B(4).

6. With regards to Building Site Approval on a slope that's greater than 30%, the number, height, and length of the retaining walls were questioned. The staff report notes the tiered retaining wall system to keep the walls "over" a 5-foot height, thereby reducing visibility.
  - a. In Section C. Building Site Approval on Slope 30% or Greater (b), the word "over" was a typographic error. The sentence should have read "under", to keep the walls to no-more than a 5-foot limit. To accommodate the fire turnaround adjacent to the garage, there is a set of two outer facing retaining walls, each no more than 5 feet in height. One wall is approximately 68 feet in length, the lower wall is approximately 85 feet in length. The longer retaining wall bracing the slope along the curve of the driveway is approximately 150 feet in length. In addition to these three retaining walls, there is a pad for the water tanks, built up with a retaining wall of up to 3 feet in height. These details were also added to Section D(2) to support the findings for Design Review.
7. Expand on finding C of the Building Site Approval findings.
  - a. Section C(c) has been modified to better explain the constraints for building on any areas of the site with less than 30% slope. Because the overall slope of the parcel exceeds 40%, there are very few flat sections to consider as potential development sites. Additional analysis of the potential site C was added to Section E(1) to support the findings for Grading Approval.
8. Is the leach field existing?
  - a. The leach field does not yet exist. To further clarify, only one percolation test was done for the proposed leach field. There was another lesser sloped area to consider, but it was farther away from any potential building site and would not be within any of the analyzed sites for development on the parcel. The topography of the parcel makes this alternative flat area difficult from a functional stance.
9. The inclusion of the net grading quantities is not required by code and as such not relevant to this report.
  - a. The net grading quantities have been removed from the Zoning Administrator Staff Report Table B in Section E.

To provide accuracy to the record, the applicant submitted a request after the publishing of the January 12, 2023, Zoning Administrator staff report, thus it the request as not included in the staff report. The requested was for a reduction of the required tree replacements for the project. The applicant states that the request to reduce the number of tree replacements is due the following factors:

- existing conditions of the parcel which is heavily wooded,
- the Arborist Report (Attachment J) stating the poor health of many of the trees to be removed
- the location of the parcel in the State Response High Fire Hazard area



In consideration of the request, the additional information provided, and the context of the parcel, Planning Staff has proposed to reduce the replacement ratio to be 9 trees listed in poor or fair health to be 1:1 (down from 3:1). The conditions of approval have been updated accordingly.

Considering the previous hearing comments and discussion, staff seeks to provide additional details regarding the Alternative Site Analysis for the project to provide clarity for the record. There were three alternative sites considered for this project. The Alternative Site Plan Map can be viewed in Attachment E of this report. In brief, Alternate Site A is entirely within the mapped landslide hazard area. In addition, the surrounding terrain is very steep and densely wooded and limited by the riparian setback from the creek. Alternate Site B is the flattest spot on the west side of the creek, however, due to the surrounding slope the house would require retaining walls up to 17 ft high. In addition, the topography of this area is a natural draw for storm drainage. While it this water channel not an official stream or creek, a significant amount of water collects and flows through this area during rain events. Alternate Site C is a flat area is located near a second existing dirt road allowing for development to be located away from the creeks and the landslide hazard areas.

Finally, staff has also provided additional details and clarifications to the previous staff report that correlate to the Zoning Administrator comment responses above. For ready identification, these changes are provided in **red font** in report sections that follow.

## REASONS FOR RECOMMENDATIONS

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

The proposed project qualifies for a Categorical Exemption under Section 15303(a) for a new single-family residence, with associated utility extensions and street improvements to serve this construction. **Additionally, the project is a covered project under the Habitat Conservation Plan which covers all onsite construction and offsite improvements activities for the project.** As such, an Initial Study and further analysis under the CEQA was not required.

### B. Project/Proposal

1. **General Plan:** Hillside
2. **Approval Building Site:** Per County Ordinance Code Section C12-307, Building Site Approval is required for new single-family or two-family dwellings, including any property within the HS-sr-h1 zoning district that is not a designated lot within an approved Parcel Map or Tract Map. The proposed project meets all development standards for the primary residence. Application for BA was applied on 02/11/2021 and will be approved simultaneously with the Grading Approval and Design Review. Pursuant to Ordinance Code Section C12-350, properties that exceed 30% slope, require additional review and findings in order to secure site approval. The average slope of the proposed development area is 33.2%, therefore, Building Approval on Slopes Exceeding 30% is required. A full analysis of site approval can be found in Subsection C of this staff report.

3. **Zoning Standards:** The Zoning Ordinance specifies the required development standards for HS-sr-h1 Zoning District, as summarized below, followed by Table A, noting the project's conformance with Section 3.50.090 "-h1" Combining District:

Main Residence

**Setbacks (HS-sr-h1):** 30-feet from all property lines and/or rights-of-way (ROW)

**Height:** 35-feet maximum

**Stories:** 2-stories maximum\*

\* Maximum height is limited to two-story for residence in the -h1 zoning district per Section 3.50.090(C)(3).

4. **Special Development Standards:** The Zoning Ordinance specifies the required development standards for the HS-sr-h1 Zoning District, noting the project's conformance with § 3.50.090 "-h1 District (New Almaden) Combining District (summarized in Table A). For parcels outside the Central Community Area, property owners are encouraged, but not required, to incorporate the following design features and materials standards into their construction plans as much as possible and appropriate to ensure the compatibility of new construction with the general historic character of the district.

Façade Materials

New Almaden design standard § 3.50.090(E)(1) recommends board and batten, shiplap or wood siding, adobe (with plaster coat), or brick for exterior building materials. The exterior of the proposed residence incorporates a variety of materials including board and batten wood siding, stucco, and cut stone veneer. The proposed foundation is primarily stone veneer - which, although not the preferred historic New Almaden material of adobe, pursuant to § 3.50.090(E)(5), it blends well with the siting on an exposed rock outcropping. Overall, the proposed materials of the residence and attached garage are not all historically specific, but instead are appropriate to the site on a rock outcropping and intended to blend well with the surrounding natural environment. The project is consistent with the recommended standards found in § 3.50.090(E)(1) and § 3.50.090(E)(5).

Roof Design

In terms of roofing, New Almaden design standard § 3.50.090(E)(2) recommends wood shingle or shakes (fire retardant) for roofing materials. The proposed roofing material is seamed metal roofing and as such is inconsistent with the historic guidelines, but appropriate for the parcel location within a High Fire Hazard zone in the State Response Area. This style roofing has also been used for the restoration of the historic Helping Hands Hall (located on Bertram Road within the Central Community Area), providing an aspect of consistency between the proposed structure and the New Almaden Central Community Area. New Almaden design standard § 3.50.090(E)(4) recommends the use of gable or sloping shed roof form. The proposed dwelling incorporates a combination of sloped shed and hipped rooflines. The project

rooflines conform to these guidelines; however, the sloped roofline of the guest suite/office (on the north side of the structure) clearly stands out both as a distinct projection from the hillside and for its modern, industrial looking design. Staff finds the roofline does not conform with the design standards and recommends a modification to this roofline to better conform to the natural slope and reduce visibility to the valley floor and adjacent hillsides (see Attachment F). The project is consistent with the recommended standards found in § 3.50.090(E)(2) and § 3.50.090(E)(4).

#### Garage Design and Placement

According to the New Almaden design standard § 3.50.090(E)(6), garages may be attached or detached and shall be constructed of materials listed and decorated as stated in these standards. An attached 939 s.f. garage is proposed for the lower level of the residence. The design is the same as the main residence in terms of shapes, materials, and colors. Pursuant to § 3.50.090(E)(7), new fencing shall be built of wood and be of comparable style to early wood fencing; no new fencing is proposed for this project. The project is consistent with the recommended standards found in § 3.50.090(E)(6) and § 3.50.090(E)(7).

#### Color – Light Reflective Value

Pursuant to § 3.50.090(E)(8) new construction paint colors should be compatible with those that were used in the mid-to-late 1800's. In general, natural color ranges are acceptable. The colors, dark grey and materials of the proposed residence reduce the visibility from the valley floor, The proposed colors are subdued grey tones and all well under the required Light Reflective Value (LRV) of 45 (Attachment I). The project is consistent with the recommended standards found in § 3.50.090(E)(8).

#### Window Design and Light Reflectivity

Lastly, the Zoning Ordinance standards in § 3.50.090(E)(9) recommends multi-light rectangular window forms. While the proposed home features numerous large windows, the architect incorporated mullions to break up the large panes – both as a nod to the multi-light form and to reduce reflectivity. The project is consistent with the recommended standards found in § 3.50.090(E)(9).

Staff finds that the materials and architectural features of the proposed residence with the inclusion of the modified guest suite roofline as proposed in Attachment F generally conform with the design standards of § 3.50.090(E)(1)-(9).

**Table A: Compliance with Development Standards for -h1 Combining District**

<b>Form, Material &amp; Color Standards</b>	<b>Code Section</b>	<b>Conformance (Y/N)</b>
Exterior Materials	§ 3.50.090(E)(1)	Y
Roofing Materials	§ 3.50.090(E)(2)	Y
Roof Form	§ 3.50.090(E)(4)	Y (with modification)
Foundation	§ 3.50.090(E)(5)	Y

Garage	§ 3.50.090(E)(6)	Y
Fencing	§ 3.50.090(E)(7)	N/A
Painting & Decorating	§ 3.50.090(E)(8)	Y
Window Form	§ 3.50.090(E)(9)	Y

The Zoning Ordinance § 3.50.090(F)(1-2) also specifies General Requirements for Construction on Properties not on Priority Lists 1 or 2. Because the parcel is not located within the Central Community Area (“Sub-area A”), the historic compatibility requirements for § 3.50.090(F)(1) are not applicable. Outside the Central Community Area, new structures should be designed for general compatibility with the historic character of the district. While general adherence to the building form and material standards is advised and encouraged, complete conformance is not required. This proposed contemporary residence does not mimic an historic structure, but it does utilize specified historic materials and building forms, such as the use of board and batten for exterior siding and the deep eaves over the windows. As such, The project is consistent with the recommended standard found § 3.50.090(F)(2).

The proposed residence is a Hillside development within the “-h1” historic zoning district and located on a lower ridgeline. By utilizing building materials that correspond to the existing natural environment and preserving the native trees, shrubs, and rocks as the surrounding “landscaping”, the development is shown to be compatible with the natural setting. The structure has been designed to blend into the hillside with a roofline that mirrors the neighboring hilltops, with colors that echo the native landscape and reduce reflectivity, therefore the visual impacts of development when viewed from other hillsides or adjacent parklands have been minimized to the greatest extent possible. The project is consistent with the recommended standards found § 3.50.090(F)(3).

Pursuant to the Chapter 3.30 -sr Scenic Roads Combining District, any structure located within 100 feet from the right of way of a designated scenic roadway shall be subject to design review as described in Chapter 5.50. The subject parcel is adjacent to Alamitos Road, a designated scenic road, however no structure is proposed within the 100 feet of this scenic road, therefore this project conforms to this Zoning Ordinance § 3.30.030 and the finding can be made.

### **C. Building Site Approval on Slope 30% or Greater**

Pursuant to Ordinance Code Section C12-350, the County discourages development on slopes of 30% or more due to the additional site constraints and challenges typically occurring in such hillside environments, including but not limited to steep terrain, geologic and seismic hazards, difficulties in designing and constructing safe and sustainable onsite wastewater systems, meeting access standards for regular and emergency vehicles, potentially significant tree removal, and the need for significant grading, terrain alteration, and retaining walls. Consequently, building site approval on slopes 30% or more shall only be granted where the parcel has no feasible alternative location for development on slopes less than 30 percent, all necessary health and safety issues are adequately addressed, and the resulting visual impacts of such development are addressed or mitigated through appropriate conditions

The Building Site Approval for development on slopes of 30% or greater may be granted only if all of the following findings are made. In the following discussion, the scope of review findings is listed in **bold**, followed by an explanation of how the project meets the required standard is in plain text below.

**a) The project meets or exceeds the requirements of any applicable County agency or other affected public agency and conforms to all applicable development standards;**

The proposed project has been reviewed by all applicable County agencies, including Land Development Engineering, Department of Environmental Health, Fire Marshal's Office, Geology, and Planning Division. The project meets all the County Zoning Ordinance standards. The setbacks conform to HS standards of 30-foot setbacks from the front, side, and rear property lines. The 31-foot height, at the structure's highest point, is less than the maximum of 35 feet. The project conforms to all additional applicable development standards, as detailed in subsequent Sections D and E.

With the exception of the offsite single-lane bridge that currently does not meet CalFire standards, the project meets the requirements of all other affected public agencies. The septic dispersal field has been approved in the location shown on the site plans. Those agencies also have, where necessary and appropriate, provided additional conditions of approval to ensure that the proposed residence and the infrastructure supporting the residence meet all applicable development standards. As such, this finding can be made.

**b) The project integrates design solutions to all site or development constraints satisfying the requirements and standards for all reviewing and responsible agencies;**

The project integrates numerous design solutions, including utilizing an existing dirt road, siting the proposed residence above the septic system dispersal field (approximately 150 feet away), selecting a site with the fewest trees, and designing a home that blends with the environment and does not interfere with the skyline. The project also proposes a tiered retaining wall system to keep the walls **under** a reasonable 5-foot height, which reduces the overall visibility of the project, better follows the natural grade, and minimizes the scarring to the landscape. All these solutions address the site and development constraints and satisfies the requirements and standards for all reviewing and responsible agencies and the finding can be made.

**c) The project cannot be located on portions of the lot with less than 30% slope; and**

Based on grading quantities and biological resources, the project considered three alternative sites (discussed in more detail in following sections). **Because over 75% of the total grading (cuts and fill considered independently) required for the applicant's preferred site plans can be attributed to the construction of the driveway, Planning Staff carefully looked at areas closer to the private road to reduce this source of necessary grading.** Due to the existing steep terrain,

landslide hazard areas, Category 2 creeks with surrounding riparian areas, and setback restrictions, this project cannot alternately be located on portions of the lot with less than 30% slope. This finding can be made.

- d) The overall site design, including but not limited to access roads and driveways, retaining walls, architectural quality, landscaping, tree preservation, grading and erosion control, and landscaping, is in harmony with the natural landscape and environment and topography, demonstrates efficiency in terms of the extent and nature of proposed access or other improvements, minimizes overall grading and terrain alteration, and reasonably mitigates the visual impacts of development.**

The overall site design, as further illustrated in Section E below, harmonizes with the natural landscape and environment and topography, demonstrates efficiency in terms of the extent and nature of proposed access or other improvements, minimizes overall grading and terrain alteration, and reasonably mitigates the visual impacts of development. The proposed residence is designed to blend with the natural environment by following the natural slope rather than cutting a large flat building pad, and utilizing colors and material found in the local landscape.

**The driveway utilizes an existing dirt road following the existing contours of the hillside to minimize additional grading. While this access road requires the crossing of a Category 2 stream, the design proposes a 24-inch culvert to be placed at grade to channel drainage. This 30-foot length, following the creek bed and running perpendicular under the road, will be amended by rock rip-rap courses on either side to function as energy dissipators for inflow and outflow.**

The preferred site was selected based on the most minimal impact to the existing landscape, avoiding known geologic hazards (drainage and landslide prone areas) and preserving biological resources (trees and riparian areas) to the greatest extent possible. Therefore, this finding can be made.

#### **D. Design Review Findings (-h1)**

Pursuant to Section §5.50.040 of the County Zoning Ordinance, all Design Review applications are subject to the stated scope of review. The overall purpose of the design review process 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 stand is in plain text below.

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

The proposed residence is sited on a lower ridgeline surrounded by wooded hillsides. Site visits in tandem with the County's Geographic Information Systems (GIS) mapping analysis indicate that the proposed residence would not be visible from the New Almaden Central Community, due to a minor ridgeline and densely wooded areas which separate the site and help to screen the residence from the Central Community Area. The site is, however, visible to adjacent parklands in the Quicksilver Park and Almaden Reservoir areas. To lessen the visibility, the structure's mass follows the natural contours of the slope, with a roofline that



mirrors the neighboring hillsides. The proposed architecture incorporates natural stone which visually anchors the structure to the site on a rock outcrop. The dark brown color of the metal roofing material was selected to match the trunks of surrounding the native trees. All these efforts allow the building to “hide in plain sight”. There is no proposed landscaping currently, with the intent to encourage the native environment to flourish. As such, this finding can be made.

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

The preferred site was selected to minimize adverse impacts to the environment, both visually and ecologically. The residence is sited on the flattest area with no existing trees, both to preserve the native woodland areas on the parcel and limit the necessary grading. Tree removal of 16 trees was limited to the areas needed to widen the driveway to CalFire’s standards. (Pursuant to the provided arborist report, many of the trees proposed for removal were in fair or poor health.) The garage of the house, a level below the main residence, allows for the driveway to have the least grading amount possible and match the existing contours of the hillside. Most of the grading incurred by the driveway is due to the required width and slope of the road. To reduce the grading in these areas, retaining walls were added. The retaining walls have been designed in tiers to reduce height and bulk. The grading was minimized by putting the fire turnaround on the flattest portion of the lot. However, to support the fire turnaround, the plan incorporates a 5’ retaining wall, approximately 68 feet in length, supported by a second tiered wall 10 feet below of approximately 85 feet in length. **A third wall, approximately 150 feet in length and maximum 5’ in height, curves around the south side of the driveway. All retaining walls are outward facing, however due to the heavily wooded terrain and the ridge to the north, these walls would not be seen by the road, valley floor and likely not even the private drive, Via Vespero. The three 9-foot-tall water tanks are at the far back of the south side of the parcel, and while these tanks are on a 3-foot raised pad, they are also set behind numerous trees and not visible beyond the property lines.** The design of the site maximizes compatibility with the natural environment; therefore, this finding can be made.

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

The project complies with the applicable provisions of the County’s Board-adopted *Design Review Guidelines* to maintain the natural character of the hillside areas, and areas along designated scenic roads, by designing the building to conform to the natural contours of the slope, utilizing paints and materials with low LRV, and preserving the native trees and vegetation to help mitigate visibility to the valley floor. The chosen exterior colors are muted grey tones and have a Light Reflectivity Value (LRV) of 22 well under the maximum LRV of 45. The seamed metal roofing is a dark bronze and not reflective. The windows are glazed to minimize glare. The architecture features eaves which are 3 feet deep to provide shade and further reduce reflectivity. The bulk of the building is weighted towards the lower levels and follows the natural grade. The façade is varied with windows and offset walls. The proposed building height is maximum 31 feet to

grade and steps down with slope. The stone veneer visually connects the home to the rocks on site. The recommended modification to the guest suite roofline will mitigate the impact of the structure's intrusion into the skyline. Therefore, this finding can be made.

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

The site is neither visible to the Historic New Almaden Central Community Area nor other nearby development. The style and character of nearby homes is primarily newer builds of substantial size. The closest residences to this parcel include a 6,015 s.f. home permitted in 2020, a 2,095 s.f. home built in 1993, and a 4,300 s.f. home constructed in 2019. The proposed residence may be visible to other hilltop residences, but the architecture both considers and respects the existing natural conditions of the property. The proposed house steps up the hillside conforming to the slope. The bronze color of the metal roofing was chosen to match the bark of the surrounding oak trees, and the stone foundation material closely resembles the local rock. Staff finds that while the proposed project is a contemporary new structure, the colors and materials comply with the Historic District standards and the siting, height, and bulk of the structure blend in well with the neighboring homes and existing environment.

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

As summarized in Section B(3) of the staff report, residential use is an allowed use in the HS-sr-h1 Hillside Zoning District, and the project complies with the HS-sr-h1 zoning regulations and development standards. The proposed residence meets the required setbacks (30 feet front, 30 feet side, and 30 feet rear) with a maximum height at 31 feet over grade (maximum of 35 feet). The proposed residence and associated septic improvements are located on the most level portion of the property, and outside of riparian and landslide hazard areas. Staff reviewed the application for conformance with Section 3.50.090(E)-"h" combining district (New Almaden). Although these detailed standards are only advisory and not required for properties outside the Central Community Area, Staff determined that the proposed residence is visually compatible in its use of materials, features, and general scale and proportion with the neighboring residences, and substantially meets the compatibility requirements for the following reasons previously stated and summarized in Table A. This finding can be made.

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

The proposed project conforms with the Santa Clara County General Plan Policies and the County's Guidelines for Grading and Hillside Development. The siting of the proposed residence, allowed by right, avoids environmental hazards and protected scenic resources (General Plan R-GD-20). The applicant's preferred site is located outside existing landslide and riparian areas, and nearest the only feasible septic system location (General Plan R-GD-24). The chosen site is on the



broadest, flattest area with few existing trees, thus preserving oak woodland habitat and scenic resources. While the site is visible to the upper trails of the Quicksilver Park and to the Almaden Reservoir to the south, it is not visible to the valley floor to the north. **The proposed driveway follows an existing dirt road which takes the shortest, most direct path from the street to the residential site. By necessity, the road traverses a seasonal creek (Category 2), but the engineering of the culvert ensures the impact to the creek bed is minimal during both dry and wet seasons. The reuse of this existing road is in keeping with General Plan Policy R-GD-25, which requires that driveway grading not create a visual scar or impact to the environment.**

The proposed project follows various mitigation measures to the visual impact through structure design, material choices, and vegetation retention (General Plan R-GD-34). The house will sit tightly on the existing terrain rather than carve out, or fill in, material to create an artificial pad. The development proposes 375 cubic yards of cut (and 5 cubic yards of fill) for the siting of the residence on the knoll. The house has a spread footing foundation that allows the grading for the house to be minimal and match topography. The residence is oriented parallel to the ridge of the knoll. To further reduce grading (Guidelines for Grading and Hillside Development), the house steps up the hillside to mimic the existing topography, with the garage located on the level below the proposed house. The driveway makes use of an existing dirt road to provide access from proposed site to Cinnabar Hills Road/Via Vespero. A retaining wall with 5-foot maximum height has been included in the design to reduce the grading needed to construct the driveway. The driveway grading was further minimized by putting the fire turnaround on one of the flattest portions of the lot. The proposed materials of the home complement the local environment by matching the color of the roofing to the bark of the trees and incorporating a stone façade the blends with the serpentine rock. The overall bulk of the home is low and weighted towards the ground, reducing overall visibility. This site has the lowest number of trees that would be impacted by development; unfortunately, the chosen site features a large outcropping of serpentine rock. The loss of this rock and the corresponding habitat will be mitigated by permanent impact fees paid to the Habitat Conservation Plan.

Staff analyzed project in terms of ridgeline preservation while balancing the reasonable use of private land. Due to environmental hazards, drainage concerns, proximity to the septic system, considerations for minimal grading, and minimal tree removal, the applicant's preferred site is the only reasonable development area for a single-family residence on this parcel. As such, this finding can be made.

#### **E. Grading Approval:**

Pursuant to Section C12-433, all Grading Approvals are subject to specific findings. In the following discussion. The scope of review findings is 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 development of this 25-acre site consists of a new single family residence with associated driveway, retaining walls, well, water tanks, and on-site septic system is permitted by law and allowed by right. This project considered 4 sites (Attachment E), evaluated the existing conditions, and chose the site with the least environmental impact (Table B). Alternative Site A, while the closest analyzed site to the road, it would also be the farthest from the septic system (600 ft) and require the septic pipe to cross the Category 2 creek in a pumped force main system. The site is also in a landslide hazard area and the proposed development site would be sandwiched between the Category 2 creek 35 foot setback and the 30 foot front setback. Due to the heavily wooded terrain this site would mandate the greatest number of trees to be removed. Alternative Site B would take advantage of a flat area along the existing dirt road, however this site is still partially within the landslide area, and due to terrain, the home would require retaining walls up to 17 feet in height. The site's natural draw for stormwater and potential drainage issues is this site's greatest concern. **Alternative Site C considered another level area at the lower northwest edge of the property along a second dirt road. While the grading for access to the road would be greatly reduced, the Category 2 stream setback, combined with a converging drainage swale and steep terrain above and below the road, prohibit a feasible residential site. As shown on the topography of the site plan, this flat area is surrounded by hills with inclines of more than 50% slope, upward and downward of the site.**

The applicant's preferred siting of the main house is situated on the largest portion of the property with the least amount of slope with no known geologic hazards. The grading is limited to the driveway as needed to provide access from the road to the residence. The project takes advantage of an existing dirt road to reduce additional grading. As such, this finding can be made.

***Table B: Alternative Site Analysis***

	<b>Cut</b>	<b>Fill</b>	<b>Maximum Retaining Wall Height</b>	<b>Geologic Hazard</b>	<b>Tree Removal</b>
<b>Applicant's Preferred Site</b>	2274	637 CY	5.5 feet	None	16
<b>Site A</b>	1880	207	17 feet	Landslide Area	31
<b>Site B</b>	3207	2623	15 feet	Landslide Area, Drainage Issues	18
<b>Site C</b>	N/A - The stream setbacks and steep topography make this area unbuildable				

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 grading will not endanger any public/private property or public health and safety. The proposed site has been chosen partly based on distance, approximately 300 feet, from the unnamed Category 2 creeks and geologic hazard areas. The proposed site also avoids areas prone to excessive water collection which minimizes impacts to stormwater quality and also averts potential moisture and mold issues inside the residence. As such, this finding can be made.

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

The proposed residence design and location was chosen to minimize the impacts to the natural landscape, scenic, biological, and aquatic resources. Although the property is heavily vegetated, the preferred site has the lowest number of trees that would be impacted by development. The driveway and retaining walls are visually obscured by a low ridgeline and dense oak woodlands from the valley floor, Alamitos Road, and Via Vespero. Impacts to various resources was weighed. While devoid of trees, the applicant's preferred site shows serpentine rock and plant habitat, substantiated by the plant survey report conducted by Coast Range Biological (Attachment H). Beyond the home's footprint, the rock outcropping will be preserved to thrive as the native landscaping. Because this site has been deemed the only feasible developable site, with resultant impacts to serpentine rock and serpentine grasslands, these environmental impacts will be mitigated by paying the appropriate Santa Clara County Habitat Conservation Plan permanent impact fees.

During construction, excavated materials will be placed in designated fill areas or hauled away from the site to a county approved disposal site. The leachfield area shall be fenced off during construction to minimize disturbance to soil. Fiber roll slope protection and storm drain inlet protect measures are shown on plans and will be followed to minimize erosion impacts. As such, 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 applicant's preferred site minimizes grading in comparison with three other available sites by siting on a relatively level portion of the lot, and utilizing an existing dirt road, as well as considering various environmental hazards, tree removal, and proximity to the septic dispersal field (see Table B). The chosen site incorporates significant grading for the driveway to access the home, but the other two analyzed locations would require excessively tall retaining walls, within a known landslide hazard area. The preferred location takes advantage of a flat area directly adjacent to the only feasible septic system. The next closest site (Alternate Site B)

would require 350 linear feet of a pumped force main line to reach the leach field from the home. As such, 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 driveway demands the greatest amount of grading in this proposal (1,763 cubic yards of cut and 539 cubic yards of fill) due to distance, slope, and Fire Marshal requirements. However the design of the driveway conforms to the natural slope of the parcel and minimizes additional grading by utilizing an existing dirt road for the driveway, which also reduces the need for tree removal and mitigates the possibility of creating visual scars on the land. The other three sites considered would necessitate additional tree removal and create a more apparent visual disturbance. Although the driveway is longer for the applicant's preferred site than the other considered sites, it follows an existing dirt road taking the most direct route, includes shorter retaining walls, fewer trees slated for removal, and the avoidance of geologic hazards makes it less problematic than the other analyzed sites. As such, this finding can be made.

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

The grading conforms to Santa Clara County General Plan Policies and the County's Guidelines for Grading and Hillside Development, as well as policies specific to the -h1 New Almaden Historic District. The siting of the proposed residence, allowed by right, avoids environmental hazards and protected scenic resources, as possible. The applicant's preferred site is located outside existing landslide and riparian areas, and nearest the only feasible septic system location. The chosen site is on the broadest, flattest area with few existing trees, thus preserving oak woodland habitat and scenic resources. For hillside development in the -h1 district, the guidelines require that proposed structures located on or near ridges or any hillsides New Almaden reduce any visual impacts of development when viewed from the valley floor areas, scenic roads, and adjacent parklands. The design of the proposed residence has been structured to step down along the hillside instead of creating additional cuts into the hillside as might be required to create a residence on a single level. As such, this finding can be made.

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

The proposed grading is in substantial conformance with the adopted "Guidelines for Garding and Hillside Development," in particular, the specific guidelines for road design, building form, and design. The project however can not avoid all sensitive landcovers. Pursuant to Guideline 3, development should be sited to avoid encroachment into areas with sensitive biological resources; as previously stated, due to other hazardous conditions, the proposed home would be sited on an outcropping of serpentine rock. Consistent with both Guideline 7 and Guideline 5, the proposed residence utilizes the existing dirt road for the driveway which avoids additional cuts and fills to the hillsides. And, by using tiered retaining walls instead of engineered

slopes, the project also conforms to Guideline 9. The proposed home is situated to be parallel with the ridgeline, in keeping with Guideline 10. The architecture hugs the slope by stepping the building down the natural slope of the hillside - reducing visual bulk, which abides by the language of Guideline 11. As such, this finding can be made.

### **Historic Heritage Commission**

Pursuant to § 3.50.030(1), construction of any new building or structure in any “-h” combining zoning district is subject to Design Review and must be reviewed by the Santa Clara County Historical Heritage Commission for recommendation prior to the public hearing on the application (§ 3.50.040). The project was presented to the Historical Heritage Commission by Planning Staff on December 15, 2022. Planning Staff forwarded a recommendation of approval, with modification, to amend the slope of the roofline of the guest suite/studio to follow the existing hillside slope (Attachment E). The Historical Heritage Commission unanimously approved the project as recommended with the modified roofline and forwarded a recommendation of modified approval to the Zoning Administration (ZA) Hearing Officer.

### *Staff Recommendation*

In conclusion, Staff recommends the Zoning Administration Hearing Officer approve the concurrent land use entitlements for Building Site Approval, Grading Approval, and Design Review for the single-family residence. As noted throughout the staff report, the proposed project meets all development standards for the single-family residence (as noted in the Zoning Standards above) and all the findings for Building Site Approval, Grading Approval and Design Review.

## **BACKGROUND**

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On February 11, 2021, Douglas Hayden applied for Building Site Approval on Slope 30% or Greater, Grading Approval, and Design Review to construct a 4,075 s.f. single-family residence with a 939 s.f. attached garage. Early outreach noticing was conducted in March of 2021. The application was initially deemed incomplete on March 12, 2021. Pursuant to Planning Staff requests, the applicants completed three alternative site proposals in subsequent resubmittals. The project was reassigned from the previous Project Planner at the end of July 2022. Planning Staff conducted a site visit on September 28, 2022, and was joined by the project engineer and the property owner. During the site visit Planning Staff walked the property and gained a better understanding of the project site and various site alternatives for the project. The applicant's preferred site is the broadest area with the least slope and closest location to the only feasible septic system. While devoid of trees, the site has a visible rock outcropping, confirmed to be serpentine rock by the Biologist Report dated October 3, 2019. During the visit, Planning Staff suggested a modification to the roofline that might mitigate visibility from Alamitos Road. After submitting all required documentation, the application was deemed complete on November 3, 2022.

The Project Planner went out on November 25, 2022, to sites adjacent to the parcel to verify visibility of the site from both Alamitos Road (no) and Quicksilver Park (yes). As the project is located in the New Almaden Historic District, the development was presented to the Historical Heritage Commission (HHC) for a recommendation of approval, with modification of the roofline (Attachment E), on December 15, 2022. In order for the project to be presented at HHC

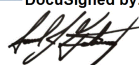
and to be heard at the January 2023 Zoning Administration Hearing, the property owner granted a one-time, 90-day extension to the Permit Streamlining Act deadline, extending the decision deadline for a final decision to April 2, 2023. The project was heard at the January 12, 2023, Zoning Administration Hearing. Due to comments and unanswered questions raised during the hearing such as those regarding the ramifications of crossing a Category 2 stream, along with an error in the public posting of file that did not include some of the attachments for the staff report, the item was continued to the next ZA Hearing in February 2023.

## STAFF REPORT REVIEW

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Prepared by: Rebecca Rockom, Assistant Planner 


Reviewed by: Lara Tran, Senior Planner  
Samuel Gutierrez, Principal Planner

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**ATTACHMENT A**  
**Proposed CEQA Determination**

# STATEMENT OF EXEMPTION

**from the California Environmental Quality Act (CEQA)**

<b>FILE NUMBER</b>	<b>APN(S)</b>	
PLN21-021	742-02-006	1/27/2023
<b>PROJECT NAME</b>	<b>APPLICATION TYPE</b>	
0 Cinnabar Hills Road, San Jose	Building Site Approval (over 30% slope), Grading Approval & Design Review (-h1)	
<b>OWNER</b>	<b>APPLICANT</b>	
Heather and Douglas Hayden	Teresa Price, Hanna Brunetti, Inc.	
<b>PROJECT LOCATION</b>		
0 Cinnabar Hills Road, San Jose		
<b>PROJECT DESCRIPTION</b>		
<p>A contemporary 4075 s.f. single-family residence with 939 s.f. garage/gym and 1,339 s.f. storage area to be located on a vacant parcel in a rural neighborhood. The project includes a driveway crossing over a Category 2 stream. The crossing over this seasonal drainage channel is limited to a single 24-inch culvert with energy dissipaters at either end. No grading will occur in the water course.</p> <p>All discretionary development permits processed by the County Planning Office must be evaluated for compliance with the California Environmental Quality Act (CEQA) of 1970 (as amended). Projects which meet criteria listed under CEQA may be deemed exempt from environmental review. The project described above has been evaluated by Planning Staff under the provisions of CEQA and has been deemed to be exempt from further environmental review per the provision(s) listed below.</p>		
<b>CEQA (GUIDELINES) EXEMPTION SECTION</b>		
<p>Categorically Exempt – Section 15303(a) – for one single-family residence, with associated utility extensions and street improvements to serve this construction. This project plan is covered by the Habitat Conservation Plan (HCP), and therefore all onsite construction and offsite improvements to the bridge are included activities. The applicant will submit an HCP application and pay the appropriate fees, prior to building and grading permit issuance. This project conforms to the provisions of the County's Habitat Conservation Plan, as such and can be Categorically Excepted from CEQA understand section 15303(a)</p>		
<b>COMMENTS</b>		
<div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="width: 40%;"> <p><b>APPROVED BY:</b> Rebecca Rockom, Assistant Planner</p> </div> <div style="width: 30%; text-align: center;">   <hr style="width: 100%; border: 0.5px solid black;"/> <p>Signature</p> </div> <div style="width: 25%; text-align: center;"> <p>12/22/2022</p> <hr style="width: 100%; border: 0.5px solid black;"/> <p>Date</p> </div> </div>		

## ATTACHMENT B

### Preliminary Conditions of Approval

Owner/Applicant: Heather and Douglas Hayden

File Number: PLN21-021

Location: Cinnabar Hills Road, San Jose

Project Description: Building Site Approval, Grading Approval, and Design Review (-h1) for a 4,075 square foot single-family residence with 939 s.f. garage/gym and 1,339 s.f. storage area to be sited on a knoll on a wooded hillside within the New Almaden Historic District. Associated improvements include access driveway with (5 ft.) retaining walls and upgrades to an off-site bridge. Total grading quantities are 2,274 cubic yards of cut with 637 cubic yards of fill.

Agency	Name	Phone	E-mail
Planning	Rebecca Rockom	(408) 299-5707	<a href="mailto:rebecca.rockom@pln.sccgov.org">rebecca.rockom@pln.sccgov.org</a>
Land Development Engineering	Eric Gonzales	(408) 299-5733	<a href="mailto:eric.gonzales@pln.sccgov.org">eric.gonzales@pln.sccgov.org</a>
Environmental Health	Darrin Lee	(408) 299-5748	<a href="mailto:darrin.lee@cep.sccgov.org">darrin.lee@cep.sccgov.org</a>
Geology	Jim Baker	(408) 299-5774	<a href="mailto:jim.baker@pln.sccgov.org">jim.baker@pln.sccgov.org</a>
Fire Marshal	Alex Goff	(408) 299-5763	<a href="mailto:alex.goff@sccfd.org">alex.goff@sccfd.org</a>
CalFire	Carlos Alcantar	(408) 310-4654	<a href="mailto:Carlos.Alcantar@fire.ca.gov">Carlos.Alcantar@fire.ca.gov</a>

### **STANDARD CONDITIONS OF APPROVAL**

#### **Planning**

1. Development must take place in accordance with the approved plans, prepared by Teresa Price, Hanna Brunetti, submitted on November 11, 2022, with the roofline modification to the guest suite proposed on December 15, 2022, by the applicant (Attachment F) and approved by HHC on December 15, 2022 and approved by the ZA on January 12, 2023. Any changes to the proposed project may result in additional environmental review, pursuant to the California Environmental Quality Act, and additional Planning review.
2. As noted by the Fire Marshal and reiterated by CalFire, the privately owned bridge is subject to approval by CalFire and Building Site Approval can not be granted without the express authorization and approval of this bridge as the only access route to this parcel.
3. Existing Zoning is HS-sr-h1 (Hillsides with scenic road, within the combing district of Historic New Almaden). Maintain the following minimum zoning standards:

#### **Primary Dwelling Setbacks**



Front: 30 ft.

Sides 30 ft

Rear: 30 ft.

Primary Dwelling Height

The maximum height of the primary dwelling is 35 ft. and shall not exceed two (2) stories.

4. Submit a landscape plan for the replacement trees for the trees proposed to be removed, following the ratios below per the County Tree Protection Guidelines.\*\*
  - a. For the removal of one small tree (5- 18 inches): (3) 15-gallon trees, or (2) 24-inch box trees.
  - b. For the removal of one medium tree (18 – 24 inches): (4) 15-gallon trees or (3) 24-inch box trees.
  - c. For the removal of a tree larger than 24 inches (5) 15-gallon trees or (4) 24-inch box trees.

Replacement trees should be California native and like for like. Oak trees shall be replaced with oak trees (no exceptions taken).

Please note Per the County Zoning Ordinance 3.50.090(K)(1), “Trees and shrubs having a main trunk or stem measuring six (6) inches in diameter or greater (eighteen and eight tenths (18.8) inches in circumference), at a height of four and one-half (4.5) feet above ground, are protected trees, subject to the relevant provisions of the County’s “Tree Preservation and Removal Ordinance,” Division C16 of the County Ordinance Code.

**\*\*For the removal of 9 trees listed in poor or fair health (rating 1 or 2) as reported in the Arborist report (Mighty Tree Movers) dated August 15, 2021, the required replanting ratio is reduced to one 24-inch box tree per one tree removed (1:1 tree replacement ratio).**

Land Development Engineering

5. 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.

Department of Environmental Health

6. Domestic water shall be supplied by an approved individual water system installed to Environmental Health standards. The water system application must be approved prior to obtaining a septic system or building permit. A well log must be submitted which shows a 50-foot sanitary seal, and pump tests, bacterial and chemical testing must be completed.
7. 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 ISSUANCE OF GRADING PERMIT**

Planning

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

#### *Habitat Plan Application for Private Projects*

9. Prior to issuance of any grading permit, submit a completed Habitat Plan Application for Private Projects (“Application”) with all required submittal materials, including any required plant and wildlife surveys, exhibits (as described in the Application for Private Projects), and required staff review fee to the Planning Office for review and verification. The required site plan shall show the project development, including a clear delineation of the permanent and temporary development buffer areas. Plans do not need to show buffer areas that cross property boundaries.
  - a. Permanent development area is defined as land that will have permanent impacts (removal of land cover, structures, driveway, landscaping, off-site road improvements, etc.), plus a 50-foot buffer surrounding these areas.
  - b. Temporary development area is defined as land that will be temporarily affected during development (construction laydown areas, subsurface utilities) that will be restored within one year of completing construction, plus a 10-foot buffer surrounding these areas.

#### *Fees*

3. Prior to issuance of grading permit, all Santa Clara Valley Habitat Agency (SCVHA) fees must be paid. Land cover fees are paid based on the land cover, as verified by a qualified biologist, and development area associated with the project. Temporary development fees are based on the amount of time the land is disturbed during construction, plus one year after completing construction, and cannot exceed a combined total of 2 years. ***All temporary development that exceeds 2 years from the onset of construction will be subject to permanent impact fees.***

This project is subject to the following Habitat Plan fees:

- a. Land Cover Fee Zone A –Ranchlands and Natural Lands
- b. Serpentine Fee - *Permanent fees* shall apply to the total area of serpentine rock outcrop impacted.

#### *Habitat Plan Conditions of Approval*

10. Prior to issuance of grading/drainage or building permits, *all future development* is subject to the following Conditions of Approval and described in more detail in ‘Exhibit A’:
  - Condition 1: Avoid Direct Impacts on Legally Protected Plant and Wildlife Species.
  - Condition 3: Maintain Hydrologic Conditions and Protect Water Quality.
  - Condition 7: Rural Development.
  - Condition 13: Serpentine and Associated Covered Species Avoidance and Minimization.
  - **Condition 11: Stream and Riparian Setbacks**
  - Condition 14: Valley Oak and Blue Oak Woodland Avoidance and Minimization.
  - Condition 19 & 20: Plant Salvage and Avoid and Minimize Impacts of Covered Plant Occurrences.

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

### Planning

#### Ongoing Compliance

11. Pursuant to §5.20.125, record a Notice of Permit and Conditions with the County Office of Clerk-Recorder, to ensure that successor property owners are made aware that certain conditions of approval shall have enduring obligation. Evidence of such recordation shall be provided prior to building permit issuance.

### Land Development Engineering

12. 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:

<https://plandev.sccgov.org/how/apply-permit/grading-permit>

If the County Roads and Airports Department provides a condition of approval to obtain an encroachment permit, for your convenience, the grading and encroachment permits will be processed concurrently under one set of improvement (grading) plans.

13. 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.
14. 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  
<https://countyroads.sccgov.org/do-business-us/published-standards-specifications-documents-and-forms>
  - § March 1981 Standards and Policies Manual, Volume 1 (Land Development)  
<https://plandev.sccgov.org/ordinances-codes/land-development-standards-and-policies>
  - § 2007 Santa Clara County Drainage Manual  
<https://plandev.sccgov.org/ordinances-codes/grading-and-drainage-ordinance>
15. 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.

16. 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.
17. All applicable easements affecting the parcel(s) with benefactors and recording information shall be shown on the improvement plans.
18. Provide landscaping and disturbed area quantities on the final plans along with water efficiency calculations to demonstrate compliance with water usage requirements.
19. The applicant shall demonstrate that any proposed bridge that is being constructed can withstand the most current emergency vehicle loading requirements. Provide letter from geotechnical engineer that certifies that the proposed bridge can support the required loading.

#### **Drainage**

20. 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. All drainage shall be contained within the subject parcel only and shall not enter neighboring parcel.

#### **Utilities**

21. 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 – San Francisco Bay**

22. Include one of the following site design measures in the project design: (a) direct hardscape and/or roof runoff onto vegetated areas, (b) collect roof runoff in cisterns or rain barrels for reuse, or (c) construct hardscape (driveway, walkways, patios, etc.) with permeable surfaces. Though only one site design measure is required, it is encouraged to include multiple site design measures in the project design. For additional information, please refer to the C.3 Stormwater Handbook (June 2016) available at the following website:

<https://scvurppp.org/2016/06/20/c-3-stormwater-handbook-june-2016/>

{if the project creates/replaces less than 2,500 SF of impervious, site design measures are only recommended, not required}

**Soils and Geology**

23. Submit one copy of the signed and stamped geotechnical report for the project.
24. 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. Provide a written letter from the geotechnical engineer certifying that the existing private road section will withstand the current emergency vehicle loading requirements. Demonstrate this for the entire private road all the way to the nearest County-Maintained Road (Alamitos Road).

**Notice of Intent**

25. 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:

[https://www.waterboards.ca.gov/water\\_issues/programs/#runoff](https://www.waterboards.ca.gov/water_issues/programs/#runoff)

**Dedications and Easements**

26. The following offers to dedicate easements shall be submitted to LDE. All easement dedications shall include legal descriptions, plats, and corresponding documents to be reviewed and approved by the County Surveyor's Office. The owner/applicant will be required to record the document with the County's Recorder's Office after reviewed and approved by the County Surveyor's Office.
27. Offer to dedicate a minimum 25-foot wide or 5 feet beyond top of bank, whichever is greater, easement to the public and the County for storm-drainage purposes for all swales and channels affected by this development that pass drainage through the site.
28. Submit evidence of legal access to the site from the nearest publicly maintained road compiled and/or verified by a Licensed Land Surveyor or Registered Civil Engineer who is authorized to practice land surveying. Should access not exist, submit signed, notarized, and recorded agreements to grant rights-of-ingress and egress.

**Agreements**

29. Enter into a land development improvement agreement with the County. Submit an Engineer's Estimate of Probable Construction Cost prepared by a registered civil engineer with all stages of work clearly identified for all improvements and grading as proposed in this application. Post financial assurances based upon the estimate, sign the development agreement and pay necessary inspection and plan check fees, and provide County with a Certificate of Worker's Compensation Insurance. (C12-206).
30. Enter into a deferred improvement agreement for the ultimate County improvement of Cinnabar Hills Road/Via Vespero.
31. 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.

**Department of Environmental Health**

32. Prior to issuance of a development/ building permit, for review and approval submit to the Department of Environmental Health, an onsite wastewater treatment system (OWTS) plan

overlaid onto the final site grading and drainage plan. The OWTS plan shall show the proposed dwelling(s), driveway, accessory structures (if applicable), septic tank, and required dispersal field to contour. Maintain all setbacks as noted within County of Santa Clara Onsite Systems Manual. This is a separate submittal to the Environmental Health subject to completion of a service application and payment of applicable fees.

- a. Based upon a percolation rate of 28 minutes per inch (0.57 gallons per square feet per day), onsite wastewater conditions have been determined as follows: 2000-gallon septic tank, a dual dispersal field utilizing high-capacity chambers sized as 253 lineal feet plus 253 lineal feet and interconnected via a positive diversion valve. This system as evaluated may accommodate a maximum design flow not to exceed 825 gallons per day.
  - b. The proposed OWTS is in an area where the slope exceeds 20 percent, provide a geotechnical report prepared by a state registered civil engineer or an engineering geologist that demonstrates the use of an OWTS on a slope will not permit effluent to surface, degrade water quality, affect soil stability, present a threat to public health or safety, and create a public nuisance.
2. As confirmation of OWTS sizing, provide final floor plans to the Department of Environmental Health.
  3. Prior to issuance of a development /building permit, contact the Department of Environmental Health and to obtain individual water clearance for the proposed dwelling. This is a separate submittal to Environmental Health subject to completion of a water clearance service application, submittal of well related documents to include a well completion and water yield reports, analytical results from water sampling for bacteriological and chemical reports, and payment of applicable fees.

### Geology

Quantum Geotechnical's Response to County Review letter (dated 9-8-2021) concludes "the stability of the area of the leach field and the impact of the leach field on the steeper slope is in excess of the minimum required. No special setback requirements are needed." Therefore, the requirement is satisfied, and the application may be deemed complete with the following conditions:

33. Prior to issuance of permits, submit a Plan Review Letter that confirms the plans conform with the recommendations presented in Quantum's report (dated 2-8-2021).

### Fire Marshal's Office

#### **FIRE PROTECTION WATER**

**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.

34. **ON-SITE WATER STORAGE:** Where on-site storage tanks are required, details for fire protection water supply shall be included with the building permit set of drawings. Submittal shall include, but not be limited to, location of water supply, (e.g., onsite well, shared well;

tank location and capacity, pipe size, wharf hydrant orifice size and location, domestic and fire protection water tanks and piping configuration).

- A) All installations shall include a primary aboveground storage tank with a capacity of not less than 3,000 gallons dedicated to domestic and fire sprinkler system demand. Storage capacity may be increased due to sprinkler design demand or additional domestic (including landscaping) required by the Environmental Health Department.
- B) Provide 2-5,000-gallon secondary aboveground storage tanks dedicated to the wharf hydrant. Final amount of water to be based off the size of structures at Building Permit submittal meeting CFMO-W1.
- C) Installation of the water tank system shall comply with Fire Marshal Standard CFMO-W5.

35. WHARF HYDRANT: One on-site wharf hydrant with 2-1/2 inch orifice is required to be installed when fire protection water is supplied by on-site aboveground storage tank(s). Installation of hydrants shall be in accordance with Fire Marshal Standard Detail CFMO-W4.

- A) Minimum distance to structure shall not be less than 55 ft. from the closest portion of the structure and shall not exceed 400 ft. from the furthest portion of non-sprinklered structures and 600 ft. of sprinklered structures (measured along path of travel).

#### 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. This parcel is to meet CFMO-A1 and PRC-4290 requirements.
- B) 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. ACCESS ROADS (roads serving more than two lots) and DRIVEWAYS (roads serving no more than two lots) for fire department access shall comply with the following:

- A) Width: Access Roads to have a clear drivable width of 18 ft. plus a 3 ft. shoulder on each side per CFMO-A1. This property is located within the SRA and is to meet PRC-4290 which requires 20 ft. drivable width. Driveways are to have a 12 ft. drivable width and a 3 ft. shoulder.
- B) Vertical Clearance: Minimum vertical clearance of 15 ft. shall be maintained to building site (trim or remove, tree limbs, electrical wires, structures, and similar improvements) for access roads and 13 ft. 6 in for driveways.
- C) Curve Radius: Inside turn radius for curves shall be a minimum of 42 ft. per CFMO-A1 and 50 ft. per PRC-4290.
- D) Grade: Maximum grade shall not exceed 15%.

- E) Surface: All driving surfaces shall be all-weather and capable of sustaining 75,000-pound gross vehicle weight.
- F) Dead End Roads: Turnarounds shall be provided for dead end access roads in excess of 150 ft. in length. Acceptable turnaround shall be 40 ft. by 48 ft. pad, hammerhead, or bulb of 32 ft. radius complying with County Standard SD-16. All turnarounds shall have a slope of not more than 5% in any direction.
- G) Bridges: All bridges shall be capable of sustaining 75,000-pound gross vehicle weight and meet the latest edition of the CalTrans Standard Bridge Design Specifications. Appropriate signage, including but not limited to weight or vertical clearance limitations, or any special conditions shall be provided.
- H) Turnouts: Passing turnouts in compliance with SD-16 shall be provided at every 400 ft. and wherever hydrants are placed adjacent to a driveway.
- I) Turnarounds: Turnaround shall be provided for driveways in excess of 150 ft. as measured along the path of travel from the centerline of the access road to the structure. All turnarounds shall have a slope of not more than 5% in any direction and meet CFMO-SD16.
- J) Gates: Gates shall not obstruct the required width or vertical clearance of the driveway and 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 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.

### **CONDITIONS OF APPROVAL PRIOR TO BUILDING FINAL**

#### Planning

40. Prior to final inspection, contact Rebecca Rockom, at least a week in advance to schedule a site visit to verify the approved exterior colors have been installed as approved.

41. As needed, Planning Staff will monitor the Habitat Conservation Plan's Conditions of Approval set forth in Exhibit A, for compliance.

#### Land Development Engineering

42. 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.

#### Department of Environmental Health

43. 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.

#### Geology

Quantum Geotechnical's Response to County Review letter (dated 9-8-2021) concludes "the stability of the area of the leach field and the impact of the leach field on the steeper slope is in excess of the minimum required. No special setback requirements are needed." Therefore, the requirement is satisfied, and the application may be deemed complete with the following conditions:

44. Prior to Final Inspection / Grading Completion, submit a Construction Observations Letter that verifies the work was completed in accordance with the approved plans. (A note to that effect must be stamped on the plans.)

#### Fire Marshal's Office

45. FIRE SPRINKLER SYSTEM: An approved residential fire sprinkler system complying with CFMO-SP6 shall be installed throughout the structure.

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

#### CalFire

This project (Record No. PLN22-021) is located within the State Responsibility Area (SRA) and is recommended to follow all minimum wildfire protection standards of California Code of Regulations Title 14 Natural Resources Division 1.5 Department of Forestry Chapter 7 – Fire Protection Subchapter 2 SRA Fire Safe Regulations Articles 1-5.

46. Access: Ensure Cinnabar Hills Road and one access road to the property must provide a minimum of two ten (10) foot traffic lanes, not including shoulder and striping to the building site. Bridge from Alamitos to Cinnabar does not appear to meet the access requirements per §1273.01.

#### § 1273.00. Intent

Roads and driveways, whether public or private, unless exempted under 14 CCR § 1270.02(d), shall provide for safe access for emergency wildfire equipment and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during a wildfire emergency consistent with 14 CCR §§ 1273.00 through 1273.09.

#### § 1273.01. Width.

(a) All roads shall be constructed to provide a minimum of two ten (10) foot traffic lanes, not including shoulder and striping. These traffic lanes shall provide for two-way traffic

flow to support emergency vehicle and civilian egress, unless other standards are provided in this article or additional requirements are mandated by local jurisdictions or local subdivision requirements. Vertical clearances shall conform to the requirements in California Vehicle Code section 35250.

(b) All one-way roads shall be constructed to provide a minimum of one twelve (12) foot traffic lane, not including shoulders. The local jurisdiction may approve one-way roads.

(1) All one-way roads shall, at both ends, connect to a road with two traffic lanes providing for travel in different directions, and shall provide access to an area currently zoned for no more than ten (10) residential units.

(2) In no case shall a one-way road exceed 2,640 feet in length. A turnout shall be placed and constructed at approximately the midpoint of each one-way road.

(c) All driveways shall be constructed to provide a minimum of one (1) ten (10) foot traffic lane, fourteen (14) feet unobstructed horizontal clearance, and unobstructed vertical clearance of thirteen feet, six inches (13' 6").

47. Driveway: Ensure driveway is designed and maintained to support 40,000 pounds per § 1273.02

#### § 1273.02. Road Surfaces

(a) Roads shall be designed and maintained to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide an aggregate base.

(b) Driveways and road and driveway structures shall be designed and maintained to support at least 40,000 pounds.

(c) Project proponent shall provide engineering specifications to support design, if requested by the local authority having jurisdiction.

48. Turnouts: Driveway appears to be over 600 feet in length and will require a turnout at a midpoint per § 1273.05 and meet specifications in § 1273.05

#### § 1273.05. Turnarounds

(a) Turnarounds are required on driveways and dead-end roads.

(b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the "T" shall be a minimum of sixty (60) feet in length.

(c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart.

(d) A turnaround shall be provided on driveways over 300 feet in length and shall be within fifty (50) feet of the building.

#### § 1273.06. Turnouts

Turnouts shall be a minimum of twelve (12) feet wide and thirty (30) feet long with a minimum twenty-five (25) foot taper on each end.

49. Vegetation Clearance: Maintain vegetation clearance requirements of Public Resource Code 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.

## **EXHIBIT A**

### **Habitat Conservation Plan Conditions of Approval**

File: PLN21-021

APN: 742-02-006

Address: 0 Cinnabar Hills Road, San Jose

Property Owner: Heather & Douglas Hayden

Rebecca Rockom, Assistant Planner

January 3, 2023

#### ***Santa Clara Valley Habitat Plan Conditions of Approval***

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

#### ***Condition 1: Avoid Direct Impacts on Legally Protected Plant and Wildlife Species*** **Conditions Applied During Project Construction**

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

#### ***Condition 3: Maintain Hydrologic Conditions and Protect Water Quality*** **Conditions Applied During Project Construction**

2. Incorporate Table 1: *Hydrology Condition 3* (attached) into the grading/drainage and building plans.

#### ***Condition 7: Rural Development*** **Conditions Applied During Project Construction**

3. Minimize ground disturbance to the smallest area feasible.
4. Use existing roads for access and disturbed areas for staging, as site constraints allow. Off-road travel will avoid sensitive communities such as wetlands and known occurrences of covered plants.

5. Avoid and minimize impacts associated with altering natural drainages and contours on the project site. If the site is graded, blend grading into the existing landform as much as possible.
6. Maintain as much natural vegetation as possible, consistent with fuel management standards, on the project site.
7. Maintain County-mandated fuel buffer (variable width by slope conditions).
8. At project sites that are adjacent to any drainage, natural or manmade, exposed soils must be stabilized or otherwise contained on site to prevent excessive sediment from entering a waterway.
9. Minimize to the maximum extent possible the amount of ground disturbance when constructing roads.
10. Ground-disturbing activities associated with road construction should be timed to occur during dry weather months to reduce the possibility of landslides or other sediment being transported to local streams during wet weather.
11. If construction extends into wet weather, the roadbed will be surfaced with appropriate surfacing material to prevent erosion of the exposed roadbed.
12. If construction on steep slopes is required, construction will be timed for dry weather months to reduce the potential for landslides.
13. Adhere to the avoidance and minimization measures for dirt road construction in Condition 6 under Avoidance and Minimization Measures for Transportation Projects (see first three bullets under heading).
14. No plants identified by the California Invasive Plant Council as Invasive will be planted on the project site. Planting with watershed local native and/or drought-resistant plants is highly encouraged. This reduces the need for watering as well as the need for fertilizers and pesticides.
15. Outdoor lighting will be of low intensity and will utilize full cutoff fixtures to reduce light pollution of the surrounding natural areas.

#### Postconstruction

16. All temporarily disturbed soils will be revegetated with native plants and/or grasses or sterile, nonnative species suitable for the altered soil conditions upon completion of construction. Local watershed native plants will be used if available. If sterile, nonnative species are used for temporary erosion control, native seed mixtures must be used in subsequent treatments to provide long-term erosion control and slow colonization by invasive nonnatives. All disturbed areas that have been compacted shall be de-compacted prior to planting or seeding.
17. All temporarily disturbed areas, such as staging areas, will be returned to pre-project or ecologically improved conditions within 1 year of completing construction or the impact will be considered permanent.

*Condition 11: Stream and Riparian Setbacks.*  
Exemption Required

18. Pursuant to Section 6.5 of Chapter 6, to construct a driveway crossing a Category 2 stream, an exemption to the required 35-foot stream setback is allowed. "Stream crossings essential to provide a means of access to parcel or facility."

*Condition 13: Serpentine and Associated Covered Species Avoidance and Minimization.*

Serpentine Area Avoidance

19. In cases where serpentine areas are part of a project site in a developed area, the project will be designed to preserve larger patches of serpentine land cover outside the development area and limit impacts to the smallest patches feasible and to the edges of serpentine patches, regardless of their size.
20. The length of the edge of the serpentine patch that is directly adjacent to the developed area will be minimized and will include as large a buffer as possible between the serpentine edge and the developed area.
21. Landscaping will not be planted on serpentine areas except as needed to reduce fire hazards adjacent to structures consistent with County fire hazard reduction regulations (see also Condition 10). Plantings will not include species that are known or suspected to invade serpentine habitats or cross-pollinate with endemic serpentine plant species or other native plants.
22. On undeveloped sites, the project area and construction staging area must be located to avoid or minimize impacts on any serpentine land cover on site. The guidelines described above for developed areas will also be followed for project sites in undeveloped areas.

Projects that Affect Serpentine Areas

23. Conduct surveys of the serpentine vegetation to inventory for covered species and evaluate habitat quality for covered species.
24. Although the development area is not in the Bay checkerspot butterfly habitat units identified by the Habitat Conservation Plan, a Plant Survey Report completed by Coast Range Biological (Attachment H) indicates the presence of larval host plants of Bay checkerspot butterfly. Reconnaissance-level surveys must be conducted for adult butterflies during the peak of the flight period (usually a six-week period from late February to early May, to be confirmed by a qualified biologist) to determine species presence or absence.
25. Locate the project footprint as far from the covered species or the highest-quality serpentine habitat as is feasible. Utilize applicable buffers as identified in this Chapter 6 of the Habitat Plan.
26. If covered plants occur on the site and cannot be avoided, notify the Habitat Agency of the construction schedule so that plant salvage can be considered and potentially implemented (see Condition 19).

Postconstruction

27. Landscaping will not be planted on serpentine areas except as needed to reduce fire hazards adjacent to structures consistent with County fire hazard reduction regulations.

28. Plantings will not include species that are known or suspected to invade serpentine habitats or cross pollinate with endemic serpentine plant species or other native plants.

*Condition 14: Valley Oak and Blue Oak Woodland Avoidance and Minimization.*

Conditions Applied During Project Construction

29. If trees are maintained on a site, buffer zones will be established between preserved valley oak or blue oak trees and development at a distance equal to or greater than the root protection zone, which is defined as a buffer zone determined by calculating 1 foot for each inch of trunk diameter measured at 4.5 feet above ground surface (Matheny and Clark 1998).
30. Temporary project access points will be constructed as close as possible to the work area to minimize necessity for tree removal.
31. Roads and pathways will be aligned outside of the tree's root protection zone (as defined above) whenever possible.
32. Roads and pathways designed beneath or within 25 feet of the dripline of oak trees will be graded using handheld equipment and will use permeable surfacing (e.g., grass pavers that allow runoff to infiltrate the ground).
33. Alteration of natural grade through fill or other means within the root protection zone of oak trees will be minimized.
34. Trenching will be minimized within root protection zones.
35. If extensive pruning of blue oaks and valley oaks is necessary, pruning will be conducted during the winter dormant period for these species and under the supervision of an arborist certified to International Society of Arboriculture or similar standards.

*Condition 19: Plant Salvage when Impacts are Unavoidable*

(Requirements of Condition 19 are integrated into the requirements of Condition 20, below.)

*Condition 20: Avoid and Minimize Impacts on Covered Plant Occurrences*

Conditions Applied During Project Construction

36. Three Habitat Plan covered plants were identified by the Plant Survey conducted by Coast Range Biological:
- Santa Clara Valley Dudleya
  - Most beautiful Jewelflower
  - Smooth Lessingia
37. In order to reduce impacts on covered plants, all covered activities will be confined to the minimum area necessary to complete the activity or construction.
38. A setback buffer will be established around covered plant occurrences located on any project site or in an adjacent area that could be affected by construction traffic or activities. The setback buffer will be adequate to prevent or minimize impacts during or after project implementation.

39. The plants and buffer area will be protected from encroachment and damage during construction by installing temporary construction fencing. Fencing will be brightly colored and highly visible.
40. Fencing will be installed under the supervision of a qualified biologist to ensure proper location and prevent damage to plants during installation. Fencing will be installed before any site preparation or construction work begins and will remain in place for the duration of construction.
41. Construction personnel will be prohibited from entering these areas (the exclusion zone) for the duration of project construction.
42. If a proposed project will potentially affect the plant occurrence, the following steps will be implemented.
43. A qualified biologist will determine if the long-term viability of a covered plant occurrence will be reduced (as described below) by implementation of the covered activity. Some covered plant occurrences may only be disturbed or partially affected by covered activities, and viability may be maintained. It is important to monitor and if possible, maintain these occurrences of covered plants where they occur, even if they are not protected within the Reserve System.
44. The project proponent will submit advance notification (in advance of the full application submittal) to the Habitat Agency. Impacts on plant occurrences must be offset by protection, management, and monitoring of covered plant occurrences in the Reserve System prior to impacts. Therefore, notification to the Habitat Agency is required to confirm available take for plant impacts prior to construction of the project. Notification will include documentation of the condition of each plant occurrence to potentially be affected. Project proponents must also notify the Habitat Agency of their construction schedule to allow the Habitat Agency the opportunity to conduct salvage activities.
45. If the biologist determines the covered activity may affect the covered plant occurrence or a portion of the plant occurrence found on site, monitoring during construction will be required as follows: The Habitat Agency will monitor construction activities. The purpose of the monitoring will be (1) to assess whether the impact reduces the long-term viability of the occurrence and whether supplemental management actions are feasible and warranted, and (2) to determine whether the Habitat Agency must protect and enhance or create occurrence in the Reserve System according to Table 5-16 of the Habitat Plan. If the impact occurs on less than 5% of the total occurrence as measured by the number of individuals at the time of impact, then the impact is assumed not to affect long term viability and will not require monitoring, nor will it count as a permanent impact (Table 4-6 of the Habitat Plan). This allowance does not apply to Coyote ceanothus.
46. When determining viability for the purpose of assessing a partial or permanent impact, the Habitat Agency will consider the following factors.
47. Results of monitoring plant occurrences affected by covered activities (e.g., correlation between pre-project observations and actual viability post project)
48. Impacts to date on the covered plant species and how close total impacts are to the allowable impact cap in the Habitat Plan (e.g., extra care taken when near cap not to exceed the cap)

49. Specific monitoring protocols and success criteria will be developed during implementation as appropriate for each covered species, according to the guidelines discussed here. Monitoring protocols can draw on those developed for other Habitat Conservation Plans/Natural Community Conservation Plans. It is possible that only a portion of the occurrence will be located on the covered activity project site. In such instances, the monitoring protocol will address this issue. Three possible approaches include the following.
50. If the landowner agrees, the Habitat Agency will obtain access to the adjacent sites on which the rest of the plant occurrence is located, and surveys will include the entire occurrence.
51. If access to adjacent site(s) is not possible, or if for some other reason it is not feasible to survey the entire occurrence, then an alternative will be developed to estimate the extent and condition of the adjacent portion of the occurrence.
52. If only a small portion of the occurrence is on adjacent properties, then only the portion of the occurrence on the project site will be monitored and assessed for viability. The determination whether this is a full impact will be made based on the results for this portion of the occurrence only.
53. Population monitoring will be conducted by the Habitat Agency before the covered activity is implemented to document the baseline condition. For annual species, the minimum post-construction monitoring period will be 5 years. If extreme or unusual climate conditions affect the species, then monitoring will be extended 1 or 2 years, as appropriate to assess impacts and success.
54. Monitoring will include estimates of percentage cover and number of individuals. An occurrence will be assumed to retain long-term viability and will not require replacement in the Reserve System if the decline in occurrence size and percentage cover from pre-project conditions is less than 25% over the monitoring period, unless site-specific conditions otherwise suggest substantial declines in occurrence viability.
55. For perennial species, the minimum post-construction monitoring period will be 3 years. Monitoring will include estimates of density (percentage cover), recruitment of seedlings if impacts included removing individuals, and measurements of adult plant health (e.g., signs of disease, herbivory, nutrient deficiencies). An occurrence of a perennial covered species will be assumed to retain long-term viability and will not require replacement in the Reserve System if the decline in seedling recruitment and density from pre-project conditions is less than 25% over the monitoring period, unless site-specific conditions otherwise suggest substantial declines in occurrence viability.
56. The Habitat Agency will implement conservation actions on the site that would help to maintain or improve the condition of the occurrence, as long as an agreement can be reached with the landowner to conduct these measures. Possible conservation measures are described in Chapter 5 of the Habitat Plan. If plant occurrences are determined to not be viable based on post-project monitoring, the Habitat Agency must assess the loss as a full permanent impact and implement conservation actions accordingly. In these cases, mitigation would occur after the impact. However, the potential for mitigation to occur after impacts is unlikely given that the qualified biologist and Habitat Agency will make conservative determinations regarding projected impacts on long-term viability.



36. Where impacts on covered plant species cannot be avoided and plants will be removed by approved covered activities, the Habitat Agency has the option of salvaging the covered plants. Salvage of covered plants is conducted in addition to mitigation that may be required for impacts on covered plants. Therefore, the Habitat Agency must carefully weigh the expected costs and potential benefits of the salvage effort before undertaking it. Salvage guidelines are presented below for all covered plants, for perennial species, and for annual species.
37. All salvage operations will be conducted by the Habitat Agency, or a third-party contractor approved by the Habitat Agency. Translocation activities will be reviewed and approved by the Wildlife Agencies in advance of translocation activities occurring. Translocated plants should be moved during their dormant season in order to minimize impacts on individuals. To ensure enough time to plan salvage operations, project proponents will notify the Habitat Agency of their schedule for removing the covered plant occurrent.
38. The Habitat Agency may conduct investigations into the efficacy of salvaging seed from soil seed bank for both perennial and annual species. The soil seed bank may add to the genetic variability of the occurrence. Covered species may be separated from the soil through garden/greenhouse germination or other appropriate means. Some topsoil taken from impact sites may be moved to the transplant site in the reserve to introduce soil microorganisms.
39. The Habitat Agency will transplant new occurrences such that they constitute separate populations and do not become part of an existing population of the species, as measured by the potential for genetic exchange among individuals through pollen or propagule (e.g., seed, fruit) dispersal. Transplanting or seeding receptor sites (i.e., habitat suitable for establishing a new population) will be carefully selected on the basis of physical, biological, and logistical considerations.
40. Salvage methods for perennial species will be tested for whole individuals, cuttings, and seeds. Salvage measures will include the evaluation of techniques for transplanting as well as germinating seed in garden or greenhouse, and then transplanting to suitable habitat sites in the field. Techniques will be tested for each species, and appropriate methods will be identified through research and adaptive management. Where plants are transplanted or seed distributed to the field, they will be located in reserves in suitable habitat to establish new populations. Field trials will be conducted to evaluate the efficacy of different methods and determine the best methods to determine the best methods to establish new populations.
41. Transplanting within the reserves will only minimally disturb existing native vegetation and soils. Supplemental watering may be provided as necessary to increase the chances of successfully establishment but must be removed following initial population establishment. Supplemental watering will include watering through the first growing season to mimic natural rainfall patterns. During establishment, areas will be fenced off as necessary to prevent trampling or grazing by livestock. These areas will not be selected for controlled burns. Once the population has established itself, as determined by success criteria that may include setting seed, 3-year survival, or other criteria developed in agreement with the Wildlife Agencies, then fencing and irrigation will be removed and the site may be burned for management purposes if that is appropriate for the target plant.
42. For annual covered plants, mature seeds will be collected from all individuals for which impacts cannot be avoided (or if the population is large, a representative sample of

individuals). If storage is necessary, seed storage studies will be conducted to determine the best storage techniques for each species. A seed storage facility will also be contacted and consulted regarding collecting and storage requirements of the facility. If needed, studies will be conducted on seeds germinated and plants grown to maturity in garden or greenhouse to propagate larger numbers of seed. Such research studies can be contract with research institutions, or carried out by other qualified biologists. Field studies will be conducted under the Adaptive Management Program to determine the efficacy and best approach for dispersal of seed into suitable habitat. Where seeds are distributed to the field, they will be located in reserves in suitable habitat to establish new populations. If seed methods fail (e.g., from excessive seed predation by insects), alternative propagation techniques will be necessary.

**Table 1. Habitat Plan: Condition 3 – Hydrologic Conditions\***

ID	Avoidance and Minimization Measure	Covered Activity Application	Covered by NPDES Requirements
1	Minimize the potential impacts on covered species most likely to be affected by changes in hydrology and water quality.	All	No
3.2	To the extent possible, restore the hydrograph to more closely resemble predevelopment conditions.	All	No
5	Invasive plant species removed during maintenance will be handled and disposed of in such a manner as to prevent further spread of the invasive species.	All	No
53	When possible, maintain a vegetated buffer strip between staging/excavation areas and receiving waters.	All	No
62	Use existing roads for access and disturbed area for staging as site constraints allow. Off-road travel will avoid sensitive communities such as wetlands and known occurrences of covered plants.	All	No
70	Only clear/prepare land which will be actively under construction in the near term.	All	No
73	When possible, avoid wet season construction.	All	No
84.2	Fiber rolls used for erosion control will be certified as free of noxious weed seed.	All	No
84.3	Filter fences and mesh will be of material that will not entrap reptiles and amphibians.	All	No
86	Topsoil removed during soil excavation will be preserved and used as topsoil during revegetation when it is necessary to conserve the natural seed bank and aid in revegetation of the site.	All	No

ID	Avoidance and Minimization Measure	Covered Activity Application	Covered by NPDES Requirements
88	To the extent feasible, vehicles and equipment will be parked on pavement, existing roads, and previously disturbed areas.	All	No
89	The potential for traffic impacts on terrestrial animal species will be minimized by adopting traffic speed limits.	All	No
90	All trash will be removed from the site daily to avoid attracting potential predators to the site. Personnel will clean the work site before leaving each day by removing all litter and construction-related materials.	All	No
93	When accessing upland areas adjacent to riparian areas or streams, access routes on slopes of greater than 20% should generally be avoided. Subsequent to access, any sloped area should be examined for evidence of instability and either revegetated or filled as necessary to prevent future landslide or erosion.	All	No
95	<p>To minimize entrapment of animals on job sites, the project biologist will survey the work area at the close daily activities to identify and remediate any potential areas or conditions that might trap animals. Examples of such include pits, trenches or pipes that animals can fall into or perforated pipes or netting that can cause entanglement.</p> <p>The biologist shall consider the animals expected to enter the site during the calendar period work will be occurring and shall use his or her best judgment to remove entrapment conditions, allow for escape (such as a ramp not exceeding a 30-degree slope leading out of a trench) or develop a site-specific protocol (such as daily post-dawn surveys) to eliminate or minimize entrapment.</p> <p>If no project biologist is required on-site the job foreman or property owner will designate an individual to carry out these activities. Only individuals that hold permits or that have been approved by the Habitat Agency as a qualified biologist may handle listed species.</p>	All	No

ID	Avoidance and Minimization Measure	Covered Activity Application	Covered by NPDES Requirements
103	Unless otherwise indicated in an Executive Directive issued by the Habitat Agency, for example a directive to address plant pathogens, (103.1) all disturbed soils will be revegetated with native plants, grasses, seed mixtures, or sterile nonnative species suitable for the altered soil conditions upon completion of construction. (103.2) Local watershed native plants will be used if available. If sterile nonnative species are used for temporary erosion control, native seed mixtures must be used in subsequent treatments to provide long-term erosion control and slow colonization by invasive nonnatives. (103.3) All disturbed areas that have been compacted shall be de-compacted prior to planting or seeding. (103.4) Cut-and-fill slopes will be planted with local native or non-invasive plants suitable for the altered soil conditions.	All	No
12	Unless allowed by other regulatory permits, no equipment servicing shall be done in the stream channel or immediate flood plain.	In-stream	No
13	Personnel shall use the appropriate equipment for the job that minimizes disturbance to the channel bed and banks. Appropriately tired vehicles, either tracked or wheeled, shall be used depending on the situation.	In-stream	No
21	To the extent that stream bed design changes are not part of the project, the stream bed, including the low-flow channel, will be returned to as close to pre-project condition as possible.	In-stream	No
31	(31.1) When conducting vegetation management, retain as much understory brush and as many trees as feasible, emphasizing shade-producing and bank-stabilizing vegetation. Carry out the activity in such a manner as to minimize impacts to the natural community present and encourage regrowth of the community structure appropriate to the site.	In-stream	No
32	In-channel vegetation removal may result in increased local erosion due to increased flow velocity. To minimize the effect, the top of the bank shall be protected by leaving vegetation in place to the maximum extent possible.	In-stream	No
80	All personnel working within or adjacent to the stream setback (i.e., those people operating ground-disturbing equipment) will be trained by a qualified biologist in these avoidance and minimization measures and the permit obligations of project proponents working under this Plan.	In-stream	No

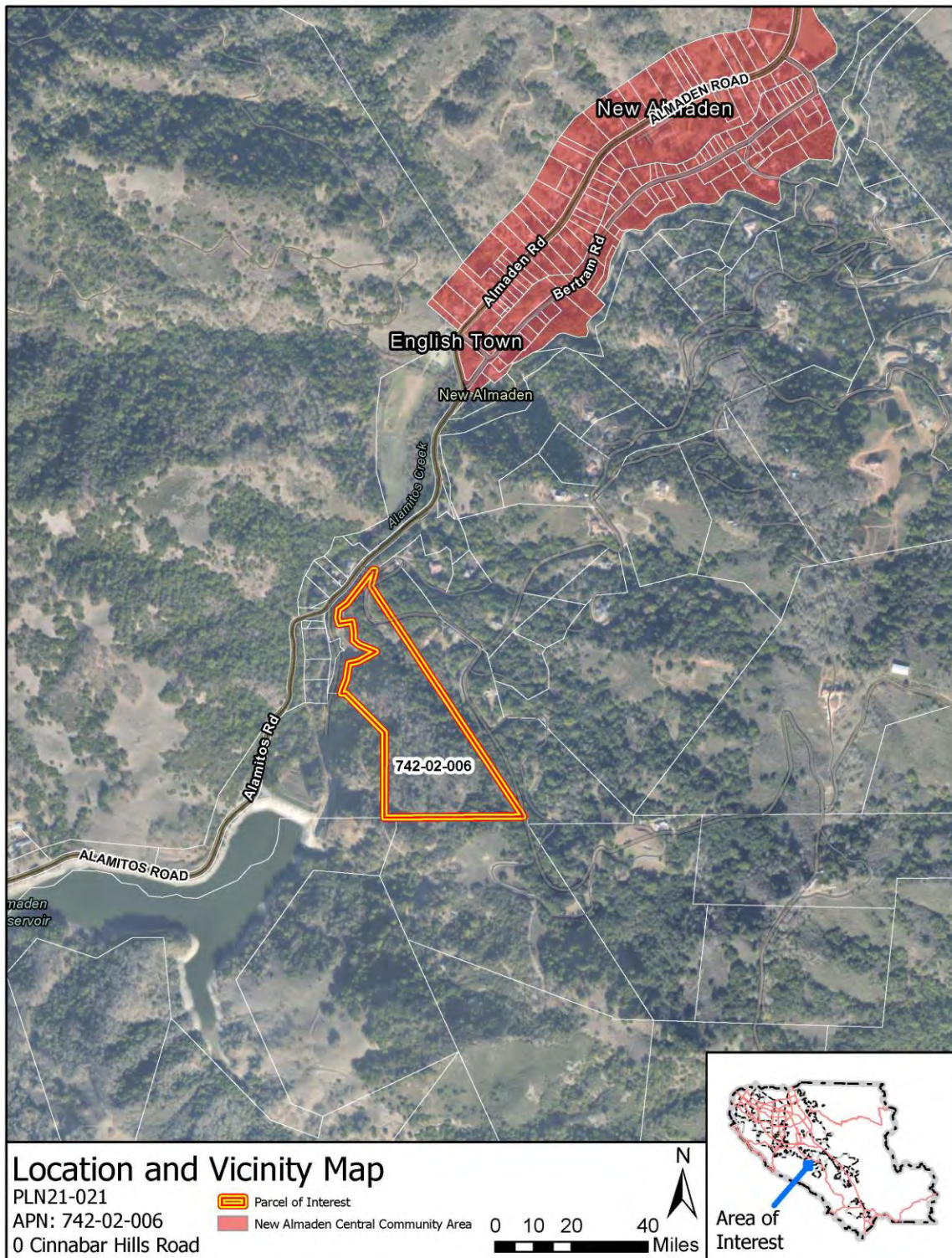
ID	Avoidance and Minimization Measure	Covered Activity Application	Covered by NPDES Requirements
87	Vehicles operated within and adjacent to streams will be checked and maintained daily to prevent leaks of fluids and lubricants.	In-stream	No
110	If debris blockages threaten bank stability and may increase sedimentation of downstream reaches, debris will be removed. When clearing natural debris blockages (e.g., branches, fallen trees, soil from landslides) from the channel, only remove the minimum amount of debris necessary to maintain flow conveyance (i.e., prevent significant backwatering or pooling). Non-natural debris (e.g., trash, shopping carts, etc.) will be fully removed from the channel.	In-stream	No
111	Bank repairs will use only compacted soil if site conditions allow and the repair is not likely to fail again. If compacted soil is not sufficient to stabilize the slope, bioengineering techniques must be used. No hardscape (e.g., concrete or any sort of bare riprap) or rock gabions may be utilized in streams not managed for flood control except in cases where infrastructure or human safety is threatened (e.g., undercutting of existing roads). Rock riprap may only be used to stabilize channels experiencing extreme erosion, and boulders must be backfilled with soil and planted with willows or other native riparian species suitable for planting in such a manner.	In-stream	No

\* Based on SCVHP Table 6-2. Aquatic AMMs-Modified January 30, 2018). Measures covered by NPDES will be reviewed each time the applicable NPDES permit is renewed.



## ATTACHMENT C

### Location & Vicinity Map



## **ATTACHMENT D**

### **Proposed Plans**



## General Construction Specifications

1. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS AND/OR GEOTECHNICAL REPORT PREPARED BY QUANTUM GEOTECHNICAL, INC. PROJECT NO. F064-G AND DATED APRIL 29TH, 2020 THIS REPORT IS SUPPLEMENTED BY: 1) THESE PLANS AND SPECIFICATIONS, 2) THE COUNTY OF SANTA CLARA STANDARD DETAILS. 3) THE COUNTY OF SANTA CLARA STANDARD SPECS, 4) STATE OF CALIFORNIA STANDARD DETAILS, 5) STATE OF CALIFORNIA STANDARD SPECIFICATIONS. IN THE EVENT OF CONFLICT THE FORMER SHALL TAKE PRECEDENCE OVER THE LATTER. THE PERFORMANCE AND COMPLETION OF ALL WORK MUST BE TO THE SATISFACTION OF THE COUNTY.
2. DEVELOPER SHALL BE RESPONSIBLE FOR INSTALLATION OF THE IMPROVEMENTS SHOWN ON THESE PLANS AND HE OR HIS SUCCESSOR PROPERTY OWNERS ARE RESPONSIBLE FOR THEIR CONTINUED MAINTENANCE.
3. DEVELOPER SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERRORS OR OMISSIONS IN THESE PLANS. THE COUNTY SHALL BE AUTHORIZED TO REQUIRE DISCONTINUANCE OF ANY WORK AND SUCH CORRECTION AND MODIFICATION OF PLANS AS MAY BE NECESSARY TO COMPLY WITH COUNTY STANDARDS OR CONDITIONS OF DEVELOPMENT APPROVAL.
4. DEVELOPER SHALL OBTAIN ENCROACHMENT PERMITS FROM THE SANTA CLARA VALLEY WATER DISTRICT AND CALIFORNIA DEPARTMENT OF TRANSPORTATION WHERE NEEDED. COPIES OF THESE PERMITS SHALL BE KEPT AT THE JOB SITE FOR REVIEW BY THE COUNTY'S INSPECTOR.
5. DEVELOPER SHALL REMOVE OR TRIM ALL TREES TO PROVIDE AN UNOBSTRUCTED FIFTEEN (15) FOOT VERTICAL CLEARANCE FOR ROADWAY AREA.
6. THIS PLAN AUTHORIZES THE REMOVAL OF ONLY THOSE TREES WITH TRUNK DIAMETERS GREATER THAN 12 INCHES MEASURED 4.5 FEET ABOVE THE GROUND THAT ARE SHOWN TO BE REMOVED UNLESS AN AMENDED PLAN IS APPROVED OR A SEPARATE TREE REMOVAL PERMIT IS OBTAINED FROM THE PLANNING OFFICE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT REMOVAL OF ADDITIONAL TREES HAS BEEN PERMITTED.
7. DEVELOPER SHALL PROVIDE ADEQUATE DUST CONTROL AS REQUIRED BY THE COUNTY INSPECTOR.
8. ALL PERSONS MUST COMPLY WITH SECTION 4442 OF THE PUBLIC RESOURCES CODE AND SECTION 13005 OF THE HEALTH AND SAFETY CODE RELATING TO THE USE OF SPARK ARRESTERS.
9. UPON DISCOVERING OR UNEARTHING ANY BURIAL SITE AS EVIDENCED BY HUMAN SKELETAL REMAINS OR ARTIFACTS, THE PERSON MAKING SUCH DISCOVERY SHALL IMMEDIATELY NOTIFY THE COUNTY CORONER AT (408) 454-2520 AND LAND DEVELOPMENT ENGINEERING OFFICE AT (408) 299-5730. NO FURTHER DISTURBANCE OF THE SITE MAY BE MADE EXCEPT AS AUTHORIZED BY THE LAND DEVELOPMENT OFFICE IN ACCORD WITH PROVISIONS OF THIS ORDINANCE (COUNTY ORDINANCE CODE SECTION B14-18).
10. THESE PLANS ARE FOR THE WORK DESCRIBED IN THE SCOPE OF WORK ONLY. A SEPARATE PERMIT WILL BE REQUIRED FOR THE SEPTIC LINE CONSTRUCTION.
11. ANY DEVIATION FROM THESE APPROVED PLANS SHALL BE RE-APPROVED IN WRITING BY THE COUNTY ENGINEER PRIOR TO CONSTRUCTION.

1. THE DEVELOPER'S ENGINEER IS RESPONSIBLE FOR THE INITIAL PLACEMENT AND REPLACEMENT OF CONSTRUCTION GRADE STAKES. THE STAKES ARE TO BE ADEQUATELY IDENTIFIED, LOCATED, STABILIZED, ETC. FOR THE CONVENIENCE OF CONTRACTORS. LATERAL OFFSET OF STAKES SET FOR CURBS AND GUTTERS SHALL NOT EXCEED 2 FEET FROM BOUNDARY.
2. ANY PROPERTY LINE STAKES OR ROAD MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY DEVELOPER'S ENGINEER AND LICENSED LAND SURVEYOR.
3. PROPERTY LINE STAKING MUST BE PERFORMED BY THE PROJECT ENGINEER OR LAND SURVEYOR TO ESTABLISH OR RE-ESTABLISH THE PROJECT BOUNDARY AND SHALL BE INSPECTED BY THE COUNTY INSPECTOR PRIOR TO THE BEGINNING OF THE WORK.
4. PROPER CONSTRUCTION STAKES SHALL BE SET IN THE FIELD BY THE PROJECT ENGINEER OR LAND SURVEYOR AND VERIFIED BY THE COUNTY INSPECTOR PRIOR TO THE COMMENCEMENT OF GRADING.
5. IN ACCORDANCE WITH THE CALIFORNIA PROFESSIONAL LAND SURVEYORS' ACT (BUSINESS AND PROFESSIONS CODE) CHAPTER 15 SECTIONS 8771 AND 8725.1, CALIFORNIA PENAL CODE 605, AND CALIFORNIA GOVERNMENT CODE 27581, ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES THAT WILL OR MAY DISTURB AN EXISTING ROADWAY/STREET MONUMENT, PROPERTY CORNER, OR ANY OTHER PERMANENT SURVEYED MONUMENT AND/OR AS SHOWN ON THIS TENTATIVE MAP SHALL ENSURE THAT A CORNER RECORD AND/OR RECORD OF SURVEY FILE WITH THE COUNTY ENGINEER'S OFFICE PRIOR TO DISTURBING SAID MONUMENTS. ALL DISTURBED OR DESTROYED MONUMENTS SHALL BE RESET AND FILED IN COMPLIANCE WITH SECTION 8771.

1. CONTRACTOR SHALL NOTIFY PERMIT INSPECTION UNIT, SANTA CLARA COUNTY PRIOR TO COMMENCING WORK AND FOR FINAL INSPECTION OF WORK AND SITE.
2. THE COUNTY REQUIRES A MINIMUM OF 24 HOURS ADVANCE NOTICE FOR GENERAL INSPECTION, 48 HOURS FOR ASPHALT CONCRETE INSPECTION.
3. INSPECTION BY SANTA CLARA COUNTY SHALL BE LIMITED TO INSPECTION OF MATERIALS AND PROCESSES OF CONSTRUCTION TO OBSERVE THEIR COMPLIANCE WITH PLANS & SPECIFICATIONS BUT DOES NOT INCLUDE RESPONSIBILITY FOR THE SUPERINTENDENT OF CONSTRUCTION, SITE CONDITIONS, EQUIPMENT OR PERSONNEL. CONTACT FOR SCHEDULING WITH THE COUNTY LAND DEVELOPMENT INSPECTOR AT PHONE (408) 295-8668 AT LEAST 24 HOURS PRIOR TO COMMENCING WORK AND FOR FINAL INSPECTION OF WORK AND SITE.
4. DEVELOPER AND/OR HIS AUTHORIZED REPRESENTATIVE MUST SUBMIT WRITTEN REQUEST FOR FINAL INSPECTION AND ACCEPTANCE. SAID REQUEST SHALL BE DIRECTED TO THE INSPECTION OFFICE NOTED ON THE PERMIT FORM.
5. THE CONTRACTOR SHALL PROVIDE TO THE COUNTY CONSTRUCTION INSPECTOR WITH PAD ELEVATION AND LOCATION CERTIFICATES, PREPARED BY THE PROJECT ENGINEER OR LAND SURVEYOR, PRIOR COMMENCEMENT OF THE BUILDING FOUNDATION.

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

- A) TO A MINIMUM DEPTH OF TWO FEET BELOW THE FINISHED GRADE OF PROPOSED ROADWAYS (EITHER PRIVATE OR TO BE DEDICATED TO PUBLIC USE)
- B) FROM AREAS AFFECTED BY THE PROPOSED GRADING EXCEPT WHERE NOTED ON THE PLANS.

1. CONTRACTOR SHALL NOTIFY UTILITY (UNDERGROUND SERVICE ALERT) AT 1-800-277-2600 A MINIMUM OF 24 HOURS BEFORE BEGINNING UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION OF UNDERGROUND UTILITIES.
2. ACCURATE VERIFICATION AS TO SIZE, LOCATION, AND DEPTH OF EXISTING UNDERGROUND CONDUITS OR FACILITIES SHALL BE THE INDIVIDUAL CONTRACTORS RESPONSIBILITY. PLAN LOCATIONS ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY.
3. ALL UNDERGROUND INSTALLATIONS SHALL BE IN PLACE AND THE TRENCH BACKFILLED AND COMPACTED BEFORE PLACING AGGREGATE BASE MATERIAL OR SURFACE STRUCTURES. SURFACING MAY BE DONE IF THE UTILITY COMPANY CONCERNED INDICATES BY LETTER THAT IT WILL BORE, UNLESS SPECIFICALLY AUTHORIZED BY THE COUNTY. GAS AND WATER MAINS SHALL BE INSTALLED OUTSIDE THE PAVED AREAS.
4. TRENCH BACKFILL IN EXISTING PAVEMENT AREAS SHALL BE SAND MATERIAL IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE STATE SPECIFICATIONS. THE STRUCTURE SECTION FOR TRENCH REPLACEMENT SHALL CONSIST OF NOT LESS THAN 12 INCHES OF APPLIED AGGREGATE BASE MATERIAL COMPACTED TO A RELATIVE COMPACTION OF AT LEAST 95% AND 4 INCHES OF HOT ASPHALT CONCRETE PLACED IN TWO LIFTS. TRENCH RESTORATION FOR HIGHER TYPE PAVEMENTS SHALL BE MADE IN KIND OR AS DIRECTED BY THE COUNTY.
5. TRENCH BACKFILL IN NEW CONSTRUCTION AREAS SHALL BE SAND MATERIAL COMPACTED TO A RELATIVE COMPACTION OF AT LEAST 90% THE REQUIREMENT FOR SELECT MATERIAL MAY BE WAIVED BY COUNTY IF THE NATIVE SOIL IS SUITABLE FOR USE IN THE TRENCH BACKFILL BUT THE COMPACTION REQUIREMENTS WILL NOT BE THEREBY WAIVED.
6. BACKFILL AND TRENCH RESTORATION REQUIREMENTS SHALL APPLY AS MINIMUM STANDARDS TO ALL UNDERGROUND FACILITIES INSTALLED BY OTHER FIRMS OR PUBLIC AGENCIES.

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

1. EXCAVATED MATERIAL SHALL BE PLACED IN THE FILL AREAS DESIGNATED OR SHALL BE HAULED AWAY FROM THE SITE TO A COUNTY APPROVED DISPOSAL SITE. WHERE FILL MATERIAL IS TO BE PLACED ON NATURAL GROUND, IT SHALL BE STRIPPED OF ALL VEGETATION TO ACHIEVE A PROPER BOND WITH THE FILL MATERIAL. THE SURFACE OF THE GROUND SHALL BE SCARIFIED TO DEPTH OF 6" BEFORE FILL IS PLACED. WHERE NATURAL GROUND IS STEEPER THAN 5:1, IT SHALL BE BENCHED AND THE FILL KEYED IN TO ACHIEVE STABILITY. WHERE NEW FILL IS TO BE PLACED ON EXISTING FILL THE EXISTING FILL SHALL BE REMOVED UNTIL MATERIAL COMPACTED TO 90% RELATIVE COMPACTION IS EXPOSED. THEN THE NEW FILL MATERIAL SHALL BE PLACED AS PER THESE CONSTRUCTION NOTES. FILL MATERIAL SHALL BE PLACED IN UNIFORM LIFTS NOT EXCEEDING 6" IN UNCOMPACTED THICKNESS. BEFORE COMPACTING, THE FILL SHALL BE BROUGHT TO A WATER CONTENT THAT WILL PERMIT PROPER COMPACTION. EITHER BY AERATING THE FILL TO A WATER CONTENT OF (2) MOISTENING THE FILL WITH WATER IF IT IS TOO DRY. EACH LIFT SHALL BE THOROUGHLY MIXED BEFORE COMPACTION TO ENSURE A UNIFORM DISTRIBUTION OF MOISTURE.
2. EXCESS CUT MATERIAL SHALL NOT BE SPREAD OR STOCKPILED ON THE SITE.
3. SURPLUS EARTH FILL MATERIAL SHALL BE PLACED IN A SINGLE (8" MAX) THICK LAYER COMPACTED TO WITHSTAND WEATHERING IN THE AREA(S) DELINEATED ON THE PLAN.
4. NO ORGANIC MATERIAL SHALL BE PLACED IN ANY FILL. NO TREES SHALL BE REMOVED OUTSIDE OF CUT, FILL OR ROADWAY AREAS.
5. THE TOP OF CUT OR FILL BELOW DRIVEWAY ACCESS ROAD OR PARKING AREA SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY.
6. MAXIMUM CUT SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL. MAXIMUM FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL.

NOTE: FILL VOLUMES INCLUDE 10% SHRINKAGE.

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

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

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

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

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

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

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

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

TOTAL DISTURBED AREA FOR THE PROJECT 39,281 SF.

WDD NO. \_\_\_\_\_

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

1. FOR ALL TREES TO BE RETAINED WITH A CANOPY IN THE DEVELOPMENT AREA OR INTERFACES WITH THE LIMITS OF GRADING FOR ALL PROPOSED DEVELOPMENT ON SITE, THE TREES SHALL BE PROTECTED BY THE PLACEMENT OF RIGID TREE PROTECTIVE FENCING, CONSISTENT WITH THE COUNTY REGISTERED LANDSCAPE GUIDELINES, AND INCLUDE THE FOLLOWING:
  - A. FENCING SHOULD BE PLACED ALONG THE OUTSIDE EDGE OF THE DRUPLINE OF THE TREE OR GROVE OF TREES.
  - B. THE FENCING SHALL BE MAINTAINED THROUGHOUT THE SITE CONSTRUCTION PERIOD AND SHALL BE INSPECTED PERIODICALLY FOR DAMAGE AND PROPER FUNCTION.
  - C. FENCING SHALL BE REPAIRED, AS NECESSARY, TO PROVIDE A PHYSICAL BARRIER FROM CONSTRUCTION ACTIVITIES.
  - D. SIGNAGE STATING, "WARNING- THIS FENCING SHALL NOT BE REMOVED WITHOUT PERMISSION FROM THE SANTA CLARA COUNTY PLANNING OFFICE (408) 299-5770. COUNTY OF SANTA CLARA TREE PROTECTION MEASURES MAY BE FOUND AT <http://www.sccplanning.gov>." SHALL BE PLACED ON THE TREE PROTECTIVE FENCING UNTIL FINAL CONSTRUCTION IS COMPLETE.
2. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY, TREE PROTECTIVE FENCING SHALL BE SECURELY IN PLACED AND INSPECTED BY THE LAND DEVELOPMENT ENGINEERING INSPECTOR.
3. SEE EXISTING TREE PROTECTION DETAILS FOR MORE INFORMATION.

1. DRIVEWAY LOCATIONS SHALL BE AS SHOWN ON THE IMPROVEMENT PLANS WITH CENTERLINE STATIONING. THE MINIMUM CONCRETE THICKNESS SHALL BE 6 INCHES THROUGHOUT (WITH A MAXIMUM APPROACH SLOPE OF 1 1/4 INCHES PER FOOT).
2. ALL DRIVEWAY OR COMMON ACCESS ROAD SECTIONS IN EXCESS OF 15 LONGITUDINAL SLOPE MUST BE PAVED WITH A MINIMUM 2-INCH ASPHALT LIFT OR FULL DEPTH CONCRETE LIFT PRIOR TO ANY COMBUSTIBLE FRAMING.
3. THE OWNER AND PRIME CONTRACTOR ARE RESPONSIBLE FOR MAINTAINING PROJECT SITE ACCESS AND NEIGHBORHOOD ACCESS FOR EMERGENCY VEHICLES AND LOCAL RESIDENTS.
4. ROADWAYS DESIGNATED AS NOT COUNTY MAINTAINED ROADS AS SHOWN ON THE PLAN WILL NOT BE ELIGIBLE FOR COUNTY MAINTENANCE UNTIL THE ROADWAYS ARE IMPROVED (AT NO COST TO THE COUNTY) TO THE PUBLIC MAINTENANCE ROAD STANDARDS APPROVED BY THE BOARD OF SUPERVISORS AND IN EFFECT AT SUCH TIME THAT THE ROADWAYS ARE CONSIDERED FOR ACCEPTANCE INTO THE COUNTY'S ROAD SYSTEM.
5. ALL WORK IN THE COUNTY ROAD RIGHT-OF-WAY REQUIRES AN ENCROACHMENT PERMIT FROM THE ROADS AND AIRPORTS DEPARTMENT. EACH INDIVIDUAL ACTIVITY REQUIRES A SEPARATE PERMIT - I.E. CABLE, ELECTRICAL, GAS, SEWER, WATER, RETAINING WALLS, DRIVEWAY APPROACHES, FENCES, LANDSCAPING, TREE REMOVAL, STORM DRAINAGE IMPROVEMENTS, ETC.

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

1. THE SANITARY SEWER AND WATER UTILITIES SHOWN ON THESE PLANS ARE NOT PART OF THIS GRADING PERMIT AND ARE SHOWN FOR REFERENCE ONLY.
2. ALL MATERIALS AND METHODS OF CONSTRUCTION OF SANITARY SEWERS SHALL CONFORM TO THE SPECIFICATIONS OF THE JURISDICTION INVOLVED. INSPECTION OF SANITARY SEWER WORK SHALL BE DONE BY SAID JURISDICTION.

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

2. WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY.
3. COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST TWO FEET OF FREEBOARD.
3. PAVE, APPLY WATER THREE TIMES DAILY, OR APPLY (NON-TOXIC) SOIL STABILIZERS ON ALL UNPAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES.
4. SWEEP DAILY (WITH WATER SWEEPERS) ALL PAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES. THE USE OF DRY POWDER SWEEPING IS PROHIBITED.
5. SWEEP STREETS DAILY (WITH WATER SWEEPERS) IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS. THE USE OF DRY POWDER SWEEPING IS PROHIBITED.
6. ALL CONSTRUCTION VEHICLES, EQUIPMENT AND DELIVERY TRUCKS SHALL HAVE A MAXIMUM IDLING TIME OF 5 MINUTES (AS REQUIRED BY THE CALIFORNIA AIRBORNE TOXIC CONTROL MEASURE TITLE 13, SECTION 2485 OF CALIFORNIA CODE OF REGULATIONS (CCR)). ENGINES SHALL BE SHUT OFF IF CONSTRUCTION REQUIRES LONGER IDLING TIME UNLESS NECESSARY FOR PROPER OPERATION OF THE VEHICLE.
7. ALL VEHICLE SPEEDS ON UNPAVED ROADS SHALL BE LIMITED TO 15 MILES PER HOUR.
8. ALL CONSTRUCTION EQUIPMENT SHALL BE MAINTAINED AND PROPERLY TUNED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. ALL EQUIPMENT SHALL BE CHECKED BY A CERTIFIED MECHANIC AND DETERMINED TO BE RUNNING IN PROPER CONDITION PRIOR TO OPERATION.
9. POST A SIGN THAT IS AT LEAST 32 SQUARE FEET MINIMUM 2 INCHES LETTER HEIGHT VISIBLE NEAR THE ENTRANCE OF CONSTRUCTION SITE THAT IDENTIFIES THE FOLLOWING REQUIREMENTS. OBTAIN ENCROACHMENT PERMIT FOR SIGN FROM ROADS DEPARTMENT OR OTHER APPLICABLE AGENCY IF REQUIRED.
  - A. 15 MILES PER HOUR (MPH) SPEED LIMIT
  - B. 5 MINUTES MAXIMUM IDLING TIME OF VEHICLES
  - C. TELEPHONE NUMBER TO CONTACT THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT REGARDING DUST COMPLAINTS. NOTE PHONE NUMBER OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT AIR POLLUTION COMPLAINT HOTLINE OF 1-800-334-6367.
10. ALL FILL SLOPES SHALL BE COMPACTED AND LEFT IN A SMOOTH AND FIRM CONDITION CAPABLE OF WITHSTANDING WEATHERING.
11. ALL EXPOSED DISTURBED AREAS SHALL BE SEEDED WITH BROME SEED SPREAD AT THE RATE OF 5 LB. PER 1000 SQUARE FEET (OR APPROVED ALTERNATE). SEEDING AND WATERING SHALL BE MAINTAINED AS REQUIRED TO ENSURE GROWTH.
12. ALL DITCHES SHALL BE LINED PER COUNTY STANDARD SDB.
13. ALL STORM DRAINAGE STRUCTURES SHALL BE INSTALLED WITH EFFECTIVE ENTRANCE & OUTFALL EROSION CONTROLS E.G. SACKED CONCRETE RIP-RAP, EROSION DISSIPATORS SHALL BE INSTALLED AT ALL DITCH OUTFALLS. WHERE OUTFALLS ARE NOT INTO AN EXISTING CREEK OR WATER COURSE, RUNOFF SHALL BE RELEASED TO SHEET FLOW.
14. PRIOR TO GRADING COMPLETION AND RELEASE OF THE BOND, ALL GRADED AREAS SHALL BE RESEEDDED IN CONFORMANCE WITH THE COUNTY GRADING ORDINANCE TO MINIMIZE THE VISUAL IMPACTS OF THE GRADE SLOPES AND REDUCE THE POTENTIAL FOR EROSION OF THE SUBJECT SITE.
15. PERMANENT LANDSCAPING SHOWN ON THE ATTACHED LANDSCAPE PLAN MUST BE INSTALLED AND FIELD APPROVED BY THE COUNTY PLANNING OFFICE PRIOR TO FINAL APPROVAL BY THE COUNTY ENGINEER, AND FINAL OCCUPANCY RELEASE BY THE BUILDING INSPECTION OFFICE.
16. THE OWNER SHALL PREPARE AND PRESENT A WINTERIZATION REPORT TO THE COUNTY INSPECTOR FOR REVIEW PRIOR TO OCTOBER 15TH OF EVERY YEAR.

17. THE OWNER, CONTRACTOR, AND ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES SHALL INSTALL AND MAINTAIN CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs) ON THE PROJECT SITE AND WITHIN THE SANTA CLARA COUNTY ROAD RIGHT-OF-WAY THROUGHOUT THE DURATION OF THE CONSTRUCTION AND UNTIL THE ESTABLISHMENT OF PERMANENT STABILIZATION AND SEDIMENT CONTROL TO PREVENT THE DISCHARGE OF POLLUTANTS INCLUDING SEDIMENT, CONSTRUCTION MATERIALS, EXCAVATED MATERIALS, AND WASTE INTO THE SANTA CLARA COUNTY RIGHT-OF-WAY, STORM SEWER WATERWAYS, ROADWAY INFRASTRUCTURE. BMPs SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
  - A. PREVENTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE AND THE CONTRACTOR'S MATERIAL AND EQUIPMENT LAYDOWN / STAGING AREAS.
  - B. PREVENTION OF TRACKING OF MUD, DIRT, AND CONSTRUCTION MATERIALS ONTO THE PUBLIC ROAD RIGHT-OF-WAY.
  - C. PREVENTION OF DISCHARGE OF WATER RUN-OFF DURING DRY AND WET WEATHER CONDITIONS ONTO THE PUBLIC ROAD RIGHT-OF-WAY.
18. THE OWNER, CONTRACTOR, AND ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES SHALL ENSURE THAT ALL TEMPORARY CONSTRUCTION FACILITIES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIALS, DELIVERIES, HAZARDOUS AND NON-HAZARDOUS MATERIAL STORAGE, EQUIPMENT, TOOLS, PORTABLE TOILETS, CONCRETE WASHOUT, GARBAGE CONTAINERS, LAYDOWN YARDS, SECONDARY CONTAINMENT AREAS, ETC. ARE LOCATED OUTSIDE THE SANTA CLARA COUNTY ROAD RIGHT-OF-WAY.
19. EROSION CONTROL IS A REQUIREMENT AND SHALL BE AMENDED AS NECESSARY TO PREVENT EROSION AND ILTID DISCHARGES ON A YEAR AROUND BASIS, DEPENDING ON THE SEASON, WEATHER, AND FIELD CONDITIONS. EROSION CONTROL MEASURES IN ADDITION TO THOSE NOTED IN THE PERMITTED PLANS MAY BE NECESSARY. FAILURE TO INSTALL SITE SITE AND SITUATIONALLY APPROPRIATE EROSION CONTROL MEASURES MAY RESULT IN VIOLATIONS, FINES, AND A STOPPAGE OF WORK.

1. DEVELOPER IS RESPONSIBLE FOR ALL NECESSARY DRAINAGE FACILITIES WHETHER SHOWN ON THE PLANS OR NOT AND HE OR HIS SUCCESSOR PROPERTY OWNERS ARE RESPONSIBLE FOR THE ADEQUACY AND CONTINUED MAINTENANCE OF THESE FACILITIES IN A MANNER WHICH WILL PRECLUDE ANY HAZARD TO LIFE, HEALTH, OR DAMAGE TO ADJOINING PROPERTY, CONSISTENT WITH NPDES PERMIT CAGB1-0008 / ORDER NO. R2-2009-0047 AND NPDES PERMIT PAS00004 / ORDER NO. CAGB1-0001-06.
2. DROP INLETS SHALL BE COUNT STANDARDS TYPE 5 UNLESS OTHERWISE NOTED ON THE PLANS. THE DEVELOPER'S ENGINEER SHALL BE RESPONSIBLE FOR THE PROPER LOCATION OF DROP INLETS, WHERE STREET PROFILE GRADE EXCEEDS 6% DROP INLETS SHALL BE SET AT 500 ANGLE CURB LINE TO ACCEPT WATER OR AS SHOWN ON THE PLANS.
3. WHERE CULVERTS ARE INSTALLED THE DEVELOPER SHALL BE RESPONSIBLE FOR GRADING THE OUTLET DITCH TO DRAIN TO AN EXISTING SWALE OR TO AN OPEN AREA FOR SHEET FLOW. UNDER INSTALLATION OF DRAINAGE IMPROVEMENTS, PROPERTY OWNERS SHALL PROVIDE FOR THE UNINTERRUPTED FLOW OF WATER IN ROADSIDE DITCHES.
5. THE COUNTY SHALL INSPECT UNDERGROUND DRAINAGE IMPROVEMENTS AND STORMWATER MANAGEMENT FEATURES PRIOR TO BACKFILL.

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

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

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



1. THE LANDOWNER/CONTRACTOR MUST PROTECT AND ENSURE THE PERPETUATION OF SURVEY MONUMENTS AFFECTED BY CONSTRUCTION ACTIVITIES.
2. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL LOCATE, STAKE, AND FLAG ALL PERMANENT SURVEY MONUMENTS OF RECORD AND ANY UNRECORDED MONUMENTS THAT ARE DISCOVERED THAT ARE WITHIN 50 FEET OF THE CONSTRUCTION ACTIVITY.
3. THE LANDOWNER, CONTRACTOR AND/OR ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES THAT WILL OR MAY DISTURB AN EXISTING MONUMENT, CORNER STAKE, OR ANY OTHER PERMANENT SURVEYED MONUMENT SHALL CAUSE TO HAVE A LICENSED LAND SURVEYOR OR CIVIL ENGINEER, AUTHORIZED TO PRACTICE SURVEYING, ENSURE THAT A CORNER RECORD AND/OR RECORD OF SURVEY ADDED WITH THE COUNTY SURVEYOR'S OFFICE PRIOR TO DESTROYING SAID MONUMENTS AND RESET PERMANENT MONUMENT(S) TO PERPETUATE THE LOCATION. ANY PERMANENT MONUMENT COULD BE DESTROYED, DAMAGED, COVERED, DISTURBED, OR OTHERWISE OBLITERATED. THE LICENSED LAND SURVEYOR OR CIVIL ENGINEER SHALL FILE A CORNER RECORD OR RECORD OF SURVEY WITH COUNTY SURVEYOR PRIOR TO FINAL ACCEPTANCE OF THE PROJECT BY THE LAND DEVELOPMENT ENGINEERING INSPECTOR.



1. PRIOR TO THE COMMENCEMENT OF ANY GRADING, TREE PROTECTIVE FENCING SHALL BE IN PLACE IN ACCORDANCE WITH THE TREE PRESERVATION PLAN AND INSPECTED BY A CERTIFIED ARBORIST. THE ARBORIST SHALL MONITOR CONSTRUCTION ACTIVITY TO ENSURE THAT THE TREE PROTECTION MEASURES ARE IMPLEMENTED AND ADHERED TO DURING CONSTRUCTION. THIS CONDITION SHALL BE INCORPORATED INTO THE GRADING PLANS.
2. FENCE SHALL BE MINIMUM 5 FEET TALL CONSTRUCTED OF STURDY MATERIAL (CHAIN-LINK OR EQUIVALENT STRENGTH/ DURABILITY).
3. FENCE SHALL BE SUPPORTED BY VERTICAL POSTS DRIVEN 2 FEET (MIN) INTO THE GROUND AND SPACED NOT MORE THAN 10 FEET APART.
4. TREE FENCING SHALL BE MAINTAINED THROUGHOUT THE SITE DURING THE CONSTRUCTION PERIOD, INSPECTED PERIODICALLY FOR DAMAGE AND PROPER FUNCTION, REPAIRED AS NECESSARY TO PROVIDE A PHYSICAL BARRIER FROM CONSTRUCTION ACTIVITIES, AND REMAIN IN PLACE UNTIL THE FINAL INSPECTION.
5. A SIGN THAT INCLUDES THE WORDS, "WARNING: THIS FENCE SHALL NOT BE REMOVED WITHOUT THE EXPRESSED PERMISSION OF THE SANTA CLARA COUNTY PLANNING OFFICE," SHALL BE SECURELY ATTACHED TO THE FENCE IN A VISUALLY PROMINENT LOCATION.

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

AUTHORITY TO REQUIRE THE SUSPENSION OF WORK, AND THE NECESSARY MODIFICATION OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE MADE.

DATE \_\_\_\_\_ CHRISTOPHER L. FREITAS  
\_\_\_\_\_  
R.C.E. NO. 42107



1. THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF THE WORK PROPOSED ON THE EROSION CONTROL PLAN. THE ENGINEER OF RECORD IS RESPONSIBLE FOR THE DESIGN OF THE EROSION CONTROL PLANS AND ANY MODIFICATIONS OF THE EROSION CONTROL PLANS TO PREVENT ILLICIT DISCHARGES FROM THE SITE DURING CONSTRUCTION.

2. A CONSTRUCTION OBSERVATION LETTER FROM THE RESPONSIBLE  
GEOTECHNICAL ENGINEER AND CERTIFIED ENGINEERING GEOLOGIST  
DETAILING CONSTRUCTION OBSERVATIONS AND CERTIFYING THAT THE WORK  
WAS DONE IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE  
GEOTECHNICAL AND GEOLOGICAL REPORTS SHALL BE SUBMITTED PRIOR TO  
GRADING COMPLETION AND RELEASE OF BOND.
3. CLEAR & GRUB DRIVEWAY AND BUILDING SITE
4. CONSTRUCT DRIVEWAY AND BUILDING PAD
5. INSTALL STORM DRAIN SYSTEM
6. CONSTRUCT DRIVEWAY APPROACH
7. CONSTRUCT DETENTION PONDS
8. INSTALL WATER TANKS AND PAD
9. REMOVE EXISTING TREES (PER PLAN OR AS DIRECTED BY ARBORIST)
10. FIRE SPRINKLERS TO BE A DEFERRED SUBMITTAL

1. INSTALL SEPTIC SYSTEM
2. CONSTRUCT RETAINING WALL

1	COVER SHEET
2	SITE PLAN
3-4	PRELIMINARY GRADING & DRAINAGE PLAN
5	STORM CHAMBER DETAILS
6	STORM CHAMBER DETAILS
7	DETAILS, NOTES, ABBREVIATIONS & LEGEND
8	DRIVEWAY SECTIONS
9	EROSION CONTROL PLAN
BMP1&2	BEST MANAGEMENT PRACTICES

ENGINEER'S NAME: HANNA & BRUNETTI

ADDRESS: 7651 EIGLEBERRY STREET, GILROY CA 95020

PHONE NO. 408 842-2173

FAX NO. 408 842-3662

FOR THE  
HOME GRADING AND DRAINAGE  
ON THE LANDS OF HAYDEN  
CINNABAR HILLS ROAD, SAN JOSE

A PORTION OF SAN VICENTE RAN  
PER DOCUMENT NO. 2417385  
SANTA CLARA COUNTY, CALIFO  
A.P.N.: 742-02-006

JUNE 2021			NO SCALE
Revision 1	Date	APN	Sheet 1 of 10
Revision 2	Date	742-02-006	
Revision 3	Date	Co. File PLN21-021	

JOB NO. 19039

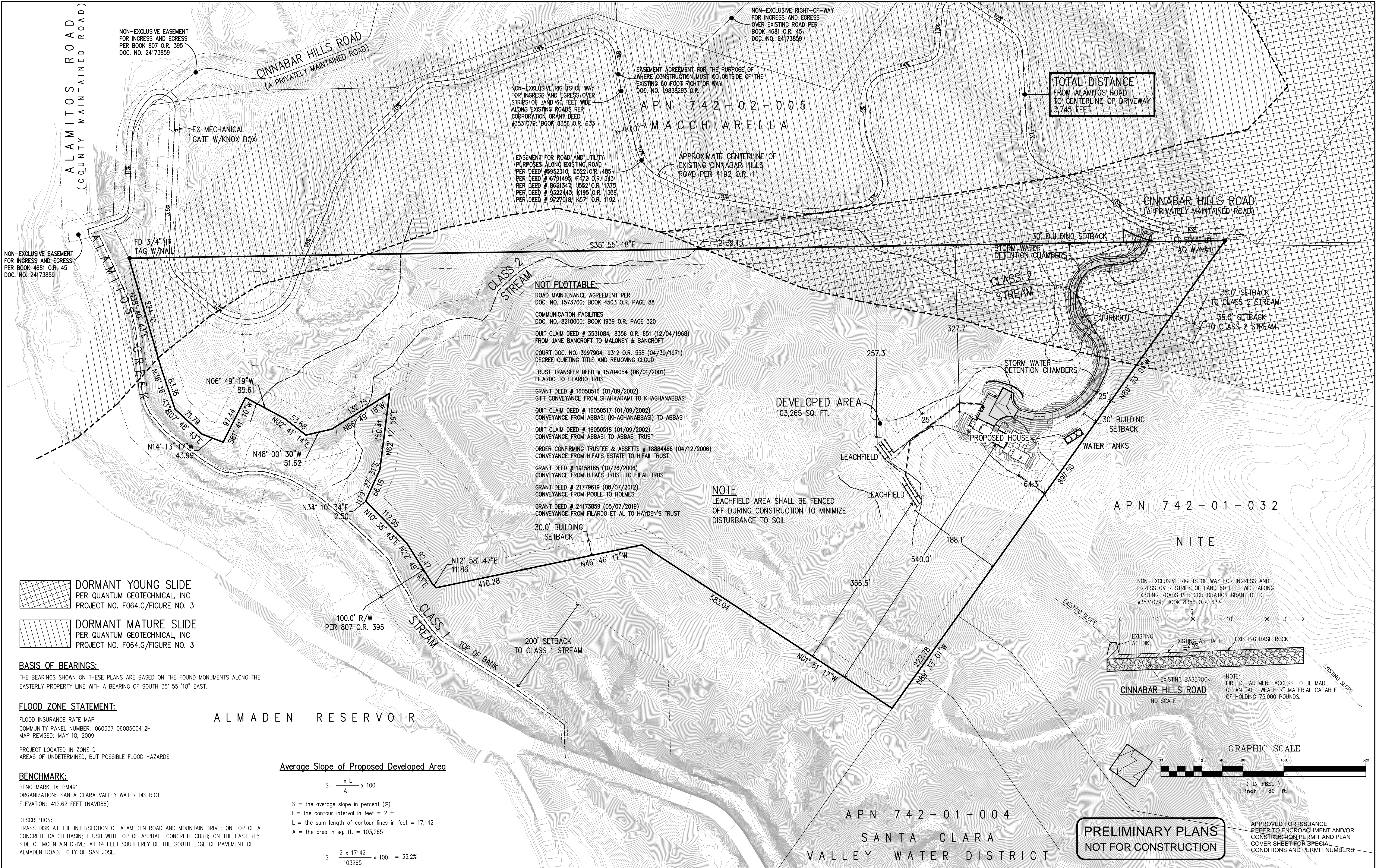
APPLICANT: HAYDEN



ROAD: CINNABAR HILLS ROAD

COUNTY FILE NO.: PLN21-021



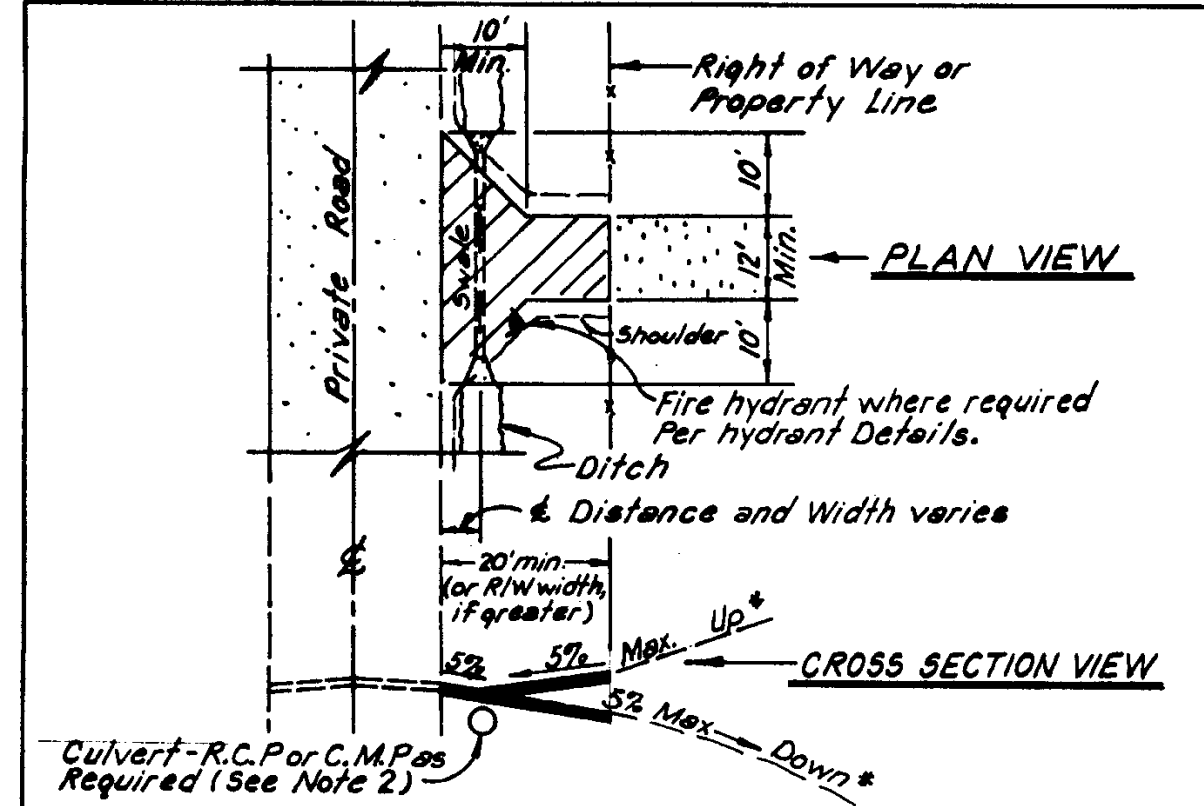
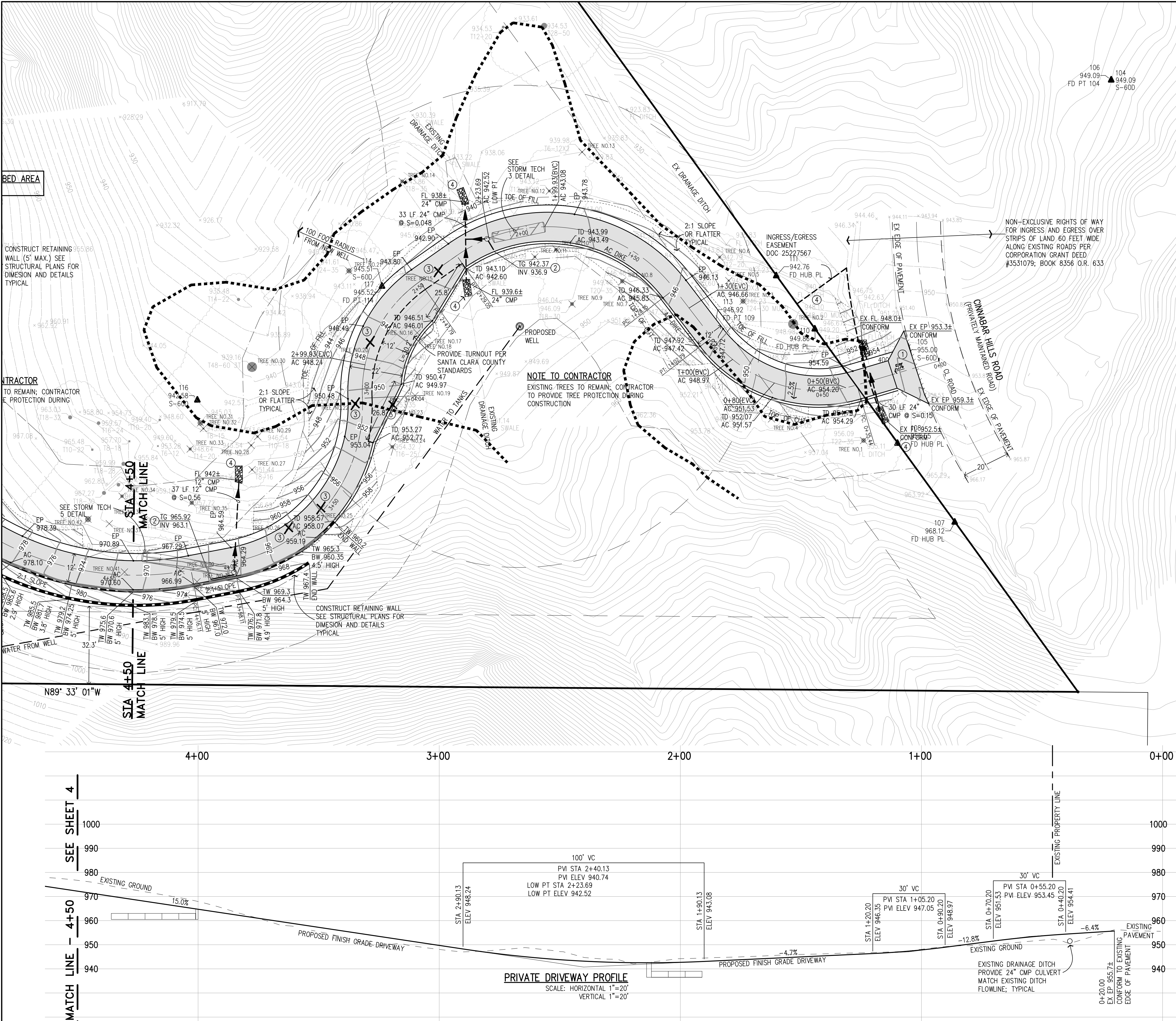
PLAN # \_\_\_\_\_  
SHEET \_\_\_\_\_ OF \_\_\_\_\_



<div> <div> REVISIONS: </div> </div>			<div> <div>  <div> <div> HANNA-BRUNETTI </div> <div> EST. 1910 </div> </div> </div> <div> <div> CIVIL ENGINEERS • LAND SURVEYORS CONSTRUCTION MANAGERS </div> <div> 7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA OFFICE (408) 842-2173 • FAX (408) 842-3662 EMAIL: ENGINEERING @ HANNABRUNETTI.COM </div> </div> </div>			<div> <div> DATE: JUNE 2021 </div> <div> HORIZ. SCALE: 1"=80' </div> <div> VERT. SCALE: NONE </div> <div> DESIGNED BY: AM </div> <div> CHECKED BY: </div> <div> DRAWN BY: TM </div> </div>			<div> <div> date: _____ 21 Hanna - Brunetti </div> <div> Amanda Joy Musy-Verdel </div> <div> R.C.E. # 69278 </div> </div> <div>  </div>			<div> <div> REFERENCES </div> <div> UNINCORPORATED JUNE 2021 </div> </div>			<div> <div> <div> <div> <div> Site Plan </div> </div> <div> Lands of Hayden - Clinnabar Hills Road - apn 742-02-006 </div> </div> <div> SANTA CLARA COUNTY CALIFORNIA </div> </div> </div>			<div> <div> SHEET 2 OF 10 </div> <div> JOB NO. 19039 </div> </div>		
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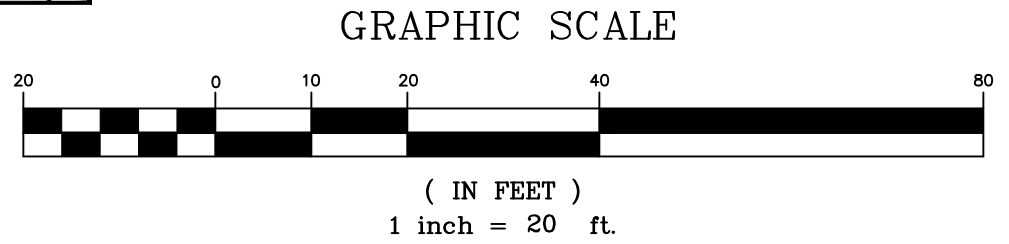
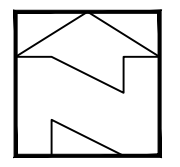
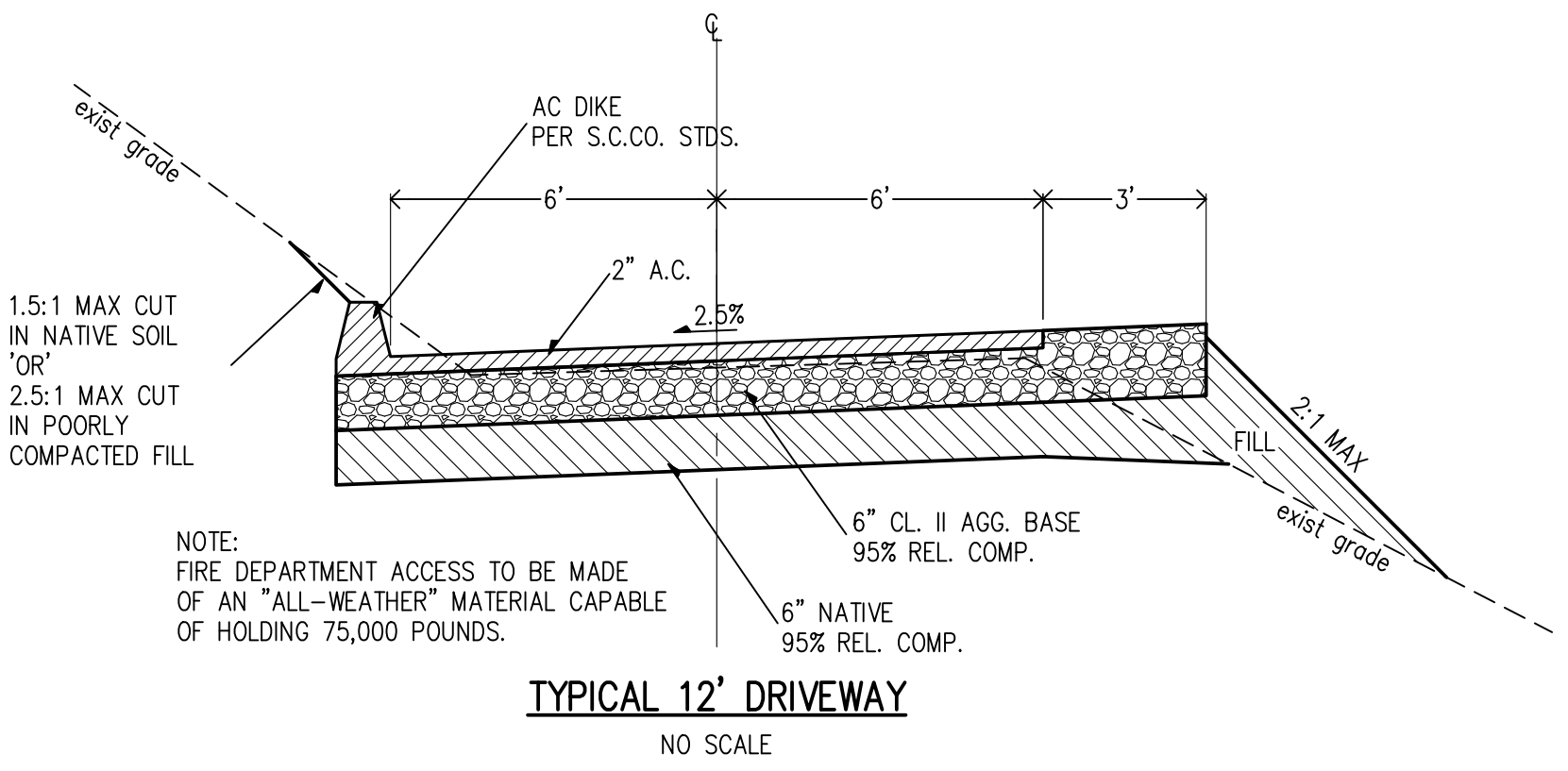
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- NOTES**
- Culvert plus swale shall accommodate maximum flow. Minimum culvert size to be 12" Culvert shall extend 1' beyond each toe of shoulder. Provide headwalls and/or rip-rap as required. C.M.P. to be not less than 14 gauge.
  - Culvert may be omitted where no roadside ditch exists with written approval of County Surveyor.
  - Driveway approach base & paving to be same as or better than ultimate private road base & paving.
  - See Driveway section (this manual) for more information.

Approved: <i>Alan Peterson</i> Director / County Engineer	Date: _____	COUNTY OF SANTA CLARA ENVIRONMENTAL MANAGEMENT / GENERAL SERVICES AGENCY
No. _____	Revision _____	Date _____
DRIVEWAY APPROACH (PRIVATE ROAD)		SD 4

- CONSTRUCTION NOTES:**
- CONSTRUCT DRIVEWAY APPROACH PER COUNTY STANDARD SD/4 CONFORM TO EXISTING EDGE OF PAVEMENT
  - FURNISH & INSTALL 2'x3' CATCH BASIN CHRISTY TYPE "U-SERIES" (U32) WITH TRAFFIC RATED GRATE; OR APPROVED EQUAL
  - EXISTING TREE TO BE REMOVED
  - PROVIDE ROCK RIP-RAP AT BOTH END OF PIPE. 3' WIDE x 6' LONG; 4-6 INCH MIN. DIA. ROCK SIZE 2 COURSES
  - PROVIDE WHARF FIRE HYDRANT PER COUNTY STDS (ELEV 992.0±)



PRELIMINARY PLANS  
NOT FOR CONSTRUCTION

REVISIONS:		
DATE	DESCRIPTION	BY:

**HANNA-BRUNETTI**  
EST. 1993  
CIVIL ENGINEERS • LAND SURVEYORS  
CONSTRUCTION MANAGERS  
7651 EAGLEBERRY STREET • GILROY • 95020 • CALIFORNIA  
OFFICE (408) 842-2173 • FAX (408) 842-3682  
EMAIL: ENGINEERING@HANNABRUNETTI.COM

DATE: JUNE 2021  
HORIZ. SCALE: 1"=20'  
VERT. SCALE: 1"=20'  
DESIGNED BY: AM  
CHECKED BY: \_\_\_\_\_  
DRAWN BY: TM

date: \_\_\_\_\_ 21  
Hanna - Brunetti

Amanda Joy Musy-Verdel  
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER  
AMANDA JOY MUSY-VERDEL  
NO. 69278  
CIVIL  
STATE OF CALIFORNIA

REFERENCES

UNINCORPORATED  
JUNE 2021

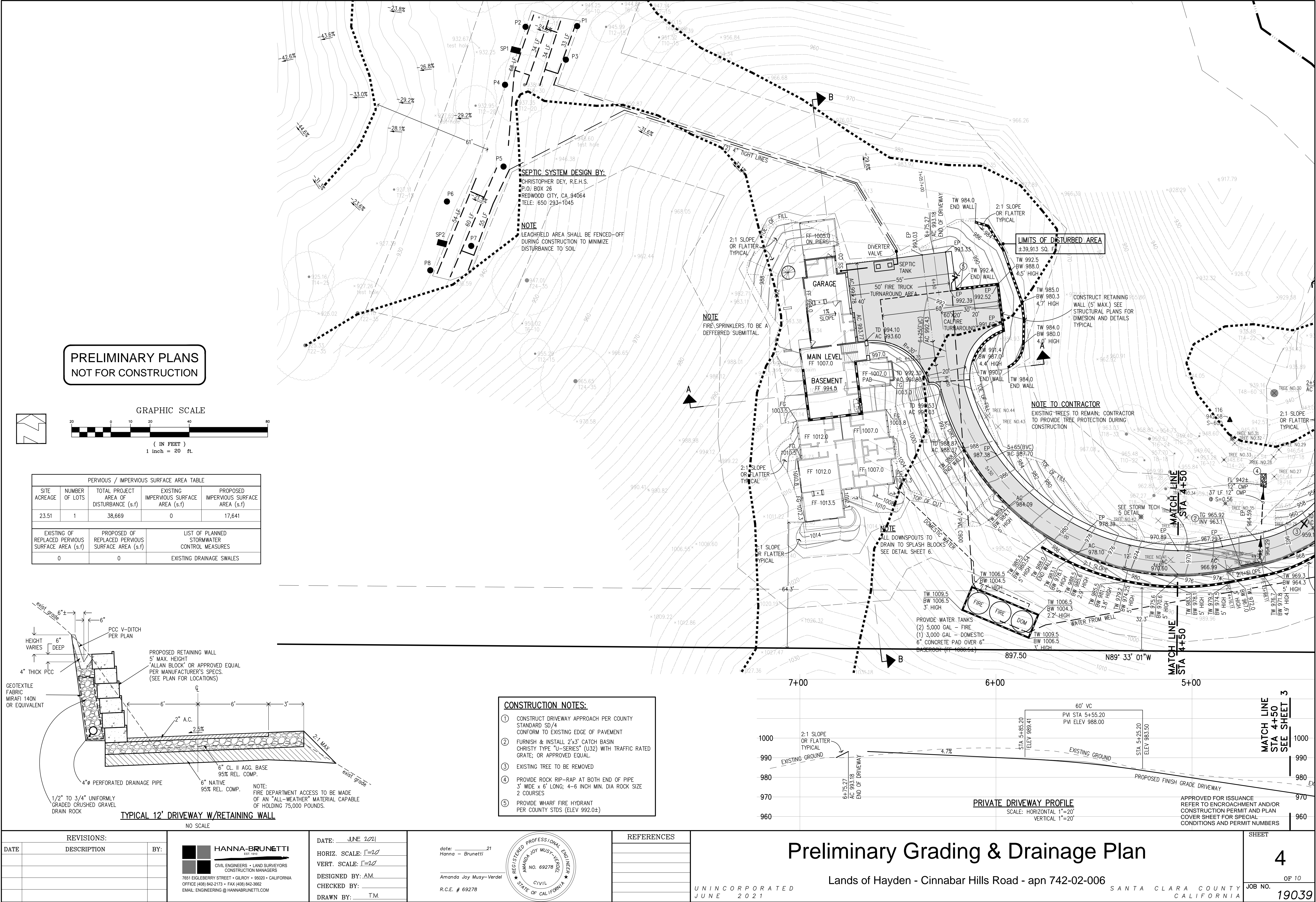
# Preliminary Grading & Drainage Plan

Lands of Hayden - Cinnabar Hills Road - apn 742-02-006

SANTA CLARA COUNTY  
CALIFORNIA



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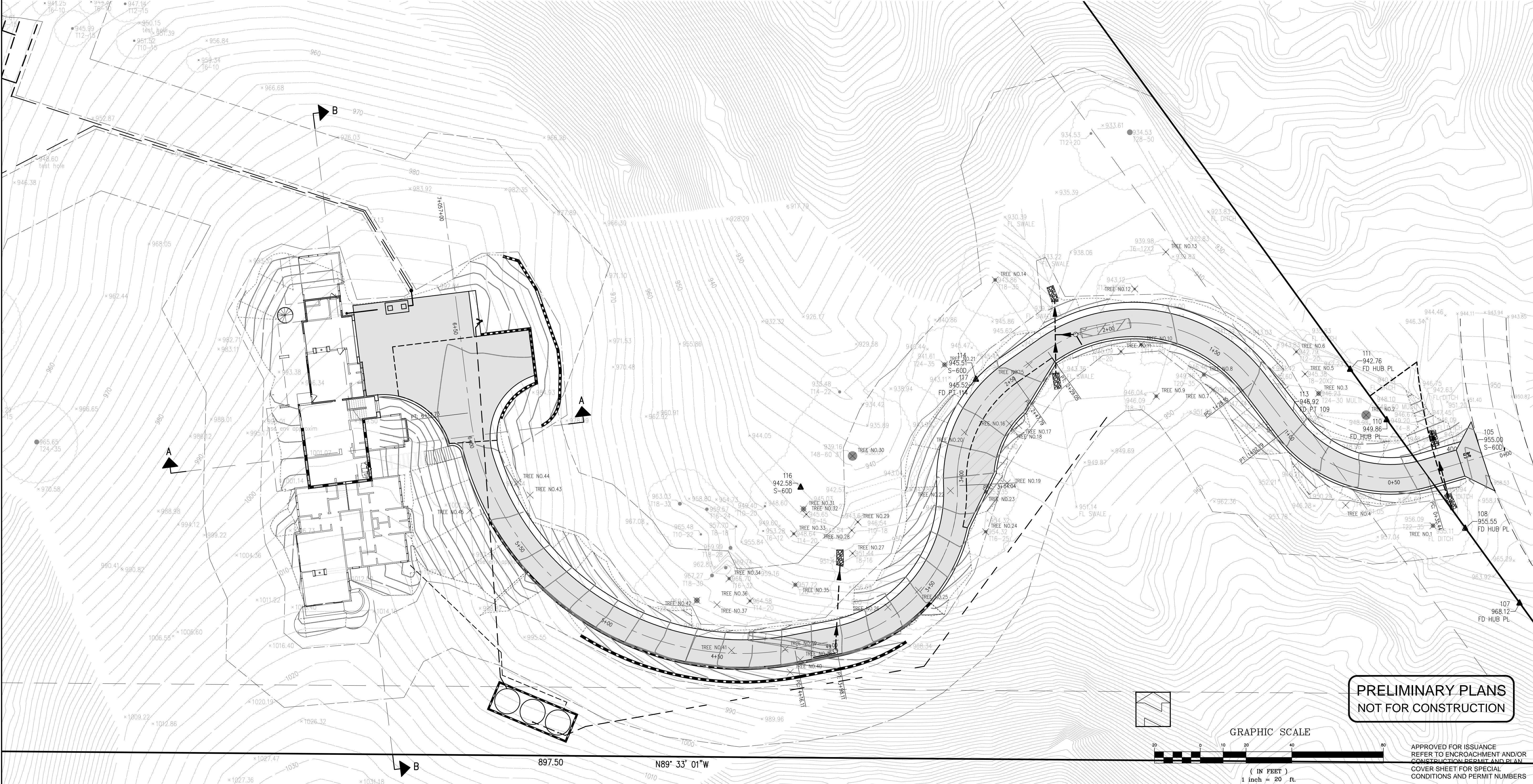
Tree #	Species	DBH	Action
1	Bay Laurel	14" + 16" + 13"	Remain
2	Coast Live Oak	8 x 16"	Protect
3	Bay Laurel	7 x 10"	Protect
4	Big Leaf maple	7"	Protect
5	Coast Live Oak	13" + 12"	Protect
6	Bay Laurel	14"	Protect
7	Coast Live Oak	13" + 19"	Protect
8	Coast Live Oak	18"	Remove
9	Blue Oak	18"	Remain
10	Coast Live Oak	15"	Remove
11	Bay Laurel	15"	Protect
12	Coast Live Oak	13" +16"	Protect

13	Bay Laurel	10"	Remain
14	Coast Live Oak	20"	Remain
15	Blue Oak	15"	Remove
16	Blue Oak	11"	Remove
17	Blue Oak	12"	Remove
18	Blue Oak	12"	Remove
19	Coast Live Oak	18"	Protect
20	Blue Oak	20"	Remove
21	Coast L. Oak	20" + 18"	Protect
22	Coast Live Oak	15"	Remove
23	Bay Laurel	24"	Remove
24	Blue Oak	18"	Protect

25	Black oak	22"	Remove
26	Coast Live Oak	13"	Remove
27	Blue Oak	12"	Protect
28	Bay Laurel	12"	Remain
29	Coast Live Oak	13"	Remain
30	Bay Laurel	24"+14"+10"	Protect
31	Valley oak	22"	Remain
32	Coast Live Oak	12"	Remain
33	Valley oak	14"	Remain
34	Bay Laurel	12"	Remain
35	Bay Laurel	18"	Protect
36	Coast Live Oak	16"	Protect
37	Coast Live Oak	12"	Remain

38	Bay Laurel	12"	Remove
39	Coast Live Oak	12"	Remove
40	Coast Live Oak	13"	Remove
41	Bay Laurel	20"	Remove
42	Bay Laurel	18"	Protect
43	Coast Live Oak	14"	Protect
44	Coast Live Oak	15"	Remove
45	Coast Live Oak	23"	Protect

16 TREES ARE PROPOSED TO BE REMOVED



REVISIONS:		
DATE	DESCRIPTION	BY:

HANNA-BRUNETTI

EST. 1990

CIVIL ENGINEERS • LAND SURVEYORS

CONSTRUCTION MANAGERS

7651 EGGLEBERRY STREET • GILROY • 95020 • CALIFORNIA

OFFICE (408) 842-2173 • FAX (408) 842-3682

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DATE: JUNE 2021
HORIZ. SCALE: 1"=20'
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DRAWN BY: TM

date: \_\_\_\_\_ 21  
Hanna - Brunetti  
  
Amanda Joy Musy-Verdel  
R.C.E. # 69278



REFERENCES

UNINCORPORATED  
JUNE 2021

## Preliminary Tree Removal Plan

Lands of Hayden - Cinnabar Hills Road - apn 742-02-006

SANTA CLARA COUNTY  
CALIFORNIA

SHEET	5
OF 10	
JOB NO.	19039

APPLICANT: HAYDEN

ROAD: CINNABAR HILLS ROAD

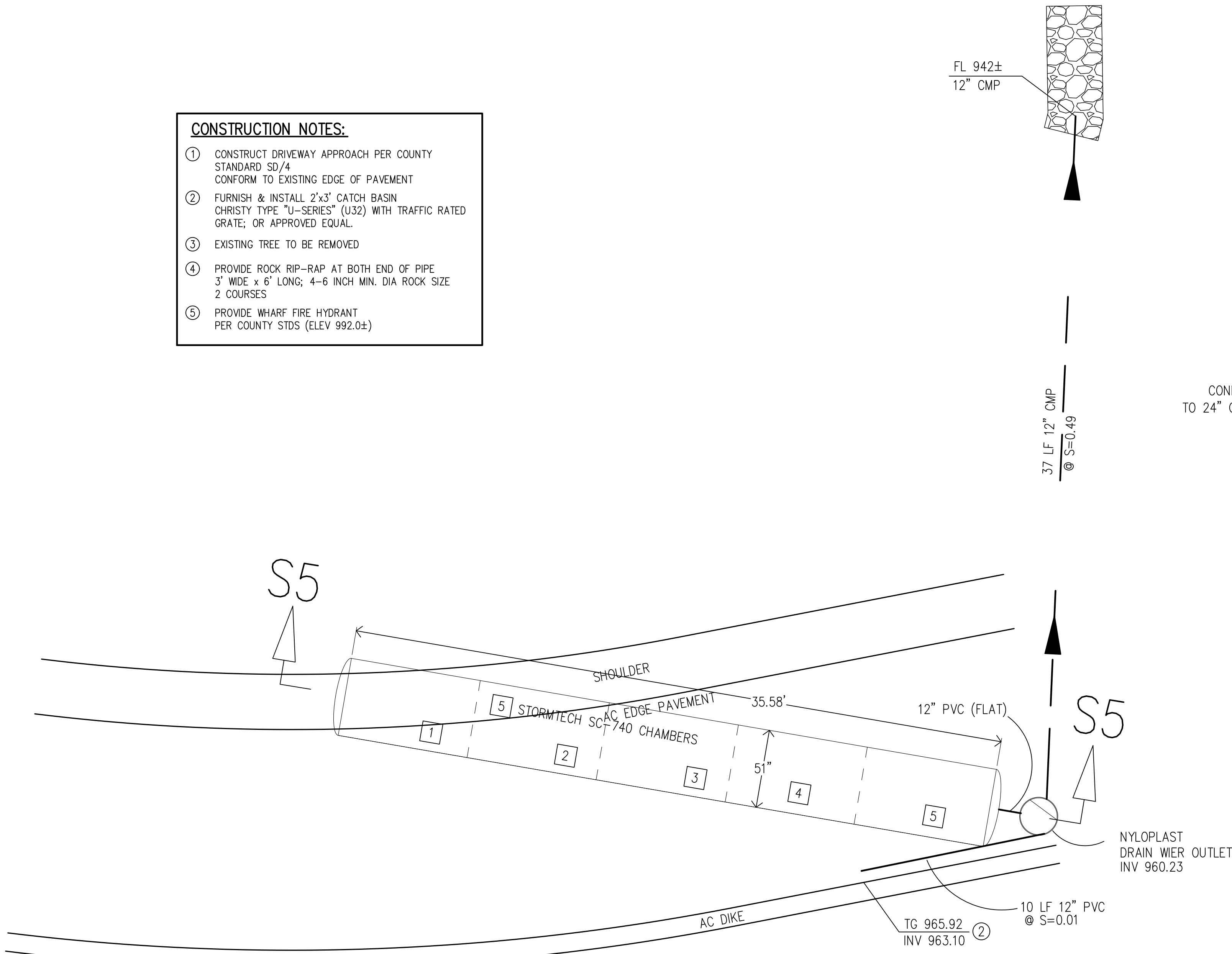
COUNTY FILE NO.: PLN21-021

JOB NO. 19039

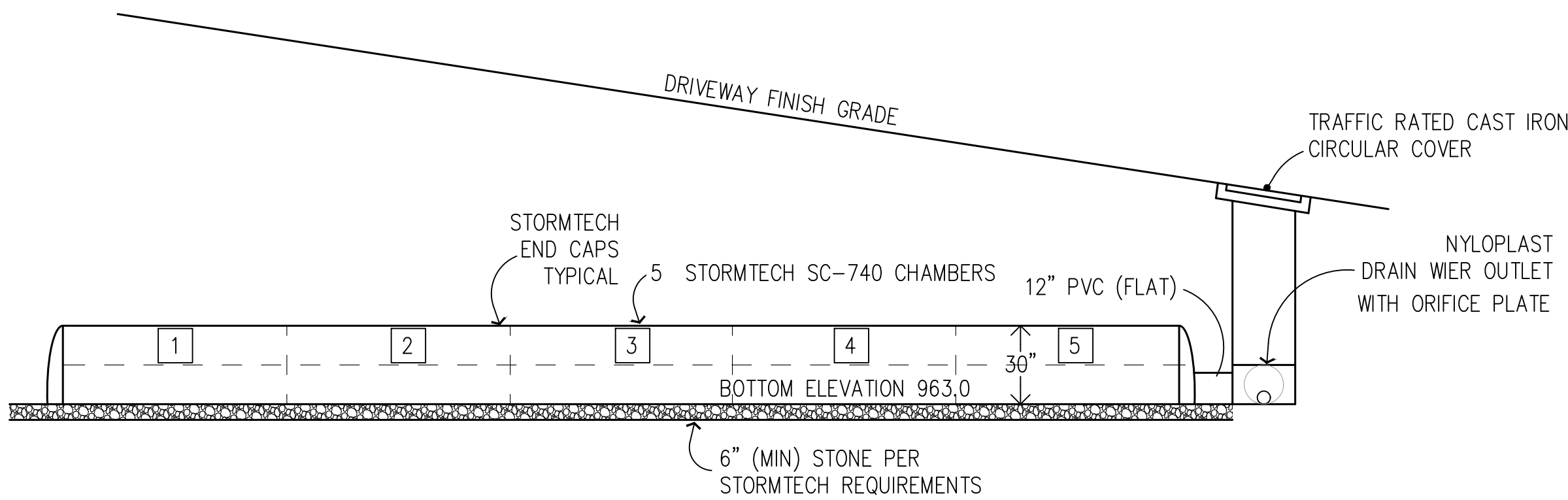


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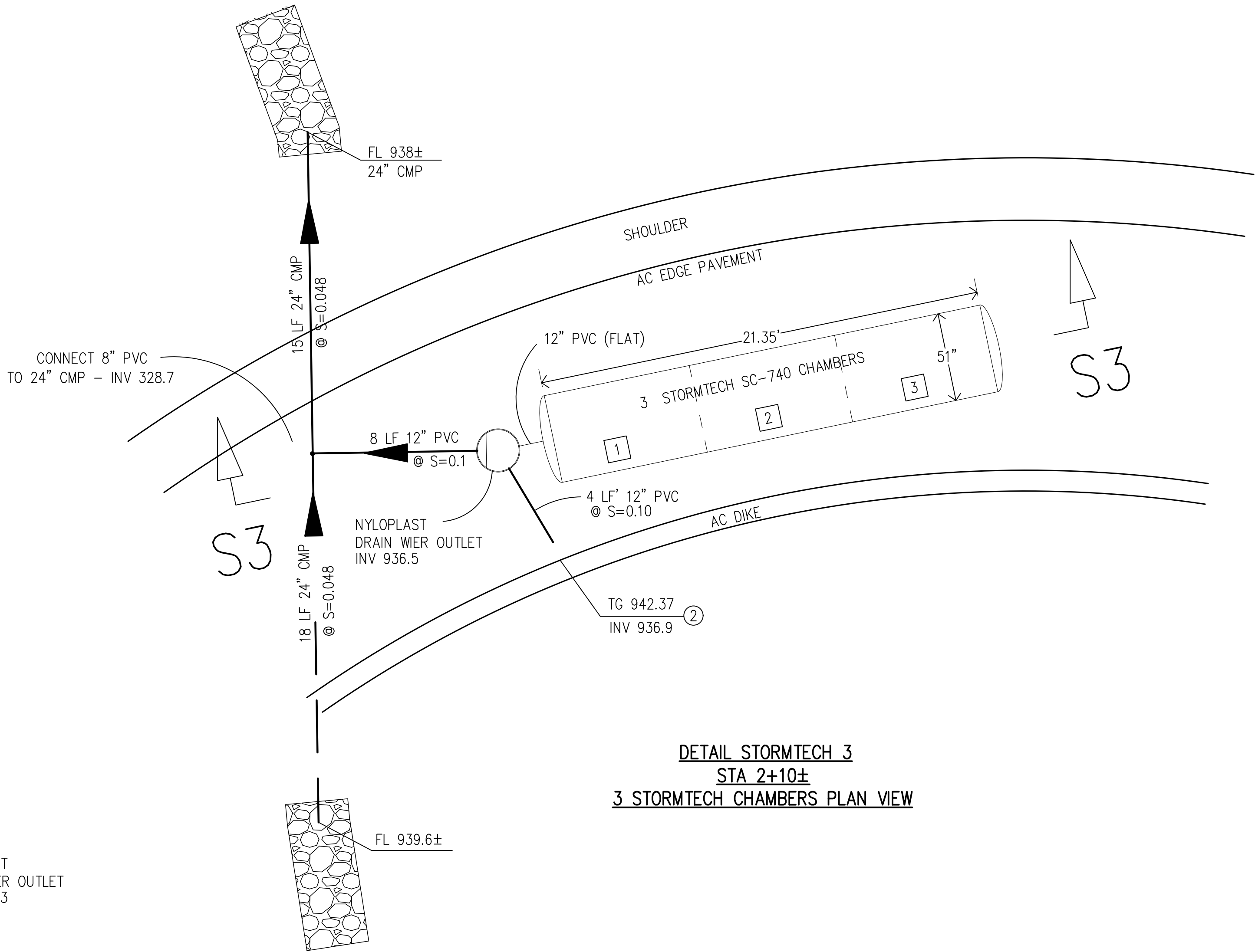
- CONSTRUCTION NOTES:**
- 1 CONSTRUCT DRIVEWAY APPROACH PER COUNTY STANDARD SD/4 CONFORM TO EXISTING EDGE OF PAVEMENT
  - 2 FURNISH & INSTALL 2'x3' CATCH BASIN CHRISTY TYPE "U-SERIES" (U32) WITH TRAFFIC RATED GRATE, OR APPROVED EQUAL
  - 3 EXISTING TREE TO BE REMOVED
  - 4 PROVIDE ROCK RIP-RAP AT BOTH END OF PIPE 3' WIDE x 6' LONG; 4-6 INCH MIN. DIA ROCK SIZE 2 COURSES
  - 5 PROVIDE WHARF FIRE HYDRANT PER COUNTY STDs (ELEV 992.0±)



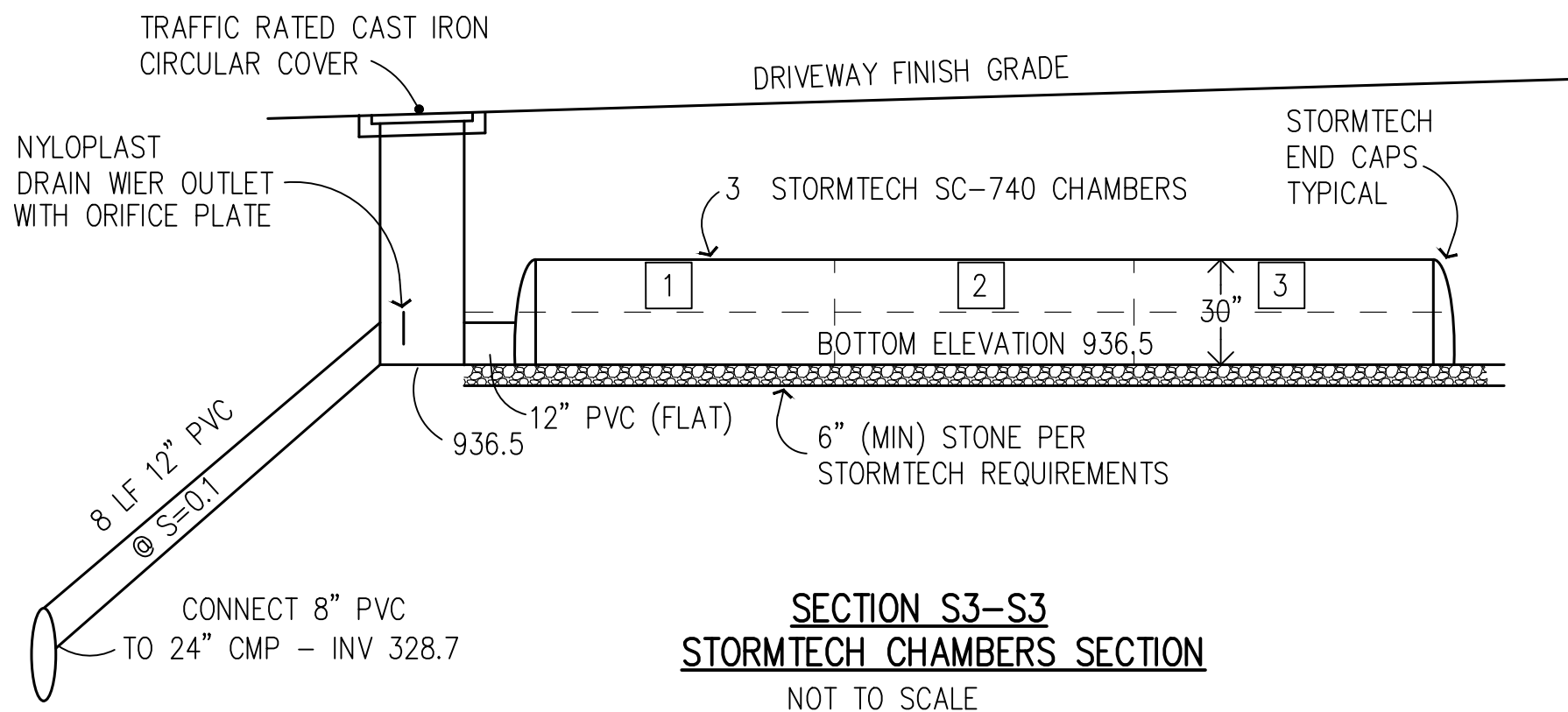
**DETAIL STORMTECH 5**  
**STA 4+35±**  
**5 STORMTECH CHAMBERS PLAN VIEW**



**SECTION S5-S5**  
**STORMTECH CHAMBERS SECTION**  
SCALE: 1"=5'



**DETAIL STORMTECH 3**  
**STA 2+10±**  
**3 STORMTECH CHAMBERS PLAN VIEW**



**SECTION S3-S3**  
**STORMTECH CHAMBERS SECTION**  
NOT TO SCALE

REVISIONS:		
DATE	DESCRIPTION	BY:

HANNA-BRUNETTI

EST. 1990

CIVIL ENGINEERS • LAND SURVEYORS

CONSTRUCTION MANAGERS

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DATE: JUNE 2021
HORIZ. SCALE: AS SHOWN
VERT. SCALE: N/A
DESIGNED BY: AM
CHECKED BY: _____
DRAWN BY: TM

date: \_\_\_\_\_ 21  
Hanna - Brunetti

Amanda Joy Musy-Verdel  
R.C.E. # 69278



REFERENCES

UN INCORPORATED  
JUNE 2021

# Storm Chamber Details

Lands of Hayden - Cinnabar Hills Road - apn 742-02-006

SANTA CLARA COUNTY  
CALIFORNIA

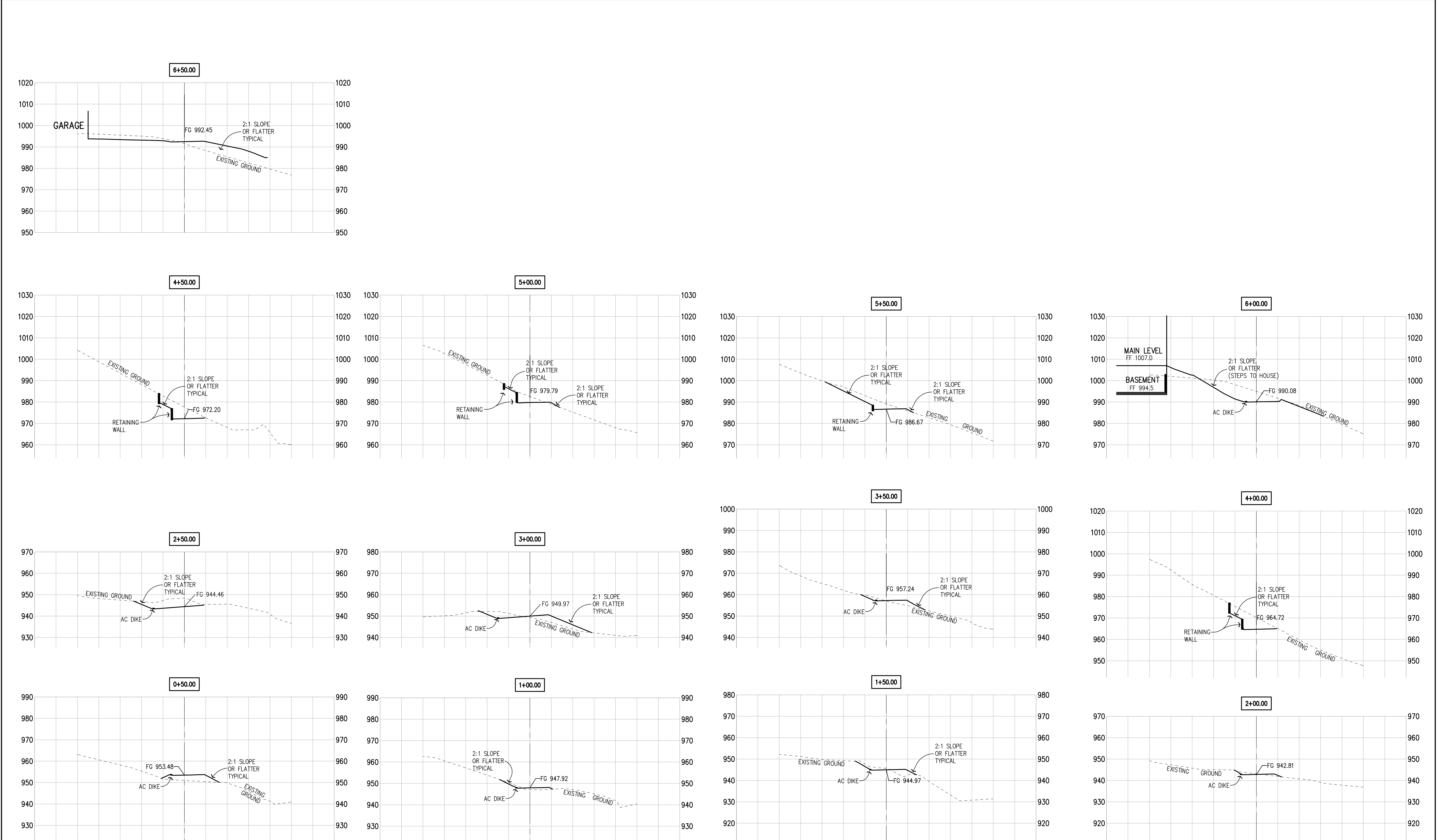
APPROVED FOR ISSUANCE  
REFER TO ENCROACHMENT AND/OR  
CONSTRUCTION PERMIT AND PLAN  
COVER SHEET FOR SPECIAL  
CONDITIONS AND PERMIT NUMBERS

SHEET	6
OF 10	
JOB NO.	19039

1. THE LOCATION OF THE BUILDING PAD(S) AND/OR FOUNDATIONS ARE TO BE ESTABLISHED BY A PERSON AUTHORIZED TO PRACTICE LAND SURVEYING. A LETTER SIGNED AND SEALED BY THAT AUTHORIZED PERSON, STATING THAT HE/SHE HAS LOCATED THE BUILDING CORNERS, AND THEIR LOCATIONS CONFORM TO COUNTY BUILDING SETBACK REQUIREMENTS PER THE APPROVED BUILDING PLANS IS REQUIRED TO BE SUBMITTED TO THE COUNTY ENGINEER.
2. "THIS PLAN AUTHORIZES THE REMOVAL OF ONLY THOSE TREES WITH TRUNK DIAMETERS GREATER THAN 12 INCHES MEASURED 4.5 FEET ABOVE GROUND WHICH ARE SHOWN TO BE REMOVED. ANY OTHER SUCH TREES ARE NOT TO BE REMOVED UNLESS AN AMENDED PLAN IS APPROVED OR A SEPARATE TREE REMOVAL PERMIT IS OBTAINED FROM THE PLANNING OFFICE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT REMOVAL OF ADDITIONAL TREES HAS BEEN PERMITTED."
3. NO TREES ARE TO BE REMOVED
4. PRIOR TO GRADING COMPLETION AND RELEASE OF BOND, ALL GRADED AREAS SHALL BE RESEED IN CONFORMANCE WITH THE COUNTY GRADING ORDINANCE TO MINIMIZE THE VISUAL IMPACTS OF THE GRADED SLOPES AND REDUCE THE POTENTIAL FOR EROSION ON THE SUBJECT SITE.
5. BOTH DRAINFIELDS MUST BE STAKED AND STRUNG PRIOR TO APPROVAL OF THE SEPTIC DESIGN TO VERIFY THAT THE PROPOSED SEPTIC DESIGN WILL ACTUALLY FIT INTO THE PROPOSED LEACHFIELD AREA, AND CONFORM TO ALL REQUIRED SETBACKS.
6. IF ARCHAEOLOGICAL RESOURCES OR HUMAN REMAINS ARE DISCOVERED DURING CONSTRUCTION, WORK SHALL BE HALTED WITHIN 50 METERS (150 FEET) OF THE FIND UNTIL IT CAN BE EVALUATED BY A QUALIFIED ARCHAEOLOGIST. IF THE FIND IS DETERMINED TO BE SIGNIFICANT, APPROPRIATE MITIGATION MEASURES SHALL BE FORMULATED AND IMPLEMENTED.
7. NOTIFY SOILS ENGINEER TWO (2) DAYS PRIOR TO COMMENCEMENT OF ANY GRADING WORK TO COORDINATE THE WORK IN THE FIELD.
8. ALL MATERIALS FOR FILL SHOULD BE APPROVED BY THE SOILS ENGINEER BEFORE IT IS BROUGHT TO THE SITE.
9. IN THE EVENT THAT ARCHEOLOGICAL FEATURES SHOULD BE DISCOVERED AT ANY TIME DURING THE GRADING, SCRAPING OR EXCAVATION, ALL WORK SHOULD BE HALTED IN THE VICINITY OF THE FIND AND AN ARCHAEOLOGIST SHOULD BE CONTACTED IMMEDIATELY TO EVALUATE THE DISCOVERED MATERIAL TO ASSESS ITS AREAL EXTENT, CONDITION, AND SCIENTIFIC SIGNIFICANCE. IF THE DISCOVERED MATERIAL IS DEEMED POTENTIALLY SIGNIFICANT, A QUALIFIED ARCHAEOLOGIST SHOULD MONITOR ANY SUBSEQUENT ACTIVITY IN THE PROXIMITY.
10. 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 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.
11. THESE PLANS ARE FOR THE WORK DESCRIBED IN THE SCOPE OF WORK ONLY. A SEPARATE PERMIT WILL BE REQUIRED FOR THE SEPTIC LINE CONSTRUCTION.
12. UPPER 6" OF THE SUBGRADE SOIL SHALL BE SCARIFIED, MOISTURE CONDITIONED AND COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 95%.
13. ALL AGGREGATE BASE MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION.
14. ROADWAYS DESIGNATED AS NOT COUNTY MAINTAINED ROADS AS SHOWN ON THIS PLAN WILL NOT BE ELIGIBLE FOR COUNTY MAINTENANCE UNTIL THE ROADWAYS ARE IMPROVED (AT NO COST TO THE COUNTY) TO PUBLIC MAINTENANCE ROAD STANDARDS APPROVED BY THE BOARD OF SUPERVISORS AND IN EFFECT AT SUCH TIME THAT THE ROADWAYS ARE CONSIDERED FOR ACCEPTANCE INTO THE COUNTY'S ROAD SYSTEM.
15. AN APPROVED RESIDENTIAL FIRE SPRINKLER SYSTEM COMPLYING WITH FIRE MARSHAL STANDARD CFMO-SP6 IS REQUIRED TO BE INSTALLED THROUGHOUT THE STRUCTURE.
16. ALL NEW ON-SITE UTILITIES, MAINS AND SERVICES SHALL BE PLACED UNDERGROUND AND EXTENDED TO SERVE THE PROPOSED RESIDENCE.
17. A CONSTRUCTION OBSERVATION LETTER FROM THE RESPONSIBLE GEOTECHNICAL ENGINEER AND CERTIFIED ENGINEERING GEOLOGIST DETAILING CONSTRUCTION OBSERVATIONS AND CERTIFYING THAT THE WORK WAS DONE IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL AND GEOLOGICAL REPORTS SHALL BE SUBMITTED PRIOR TO GRADING COMPLETION AND RELEASE OF BOND.
18. ALL ROOF RUNOFF SHALL BE DIRECTED TO LANDSCAPED OR NATURAL AREAS AWAY FROM BUILDING FOUNDATIONS, TO ALLOW FOR STORM WATER INFILTRATION INTO THE SOIL AND SHEET FLOW.

## 190.7

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



PRELIMINARY PLANS  
NOT FOR CONSTRUCTION

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

REVISIONS:		
DATE	DESCRIPTION	BY:

HANNA-BRUNETTI

EST. 1990

CIVIL ENGINEERS • LAND SURVEYORS

CONSTRUCTION MANAGERS

7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA

OFFICE (408) 842-2173 • FAX (408) 842-3662

EMAIL: ENGINEERING@HANNABRUNETTI.COM

DATE: JUNE 2021  
HORIZ. SCALE: 1"=20'  
VERT. SCALE: NONE  
DESIGNED BY: AM  
CHECKED BY: \_\_\_\_\_  
DRAWN BY: TM

date: \_\_\_\_\_ 20  
Hanna - Brunetti

Amanda Joy Musy-Verdel  
R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER

AMANDA JOY MUSY-VERDEL

NO. 69278

CIVIL

STATE OF CALIFORNIA

REFERENCES

UNINCORPORATED  
JUNE 2021

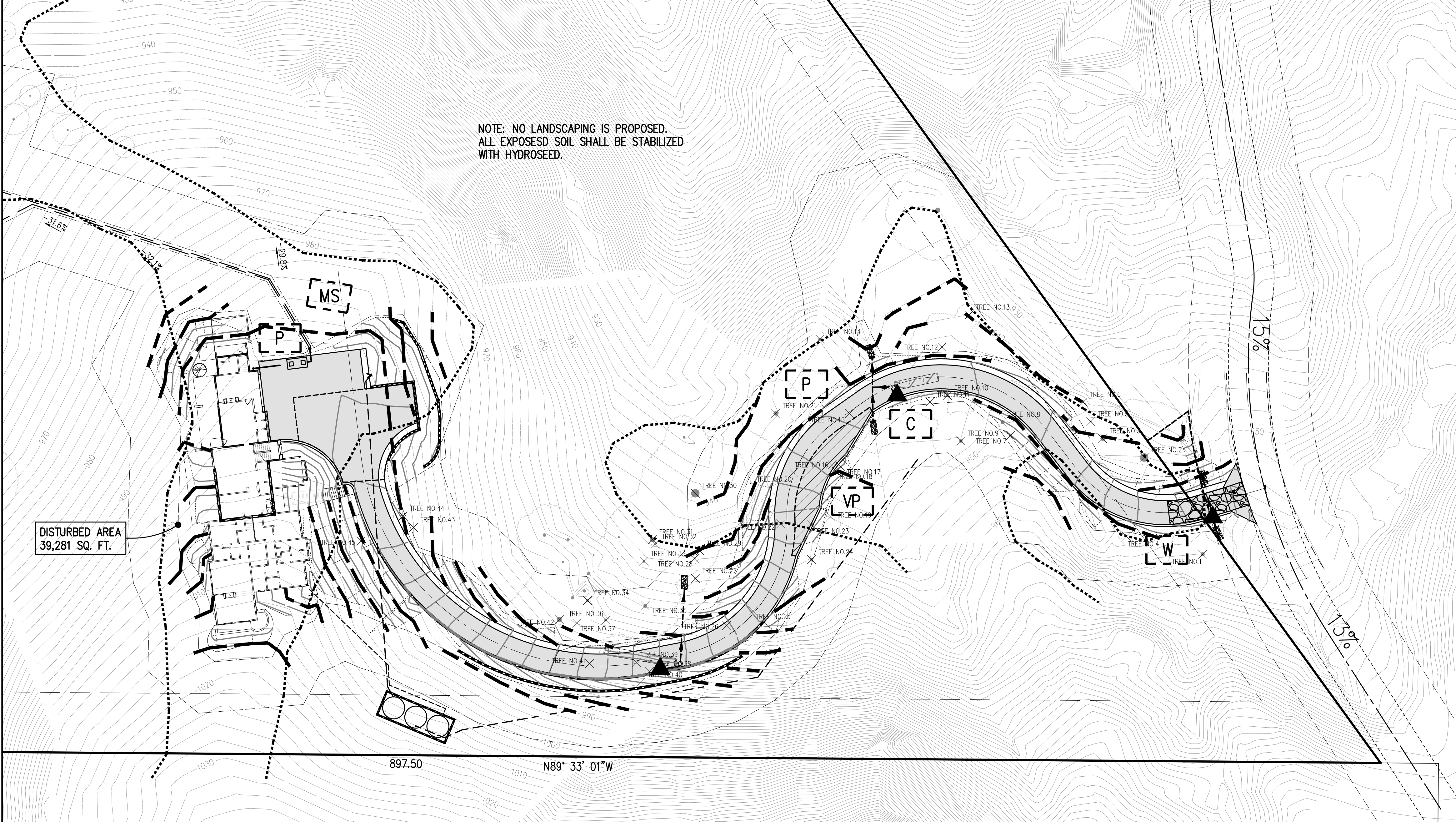
Driveway Sections

Lands of Hayden - Cinnabar Hills Road - apn 742-02-006

SANTA CLARA COUNTY  
CALIFORNIA



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EROSION CONTROL NOTES

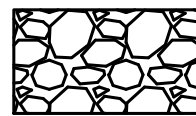
1. EROSION CONTROL MEASURES SHALL BE EFFECTIVE FOR CONSTRUCTION DURING THE RAINY SEASON; OCTOBER 15 THROUGH APRIL 15.
2. NO STORM WATER RUNOFF SHALL BE ALLOWED TO DRAIN INTO THE EXISTING AND/OR PROPOSED UNDERGROUND STORM SYSTEM UNTIL SUITABLE EROSION CONTROL MEASURES ARE FULLY IMPLEMENTED. NO STORM WATER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

HYDROSEED TABLE

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

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

LEGEND



PROVIDE CONSTRUCTION ENTRANCE/EXIT  
PER DETAIL TC-1



PROVIDE FIBER ROLL SLOPE PROTECTION  
PER DETAIL SE-5



PROVIDE STORM DRAIN INLET PROTECTION  
PER DETAIL SE-10

P

PORT-O-LET WITH SECONDARY CONTAINMENT

W

WATER TO WASHDOWN VEHICLES LEAVING SITE

C

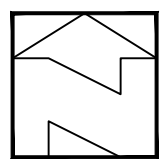
CONCRETE WASHDOWN AREA

VP

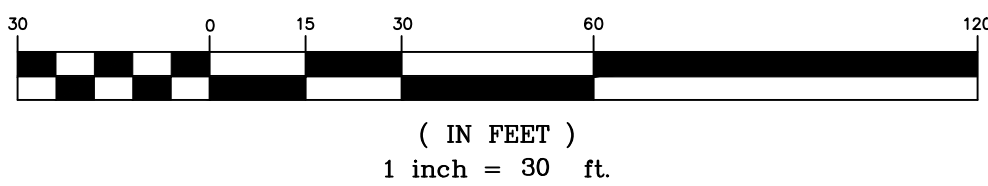
VEHICLE PARKING AREA

MS

MATERIAL STORAGE AREA



GRAPHIC SCALE



REVISIONS:		
DATE	DESCRIPTION	BY:



DATE: JUNE 2021
HORIZ. SCALE: 1"=30'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: _____
DRAWN BY: TM

date: \_\_\_\_\_20  
Hanna - Brunetti  
  
Amanda Joy Musy-Verdel  
R.C.E. # 69278



REFERENCES


UNINCORPORATED  
JUNE 2021

Erosion Control Plan

Lands of Hayden - Cinnabar Hills Road - apn 742-02-006

SANTA CLARA COUNTY  
CALIFORNIA

PRELIMINARY PLANS  
NOT FOR CONSTRUCTION

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

SHEET

9

OF 10

JOB NO.

19039

APPLICANT: HAYDEN

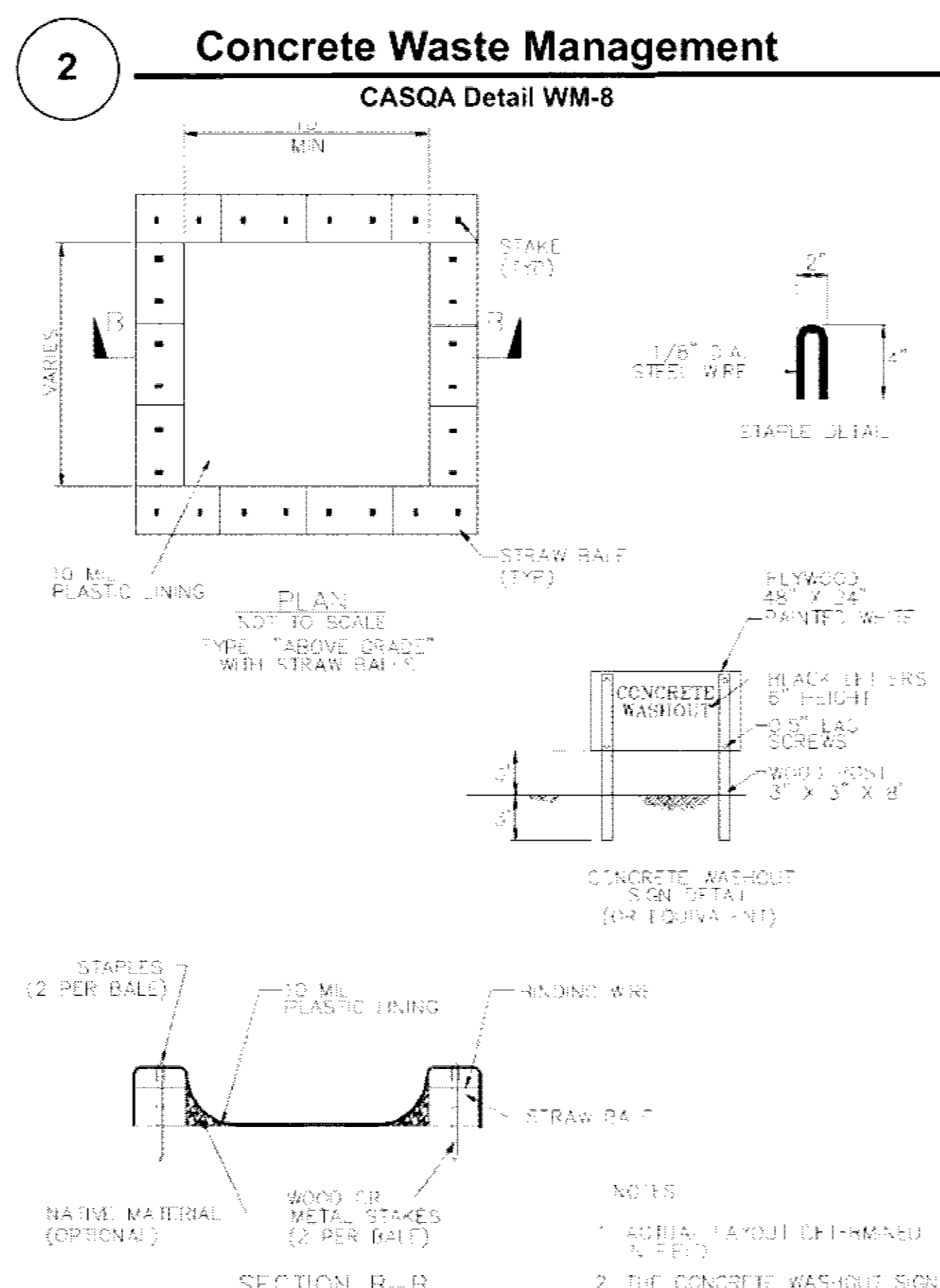
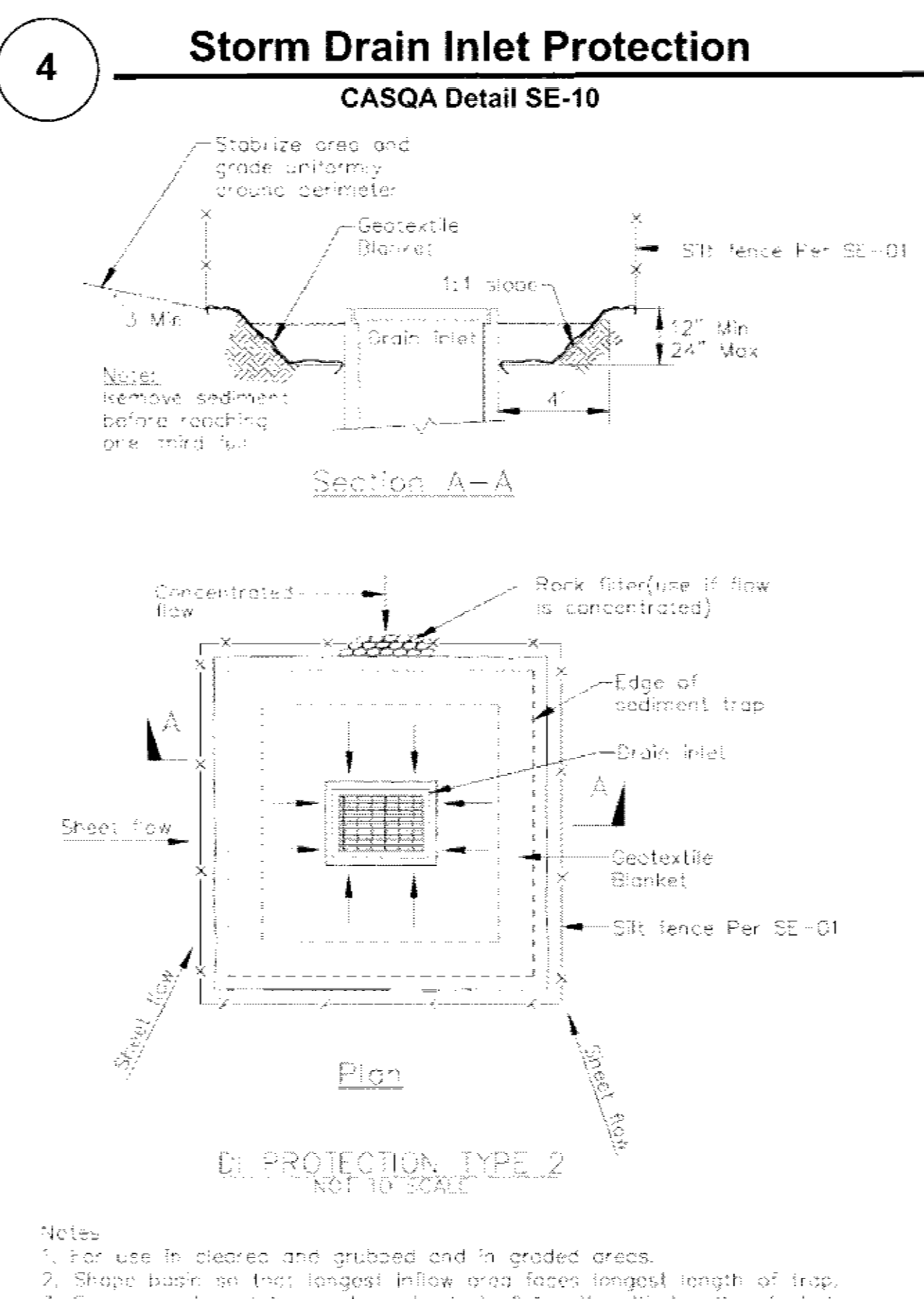
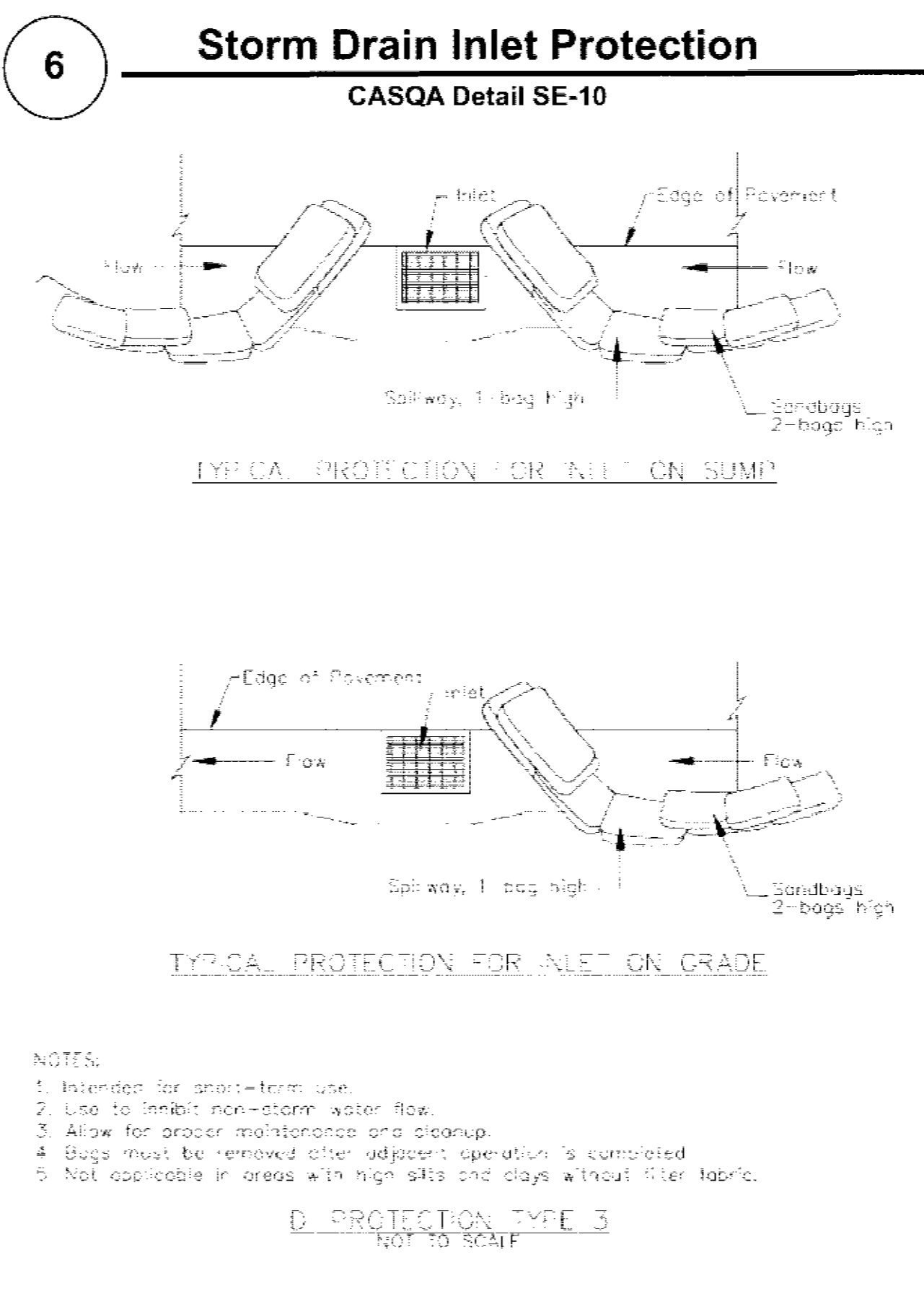
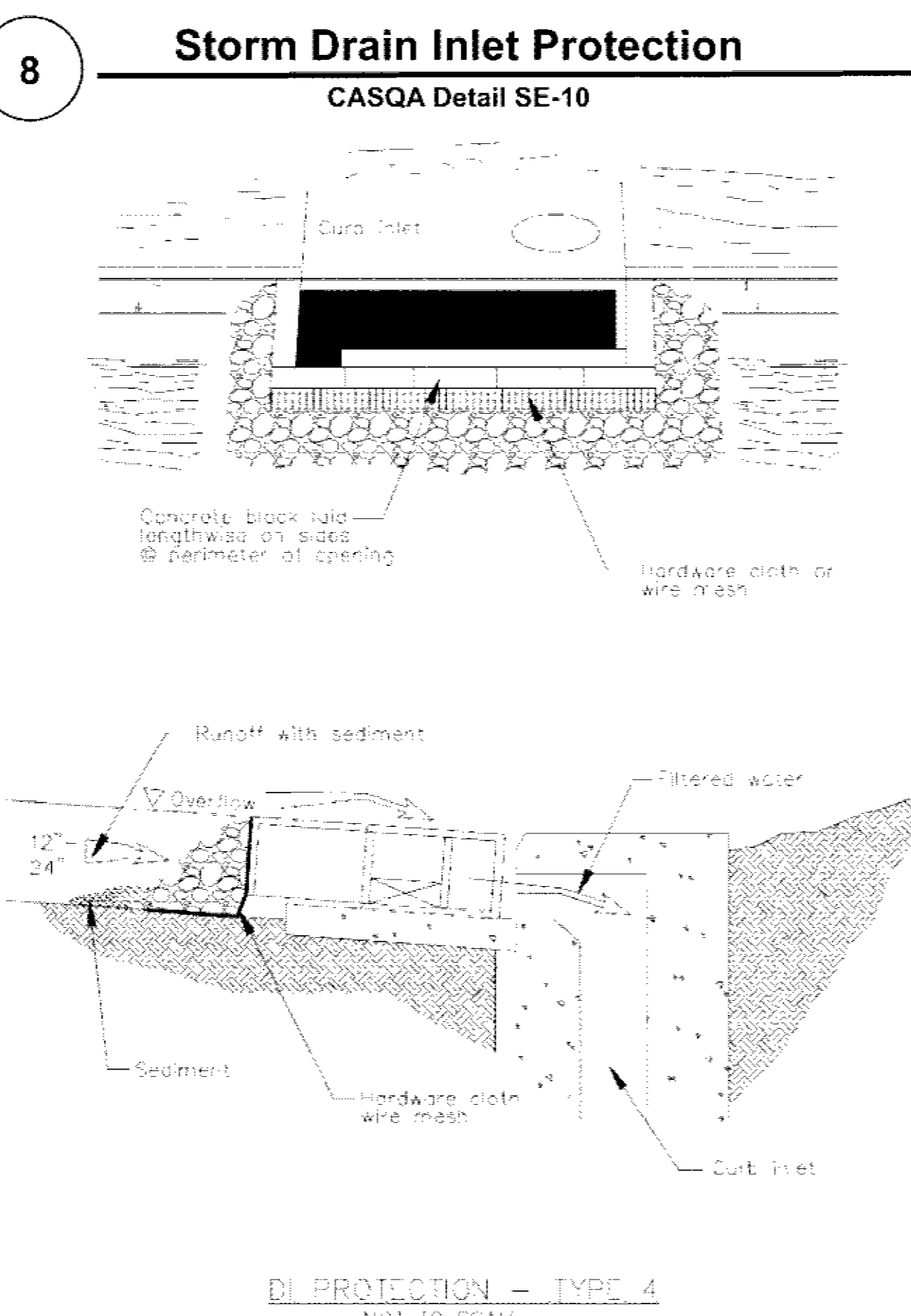
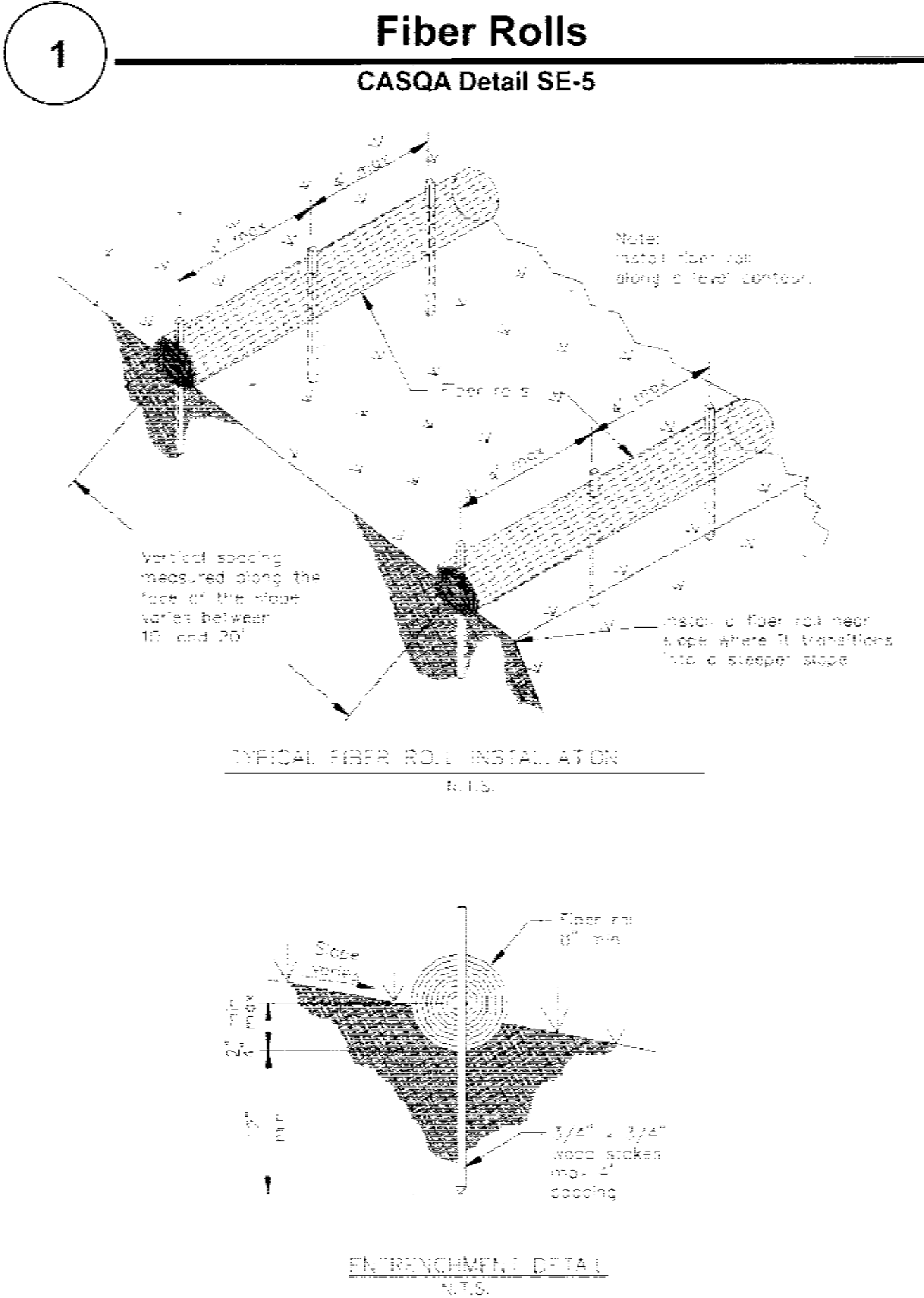
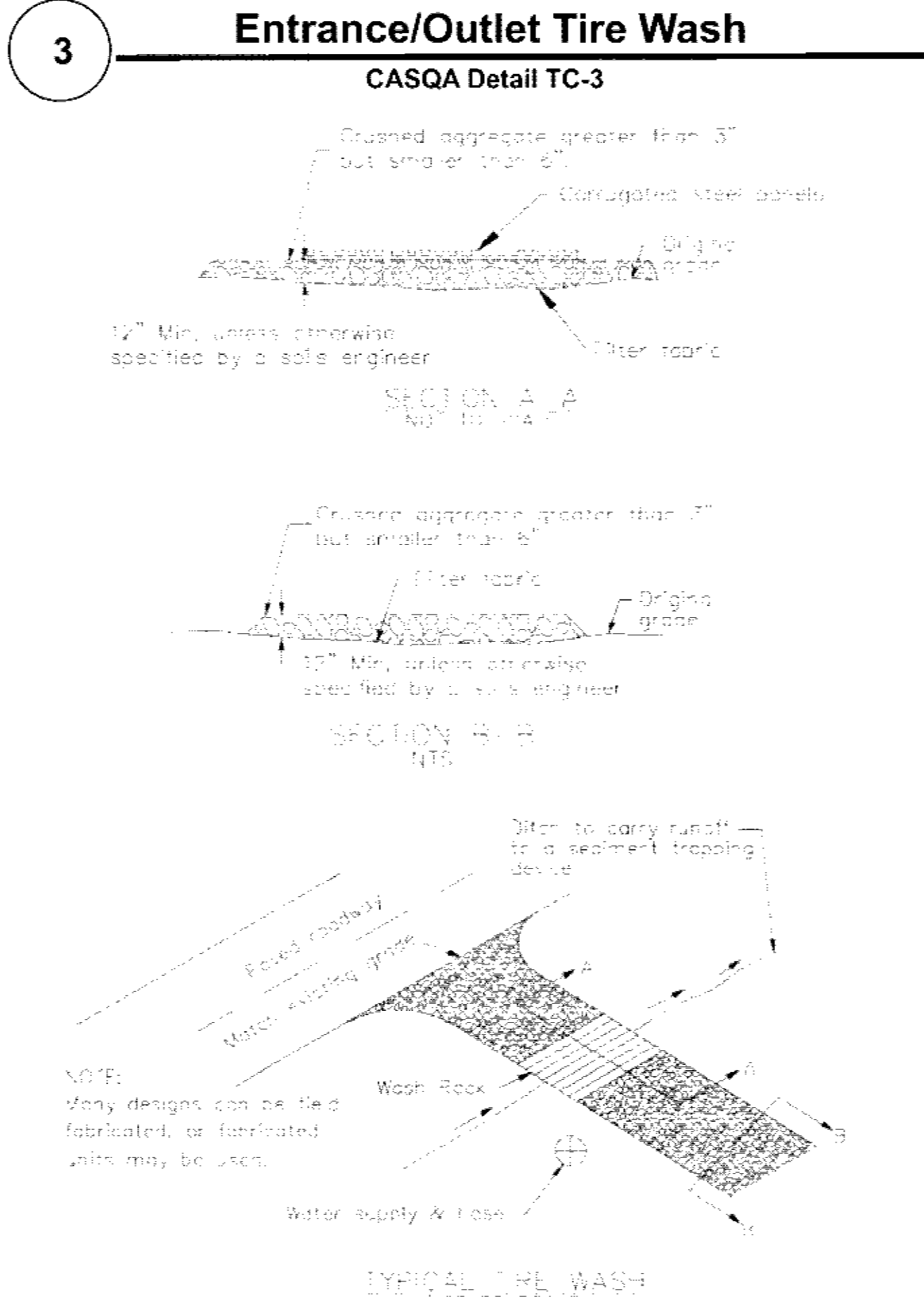
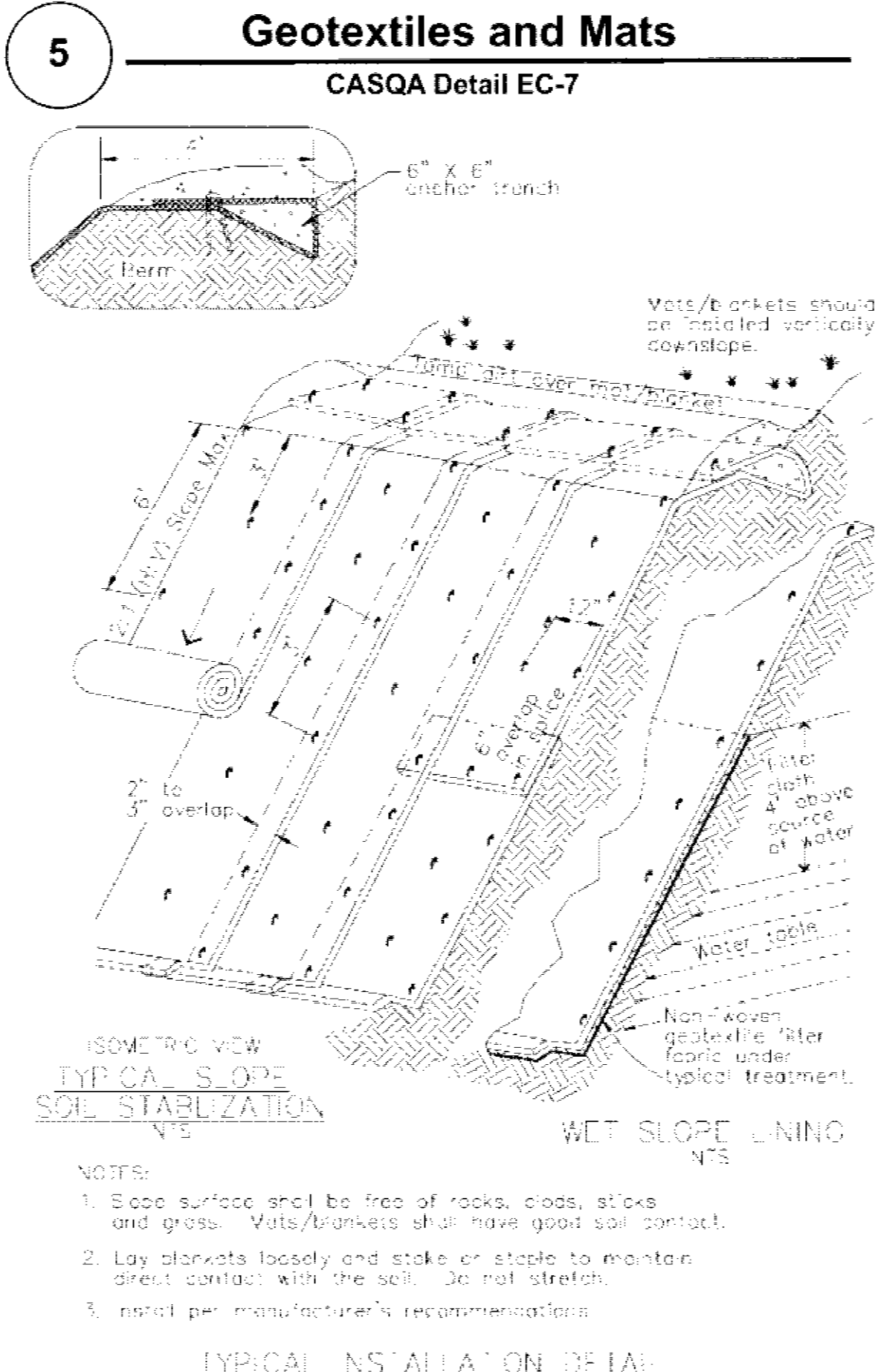
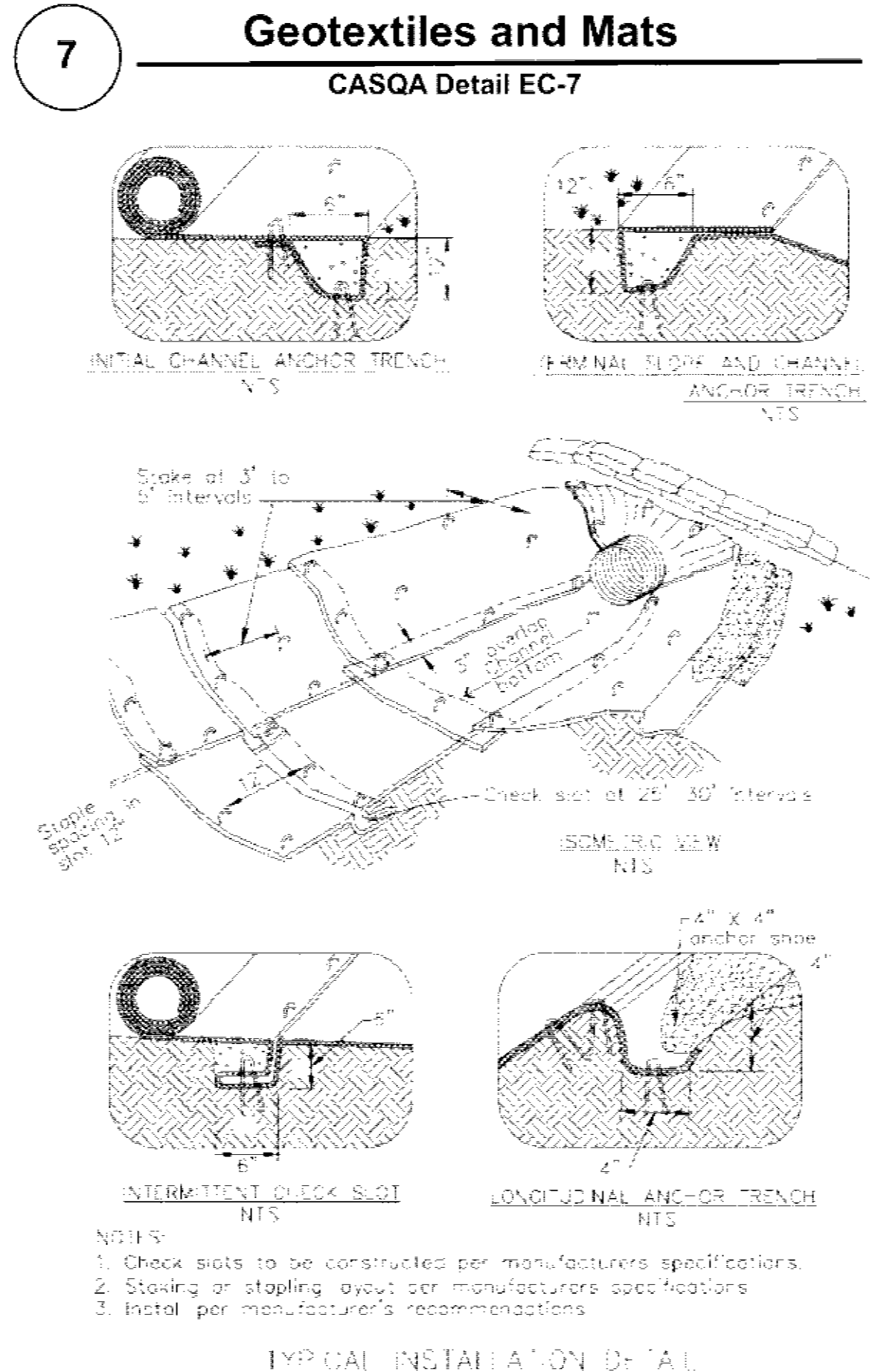
ROAD: CINNABAR HILLS ROAD

COUNTY FILE NO.: PLN21-021

JOB NO. 19039







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

**Project Information**

**IMPROVEMENT PLANS**

FOR THE  
HOME GRADING AND DRAINAGE  
ON THE LANDS OF HAYDEN  
CINNABAR HILLS ROAD, SAN JOSE  
A PORTION OF SAN VICENTE RANCHO  
PER DOCUMENT NO. 24173859  
SANTA CLARA COUNTY, CALIFORNIA  
A.P.N.: 742-02-006



## W.U.I. NOTES

W.U.I. Fire Resistive Construction Requirements for Residential Projects Based on the 2016 CRC & 2016 CBC.

**Roofing Assemblies**  
Roofing assemblies shall be designed to prevent the intrusion of flames and embers between the roof covering and the roof decking.  
Roof valley flashing shall be made of not less than 26-gage galvanized sheet metal installed over a minimum 36" wide underlayment of one layer of 72# cap sheet running the full length of the valley.  
Roof gutters shall be designed to prevent the accumulation of leaves and debris in the

**Attic Ventilation**  
Roof and attic vents shall be designed to resist the intrusion of flames and embers into the attic of a structure, and shall be protected with corrosion-resistant, noncombustible wire mesh with mesh opening of 1/16" minimum and 1/8" maximum.  
Eave and cornice vents shall be designed to resist the intrusion of flames and burning embers into the attic of a structure, and shall be approved by the State Fire Marshal. Eave vents located 12 feet above grade shall be protected with noncombustible wire mesh with mesh opening of 1/16" minimum and 1/8" maximum.  
Eave protection - Eaves and soffits shall be protected by ignition-resistant materials or noncombustible construction on the exposed underside.

**Exterior Walls**  
Exterior walls shall be designed using ignition-resistant materials, noncombustible construction, heavy timber, log wall construction, or equivalent, or installed with one layer of 5/8" Type X gypsum bd. on the exposed side of the framing under any type of wall covering or, have the exposed side covered by the exterior portion of a one-hour fire resistive exterior wall assembly as found in the Gypsum Association Fire Resistance Design Manual.

Open roof eaves, enclosed roof eaves and roof eave soffits, the exposed underside of exterior porch ceilings and floor projections shall comply with one of the following:  
covered with noncombustible or ignition resistant materials or one layer of 5/8" Type X gypsum board sheathing applied behind an exterior covering on the underside of the floor projection, or have the exposed side covered by the exterior portion of a one-hour resistive exterior wall assembly as found in the Gypsum Association Fire Resistance Design Manual.

Exterior wall coverings shall extend from the top of the foundation to the roof, and terminate at 2" nominal solid wood blocking between the rafters at all roof overhangs, or terminate at an eave enclosure.

Exterior wall vents shall be designed to resist the intrusion of flame and embers into the structure, or shall be protected with a corrosion-resistant, noncombustible wire mesh with mesh openings of 1/16" minimum and 1/8" maximum.

**Floor Projections**  
The exposed underside of a cantilevered floor projection where a floor assembly extends over an exterior wall shall be protected by a noncombustible material ignition resistant material, one layer of 5/8" type 'X' gypsum sheathing applied behind an exterior covering on the underside of the floor projection, or the exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the floor projection including assemblies using the gypsum panel sheathing products listed in the Gypsum Association Fire Resistance Design Manual, or The underside of a floor projection assembly that meets the performance criteria in accordance with the test procedures set forth in either of the following: SFM Standard 12-7A-3 or ASTM E2957.

**Underfloor protection**  
The underfloor area of elevated or overhanging buildings shall be enclosed to grade in accordance with the requirements of the CRC section R337 or the underside of the exposed underfloor shall consist of one of the following:  
noncombustible material, ignition resistant material, one layer of 5/8" type 'X' gypsum sheathing applied behind an exterior covering on the underside of the floor projection, the exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the floor including assemblies using the Gypsum Association Fire Resistance Design Manual, or the underside of a floor assembly that meets the performance criteria in accordance with the test procedures set forth in the following: SFM Standard 12-7A-3 or ASTM E2957.

**Underfloor and appendages protection**  
The underside of elevated or overhanging buildings and floor projections shall be enclosed to grade or the underside shall be covered with ignition resistant or non-combustible materials or one layer of 5/8" type X gypsum sheathing applied behind an exterior covering on the underside of the floor projection or shall have the exposed underside covered by a one-hour resistive exterior wall assembly as listed in the Gypsum Association Fire Resistance Design Manual.

**Exterior Windows and Doors**  
Exterior windows, including skylights, and glazed door assemblies shall have a 20 minute fire-resistant rated, or be designed using insulating-glass units with a minimum of one tempered pane, or glass block units, any window listed on the OSFM website  
Note that window sash, stile, and frames may be of wood, aluminum, vinyl, or fiberglass material.

Exterior door surface or cladding shall be ignition resistant or non-combustible material or 20 minute fire-resistant rated or be constructed of solid-core wood having stiles and rails not less than 1-3/8" thick, and field panels not less than 1-1/4" thick or any doo listed on the OSFM website  
Exterior vehicle access doors shall be non-combustible or exterior fire-retardant treated wood.  
Exterior vehicle access doors shall be non-combustible or exterior fire-retardant treated wood.

Weather stripping, exterior garage doors shall be provided with weather stripping to resist the intrusion of embers from entering through gaps between doors and door openings when visible gaps exceed 1/8 inch (3.2mm). Weather stripping or seals shall be installed on the bottom, sides, and tops of doors to reduce gaps between doors and door openings to 1/8 inch or less.

**Decking**  
The walking surface of decks, balconies, porches, and stairs within 10 feet of a building that is required to be WUI compliant shall be of the following materials:  
Solid wood decking (redwood or cedar 5/4" thick nominal 6" wide) over 2x6 DF minimum joists spaced 24" or less on center or any decking material listed on the OSFM website. (<http://www.osfm.fire.ca.gov/structfireengineer/pdf/html/wui/products.pdf>)  
guardrails, handrails, and structural members need not comply WUI requirements.

**Accessory buildings and structures**  
Attached accessory structures such as trellises, arbors, patio covers, carports, and gazebos or similar structures attached to applicable buildings are required to be constructed of fire-resistant material.

**Note:**  
The use of paints, coatings, stains or other surface treatments are not an approved method of protection.

Prior to building permit final approval, the property shall be in compliance with the vegetation management requirements prescribed in the California Fire Code section 4906, including California Public Resources Code 4291 or California Government Code 51182. See CRC R337.1.5

## GEN. CONSTRUCTION NOTES

ANY VARIATION FROM THE SPECIFIED DESIGN, FINISH PRODUCTS OR EXTERIOR ELEVATION STYLE IS TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO CONSTRUCTION.

ANY DISCREPANCY DISCOVERED ON THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO COMMENCEMENT OF THE WORK IN QUESTION. ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

ALL WORK TO BE IN CONFORMANCE WITH  
2019 CALIFORNIA BUILDING CODE  
2019 CALIFORNIA RESIDENTIAL CODE  
2019 CALIFORNIA MECHANICAL CODE  
2019 CALIFORNIA PLUMBING CODE  
2019 CALIFORNIA ENERGY CODE  
2019 CALIFORNIA HISTORICAL BUILDING CODE  
2019 CALIFORNIA FIRE CODE  
2019 CALIFORNIA EXISTING BUILDING CODE  
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE  
2019 CALIFORNIA REFERENCED STANDARDS CODE  
2019 CALIFORNIA ELECTRICAL CODE  
AS WELL AS THE STATE AND LOCAL CODES.

CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR METHOD AND MANNER OF CONSTRUCTION AND FOR ALL JOB SITE SAFETY DURING CONSTRUCTION.

VERIFY LOCATION OF UTILITIES AND EXISTING CONDITIONS AT SITE PRIOR TO CONSTRUCTION AND BIDDING.

SLOPE ALL FINISH GRADES A MIN. OF 5% FOR POSITIVE DRAINAGE @ LANDSCAPED AREAS & SLOPE GRADE 2% PAVED AREAS.

THE BUILDER SHALL PROVIDE THE BUILDING OWNER, MANAGER, AND THE ORIGINAL OCCUPANTS A LIST OF THE ENERGY-SAVING CONSERVATION FEATURES DEVICES, MATERIALS, AND COMPONENTS INSTALLED IN THE BUILDING, AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY. SUCH FEATURES INCLUDE HEATING, COOLING, WATER HEATING AND LIGHTING SYSTEMS, AS WELL AS INSULATION, WEATHERSTRIPPING WINDOW SHADES, AND THERMAL MASS MATERIALS. THE INSTRUCTIONS SHALL BE CONSISTANT WITH SPECIFICATIONS SET FORTH BY THE EXECUTIVE DIRECTOR

ALL WORK, APPLIANCES AND EQUIPMENT SHALL COMPLY WITH C.E.C. TITLE 24 RESIDENTIAL ENERGY STANDARDS.

SEE SHEET T24 FOR ADDITIONAL ENERGY COMPLIANCE NOTES.

**FIRE PROTECTION WATER:**  
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 SPRINKLER SYSTEM:**  
AN APPROVED FIRE SPRINKLER SYSTEM COMPLYING WITH FIRE MARSHAL STANDARD NFPA 13 SHALL BE INSTALLED THROUGHOUT THE STRUCTURE. A FIRE PUMP MEETING NFPA 20 WILL BE REQUIRED IF DEMANDS CAN NOT BE MET WITHOUT A PUMP.

THE FIRE HYDRANT INSTALLED SHALL BE A STANDARD FIRE HYDRANT LOCATED NO CLOSER THAN 40 FEET AND NO FURTHER THAN 400 FEET FROM THE STRUCTURE. THE FIRE HYDRANT SHALL MEET NFPA 24 STANDARDS.

THE FIRE SPRINKLER SYSTEM SHALL BE INSTALLED AND FINALED BY THE COUNTY OF SANTA CLARA FIRE DEPARTMENT PRIOR TO OCCUPANCY. A SEPARATE PERMIT SHALL BE OBTAINED FROM THE COUNTY OF SANTA CLARA FIRE DEPARTMENT 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 THE COUNTY OF SANTA CLARA FIRE DEPARTMENT.

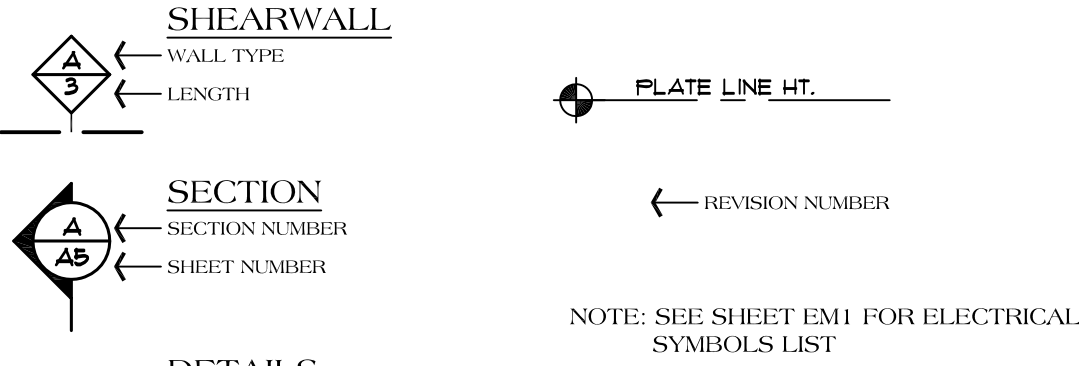
**MAINTENANCE:**  
FIRE PROTECTION WATER SYSTEMS AND EQUIPMENT SHALL BE ACCESSIBLE AND MAINTAINED IN OPERABLE CONDITION AT ALL TIMES, AND SHALL BE REPLACED OR REPAIRED WHERE DEFECTIVE. FIRE PROTECTION WATER SHALL BE MADE AVAILABLE TO THE FIRE DEPT.

**FIRE DEPT. ACCESS ROADS, DRIVEWAYS, TURNOUTS, & TURNAROUNDS** SHALL BE MAINTAINED FREE & CLEAR & ACCESSIBLE AT ALL TIMES FOR FIRE DEPT. USE. GATES SHALL BE MAINTAINED IN GOOD WORKING ORDER, & SHALL REMAIN IN COMPLIANCE WITH FIRE MARSHAL STANDARD CFMO-A3 AT ALL TIMES.

**GATES:** GATES SHALL NOT OBSTRUCT THE REQUIRED WIDTH OR VERTICAL CLEARANCE OF THE DRIVEWAY & MAY REQUIRE A FIRE DEPARTMENT LOCK BOX/GATE SWITCH TO ALLOW FOR FIRE DEPARTMENT ACCESS. INSTALLATION SHALL COMPLY WITH CFMO-A3.

**W.U.I.:** THIS PROJECT IS LOCATED IN THE WILDLAND/URBAN INTERFACE FIRE AREA. COMPLIANCE WITH W.U.I. REGULATIONS IS REQUIRED. A 100 FOOT DEFENSIBLE SPACE WILL BE REQUIRED AT ALL TIMES.

## SYMBOLS



## CONSULTANTS

### Geotechnical Report

Quantum Geotechnical, Inc.  
6288 San Ignacio Ave, Suite A  
San Jose, California 95119  
(408) 629-3822  
Project No. F064.G  
Dated: April 29, 2020

### Civil Engineer

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### Septic Design

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(650) 293-1045  
email: christopherday@aol.com

## DRAWING INDEX

T1 Title Sheet

### Civil Drawings:

- 1 Cover Sheet & County Notes
- 2 Overall Site Plan
- 3 Preliminary Grading and Drainage Plan
- 4 Preliminary Grading and Drainage Plan Sections, Details, and Notes
- 5 Driveway Sections
- 6 Erosion Control Plan
- BMP-1 Best Management Practices
- BMP-2 Best Management Practices

### Design Drawings:

- A2.1 Main Level Floor Plan
- A2.2 Lower Level Floor Plan
- A3.1 Exterior Elevations
- A3.2 Exterior Elevations
- A4.1 Building Cross Sections
- A4.2 Building Cross Sections
- A5 Roof Plan
- A6 Floor Area Diagram

## SCOPE OF WORK

CONSTRUCT A NEW 4,312 SQUARE FOOT SINGLE FAMILY RESIDENCE WITH A 981 SQUARE FOOT GARAGE/GYM, 920 SQUARE FOOT UN-CONDITIONED BASEMENT, AND A 226 SQUARE FOOT CELLAR.

## PROJECT DATA

### OWNER:

Doug and Heather Hayden  
710 Colleen Drive  
San Jose, California 95123  
(408) 896-3456

### LOT DATA:

APN: 742-02-006  
Zoning: HS-SR-H1  
Lot Size: 25.386 Acres (Gross)  
Lot: Cinnabar Hills Road  
San Jose, California  
County of Santa Clara

Occupancy Group: R3/U  
Type of Construction: VB

### House Data:

3,535 sq. ft. Main Level  
447 sq. ft. Guest Suite  
3,982 sq. ft. Total Living Area  
93 sq. ft. Observation Tower  
939 sq. ft. Garage/Gym  
1,339 sq. ft. Unconditioned Storage  
6,419 sq. ft. Gross Floor Area  
1,341 sq. ft. Rear Terraces  
470 sq. ft. Lower Patio  
452 sq. ft. Observation Deck  
2,263 sq. ft. Total Terraces & Decks

NO./ DATE/ REVISION

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DRAWING TITLE	Title Sheet
JOB TITLE	Hayden Residence
JOB ADDRESS	Cinnabar Hills Road San Jose, California

DATE	NOV. 19, 2020
SCALE	N/A
PROJECT MANAGER	M. DAVIS
DRAWN	GZ
JOB NO.	DZ3319
SHEET	

T1

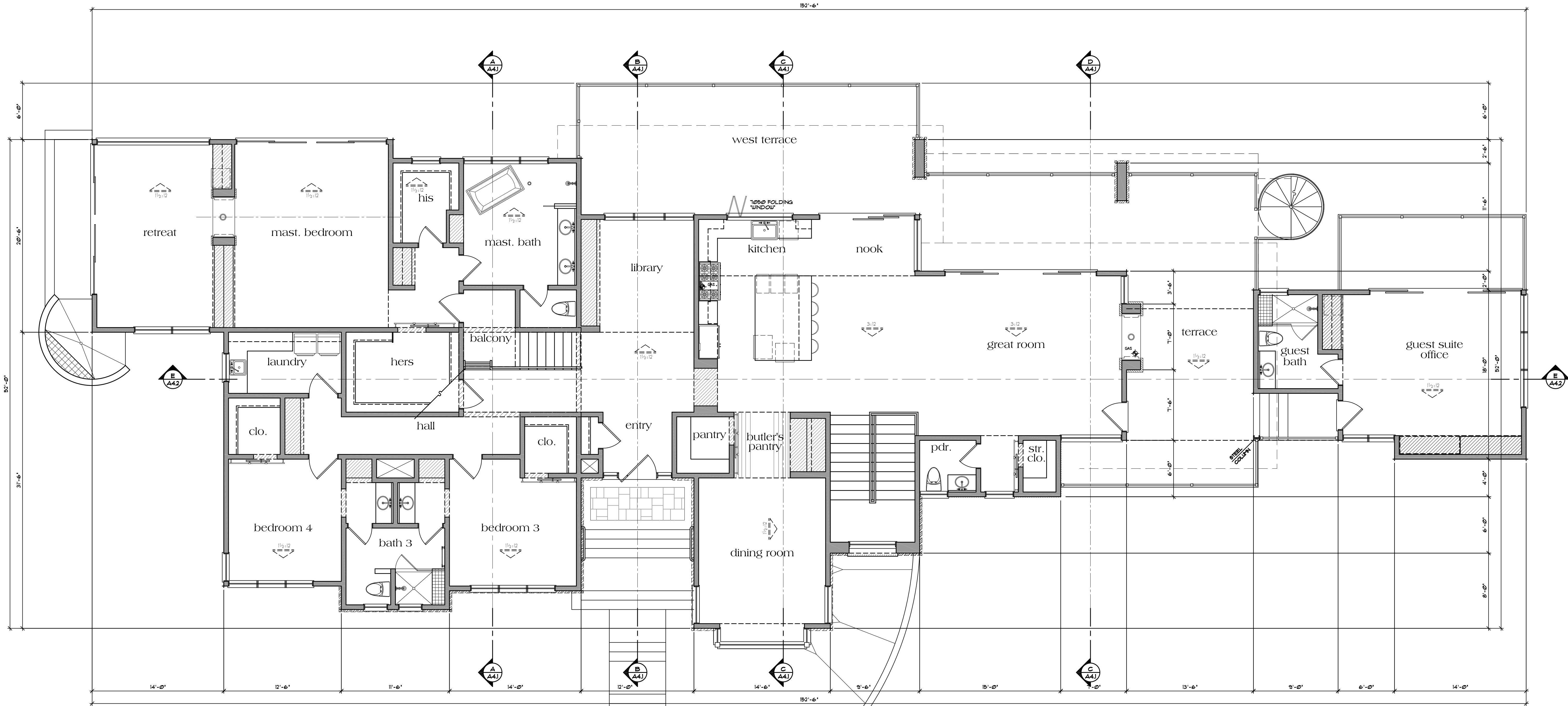
San Jose, California

Custom Home

Cinnabar Hills Road



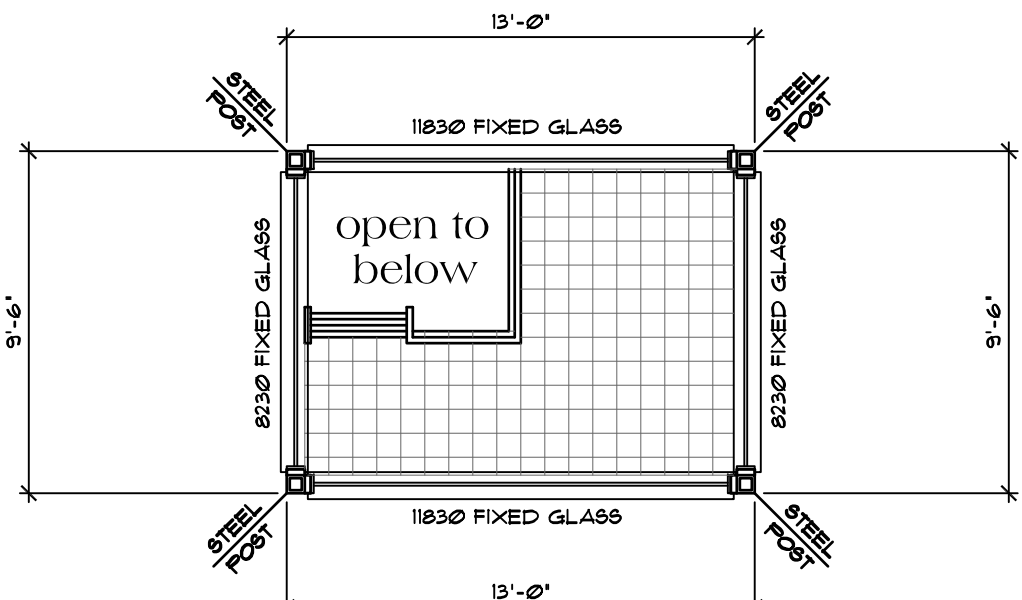
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Entry Level Floor Plan

3,535 sq. ft. Main Level  
447 sq. ft. Guest Suite  
3,982 sq. ft. Total Living Area  
93 sq. ft. Observation Tower  
939 sq. ft. Garage/Gym  
1,339 sq. ft. Unconditioned Storage  
6,419 sq. ft. Gross Floor Area  
1,341 sq. ft. Rear Terraces  
470 sq. ft. Lower Patio  
452 sq. ft. Observation Deck  
2,263 sq. ft. Total Terraces & Decks

scale: 3/16"=1'-0"



Observation Floor Plan

scale: 3/16"=1'-0"

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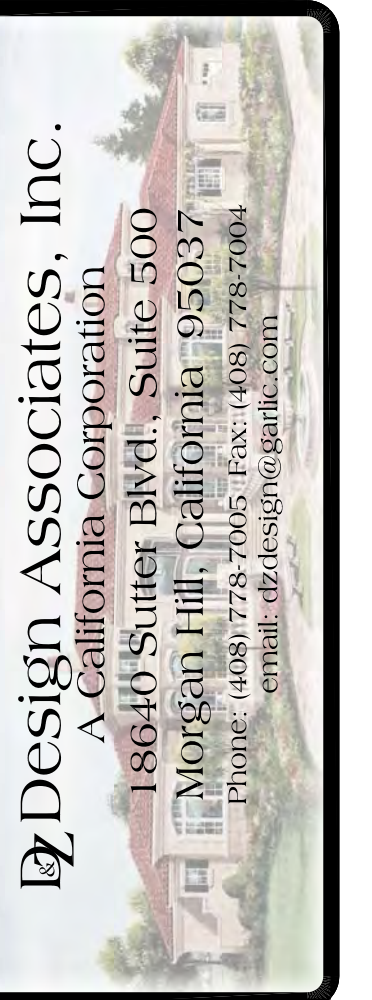
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JOB TITLE	Hayden Residence
JOB ADDRESS	Cinnabar Hills Road San Jose, California

DATE	NOV 19 2020
SCALE	3/16"=1'-0"
PROJECT MANAGER	T DAVIS
DRAWN	GZ
JOB NO.	DZ3319
SHEET	

A2.1

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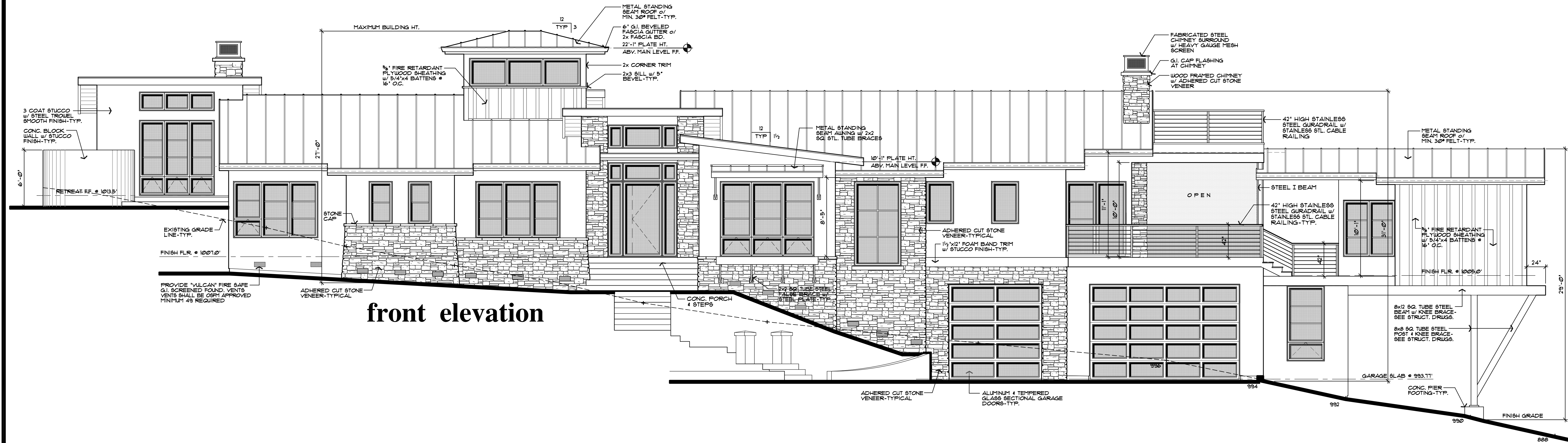


<b>JOB TITLE</b>	Hayden Residence
<b>JOB ADDRESS</b>	Cinnabar Hills Road San Jose, California

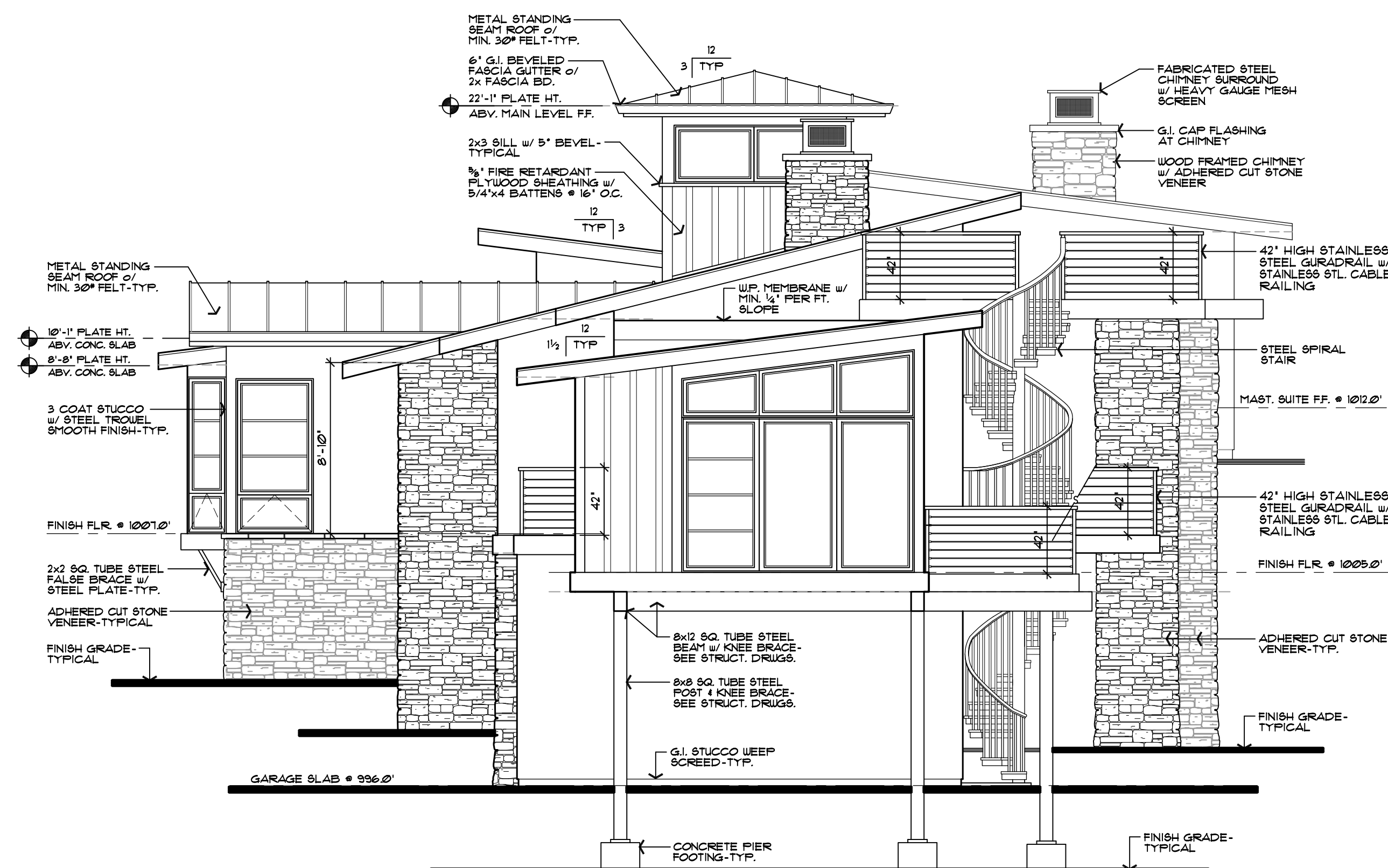
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PROJECT MANAGER	M. DAVIS
DRAWN	GZ
CHECKED BY	
JOB NO.	DZ3319
SHEET	

## A2.2

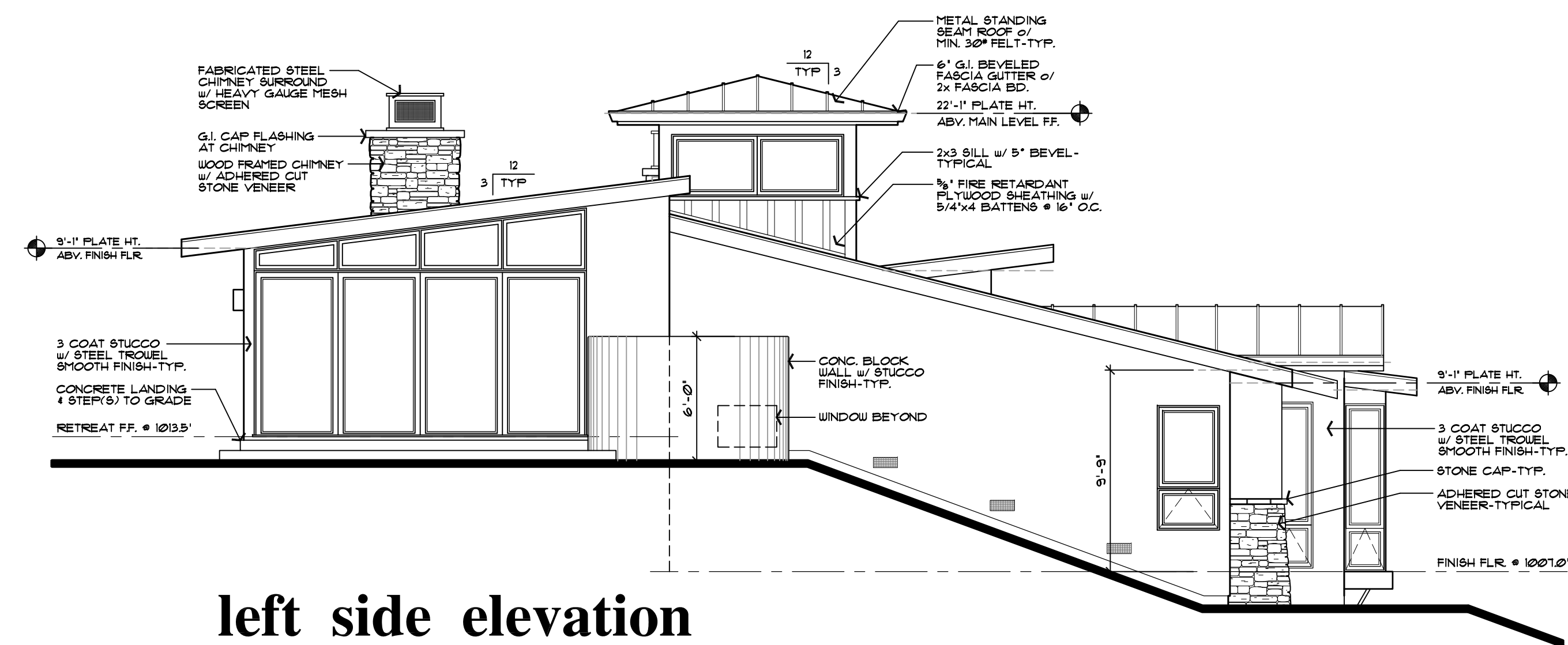




front elevation



right side elevation



left side elevation

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DAZ Design Associates, Inc.  
A California Corporation  
17705 Hale Avenue, Suite H4  
Morgan Hill, California 95037  
Phone: (408) 778-7005 • Fax: (408) 778-7004  
Email: dazdesign@bellsouth.com

Exterior Elevations  
Hayden Residence  
Cinnabar Hills Road  
San Jose, California

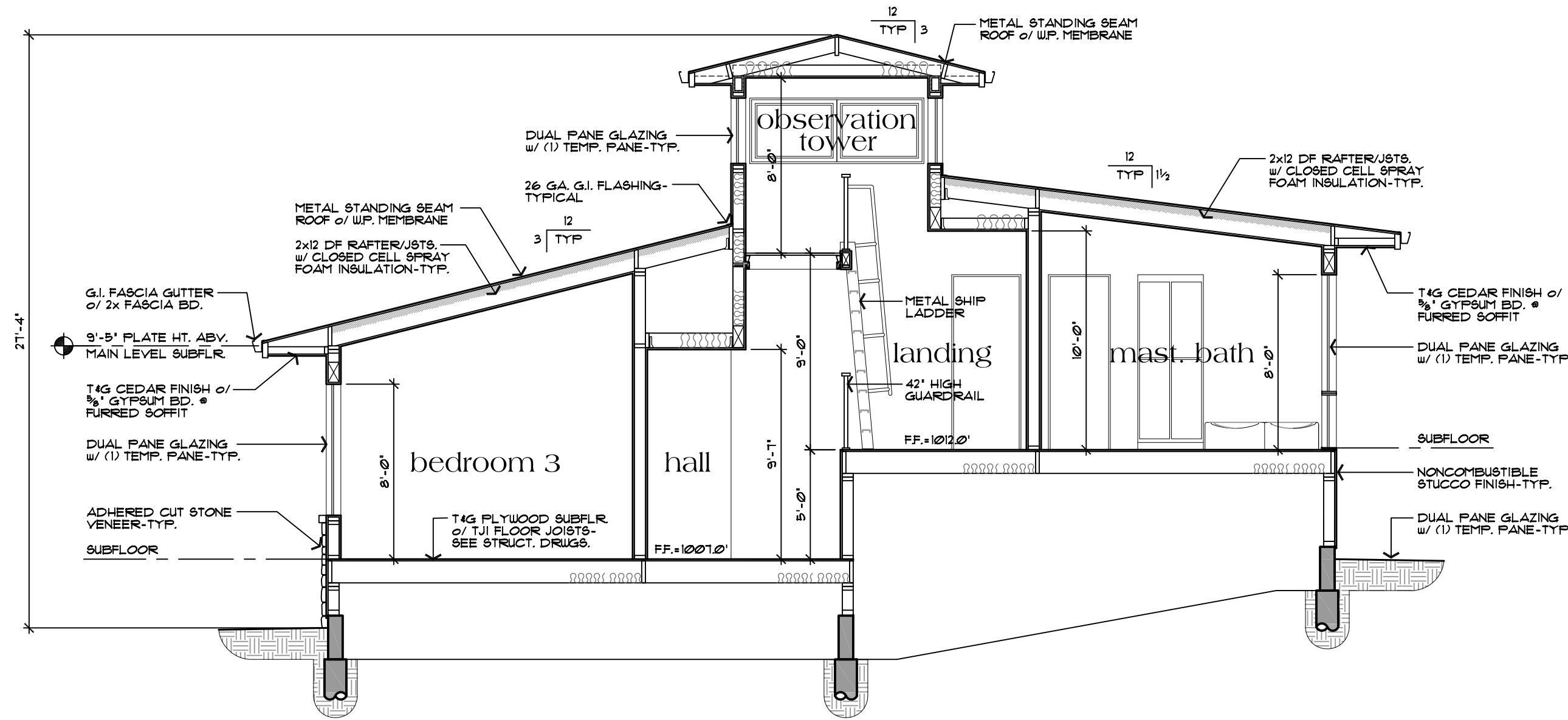
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PROJECT MANAGER M. DAVIS  
DRAWN GZ  
JOB NO. DZ3319  
SHEET

A3.1





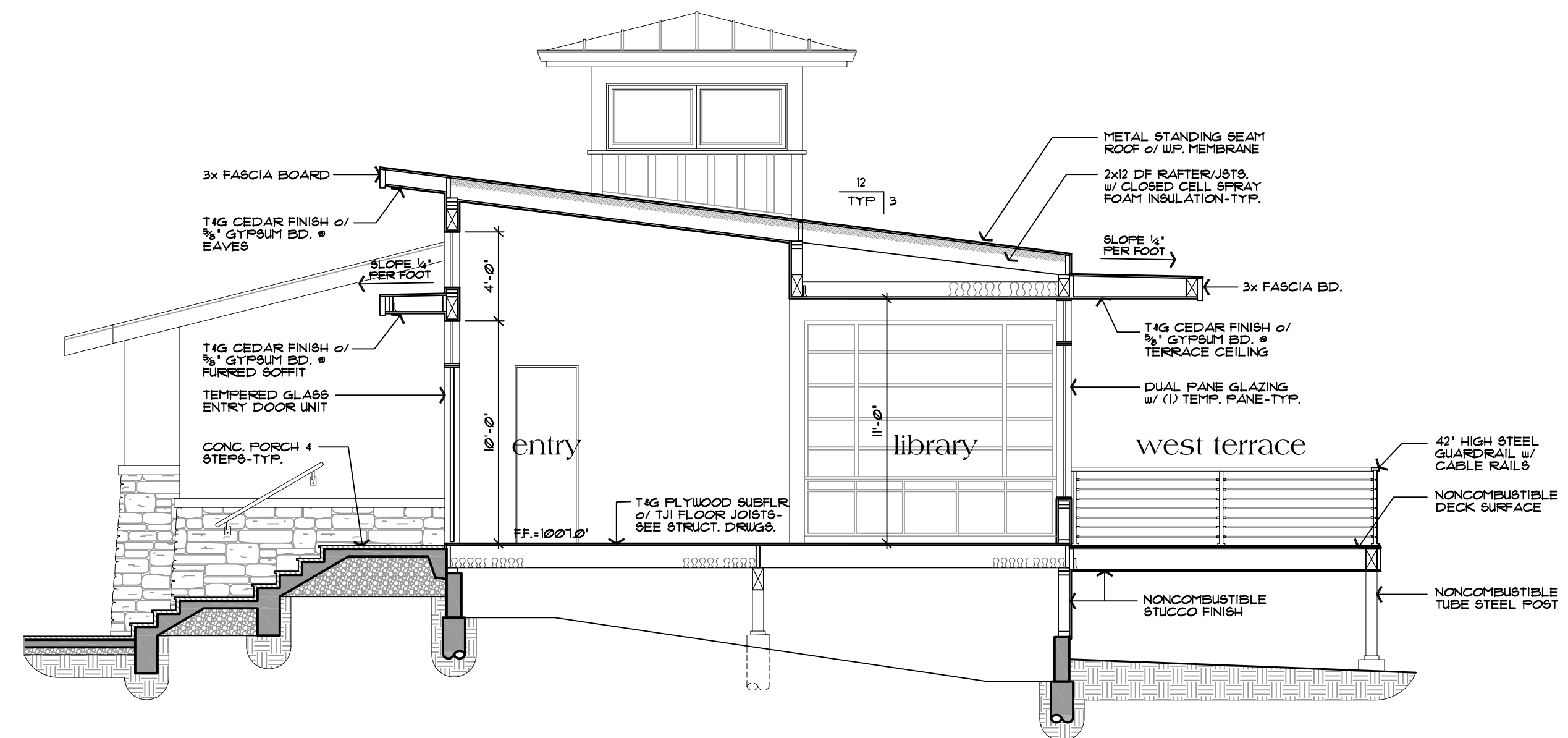




**A** Cross Section

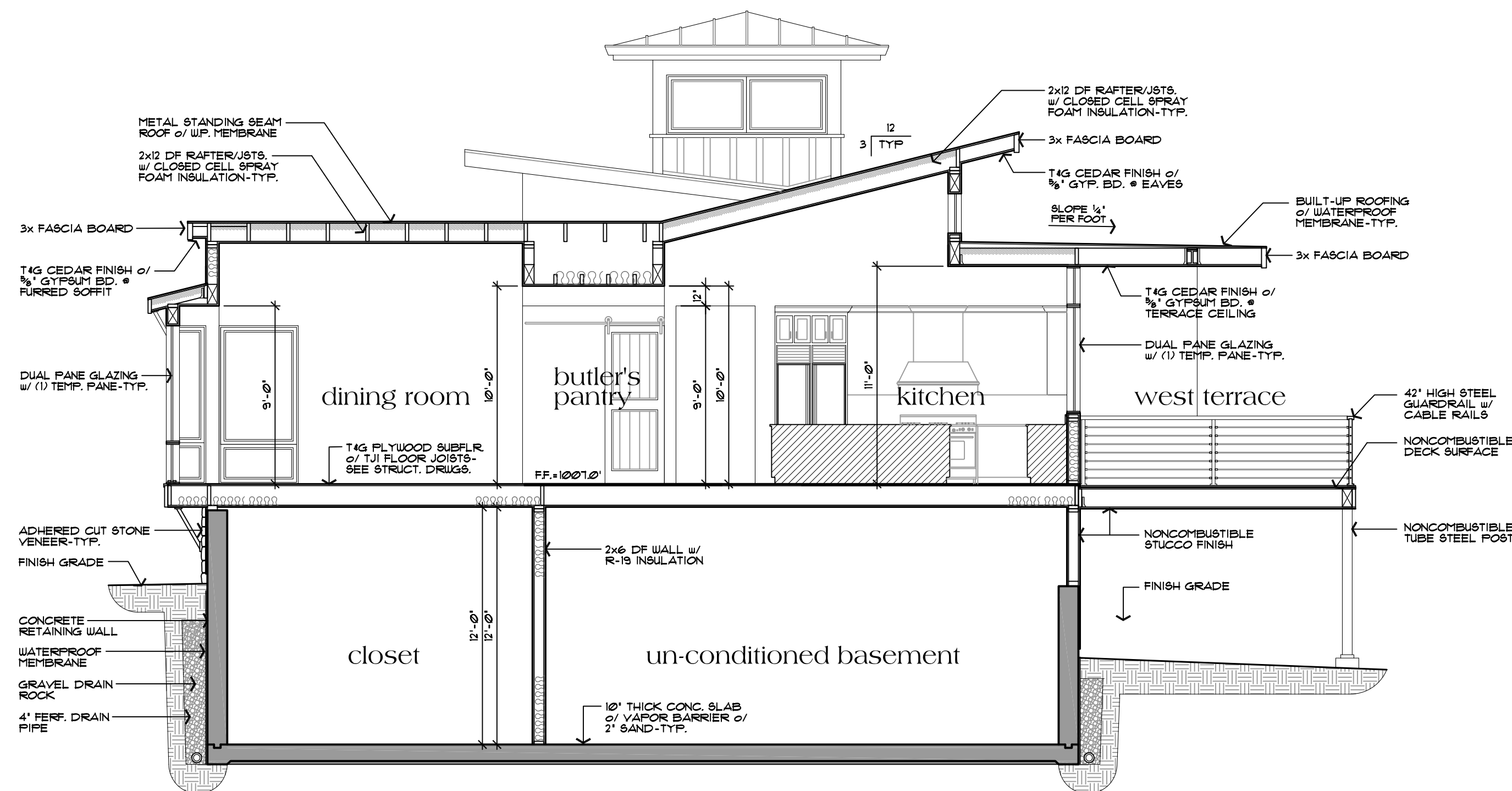
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- NOTE:  
ALL SHEARWALLS SHALL BE FRAMED UP TO THE BOTTOM OF ROOF SHEATHING - TYP.
- FIRE BLOCKS & DRAFT STOPS:  
FIRE STOPS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS PER CBC R302.1 & R302.2:  
1) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROOF OF STUDS OR STAGGERED STUDS VERTICALLY AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.  
2) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING AND COVE CEILING.  
3) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER THE STAIRS SHALL COMPLY WITH SECTION R302.1.  
4) AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET ASTM E 196 REQUIREMENTS.  
5) ALL SPACES BETWEEN CHIMNEYS AND FLOORS AND CEILINGS THROUGH WHICH CHIMNEYS PASS SHALL BE FIRE-BLOCKED WITH NON-COMBUSTIBLE MATERIAL SECURELY FASTENED IN PLACE. THE FIRE-BLOCKING OF SPACES BETWEEN CHIMNEYS AND WOOD JOISTS, BEAMS OR HEADERS SHALL BE SELF-SUPPORTING OR PLACED ON STRIPS OF METAL OR METAL LATH LAID ACROSS THE SPACES BETWEEN COMBUSTIBLE MATERIAL AND THE CHIMNEY PER R603.3.



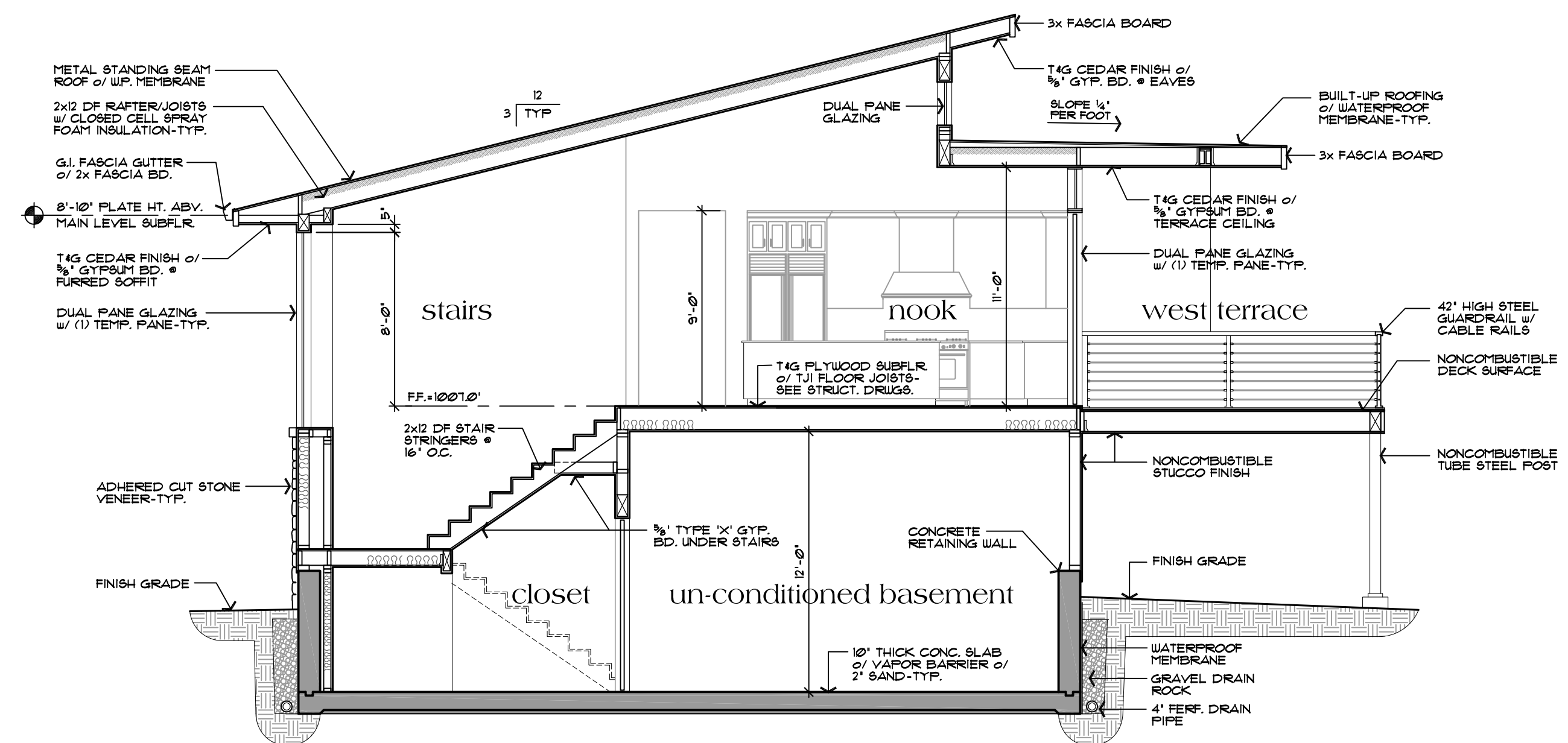
**B** Cross Section

SCALE: 3/16"=1'-0"



**C** Cross Section

SCALE: 3/16"=1'-0"



**D** Cross Section

SCALE: 3/16"=1'-0"

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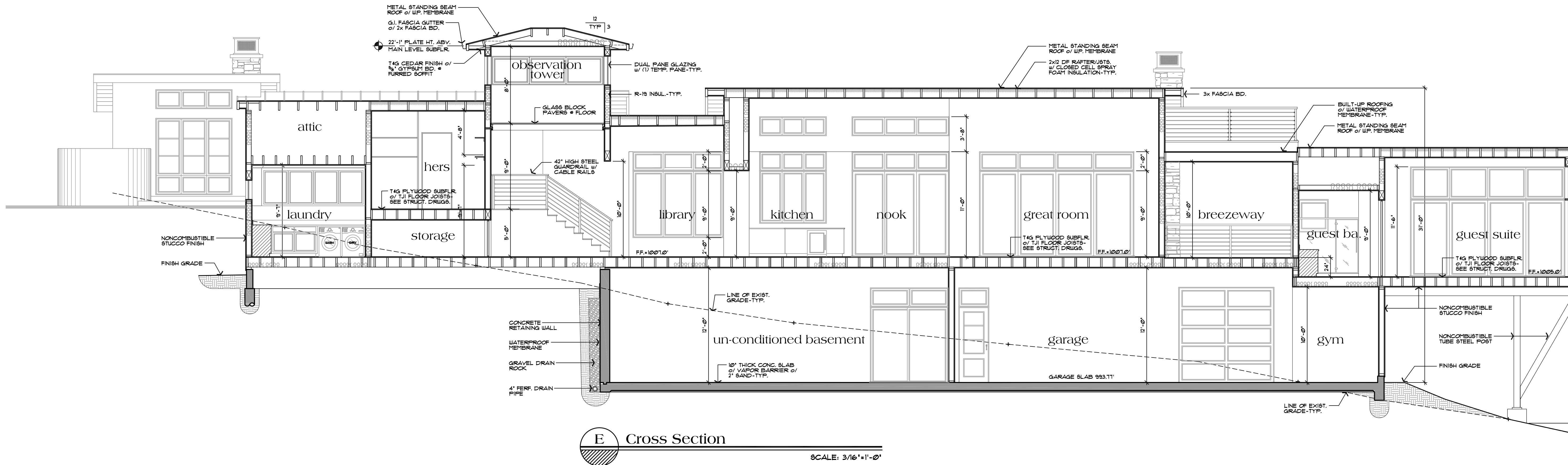
**D&Z Design Associates, Inc.**  
A California Corporation  
17705 Hale Avenue, Suite H4  
Morgan Hill, California 95037  
Phone: (408) 778-7005 Fax: (408) 778-7004  
email: d&zsign@balle.com

**Building Cross Sections**  
Hayden Residence  
Cinnabar Hills Road  
San Jose, California

DATE: NOV. 19, 2020  
SCALE: 3/16"=1'-0"  
PROJECT MANAGER: M. DAVIS  
DRAWN: GZ  
JOB NO.: DZ3319  
SHEET:

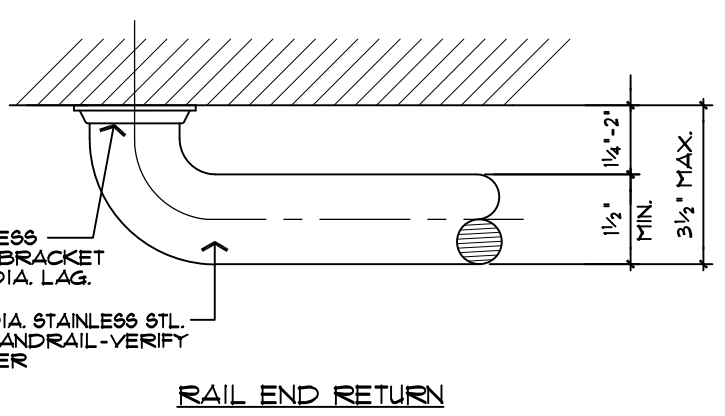
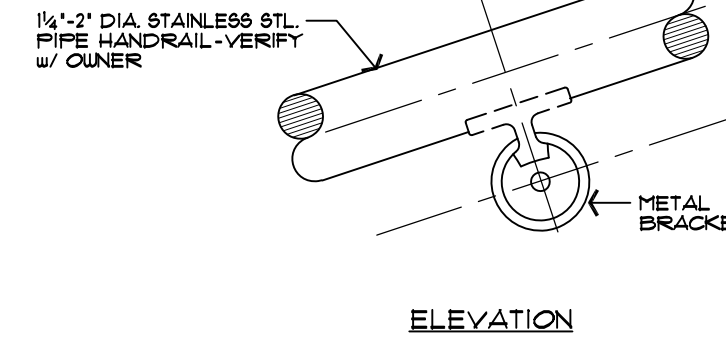
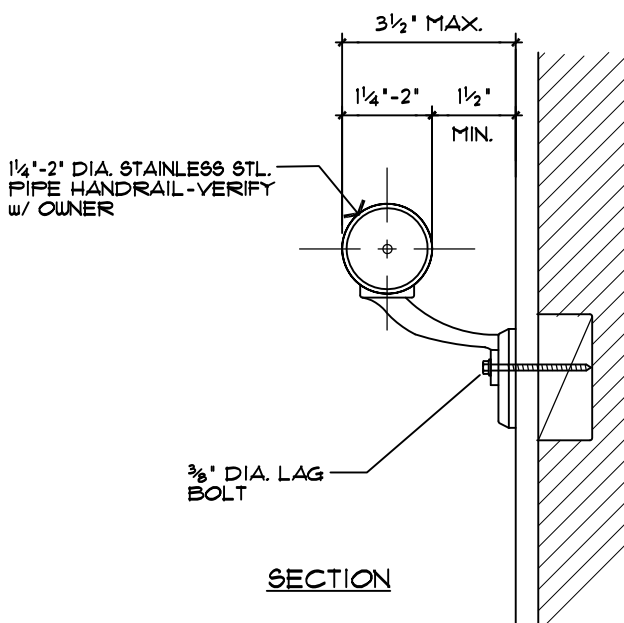
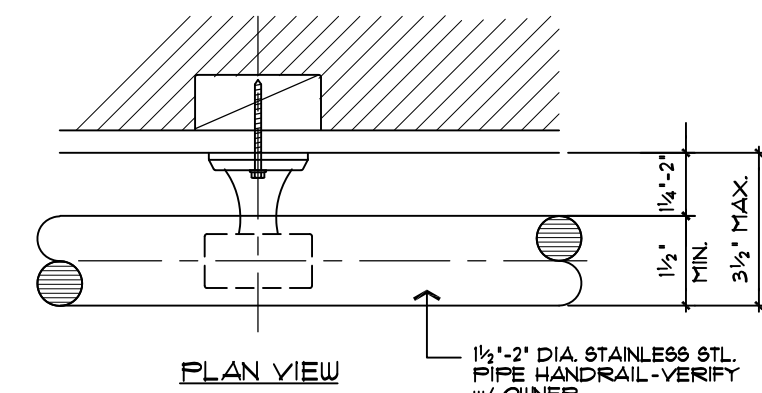
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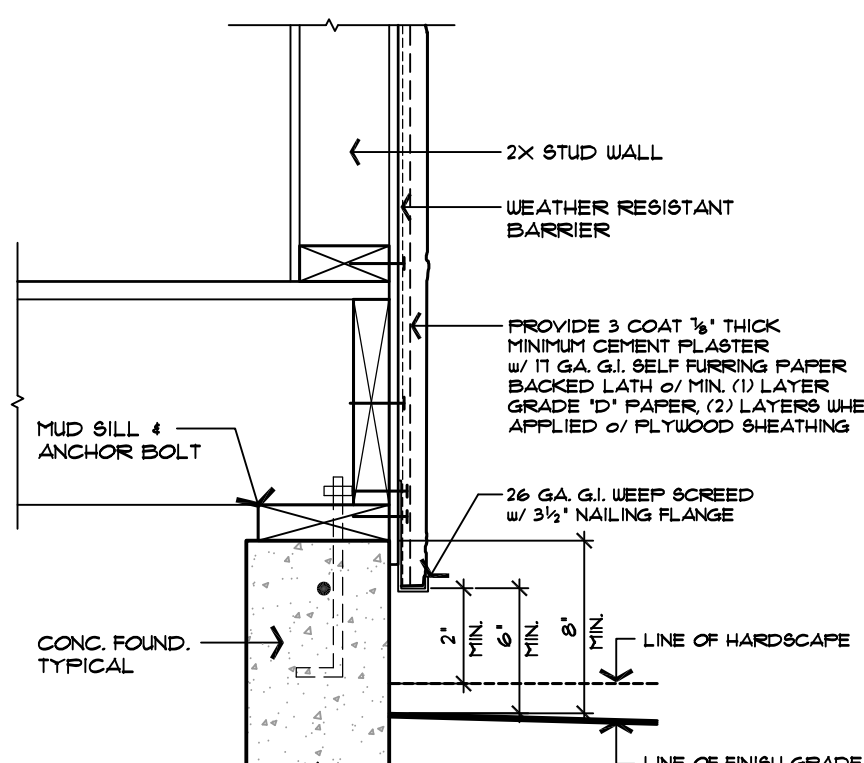


### CAL Green Requirements

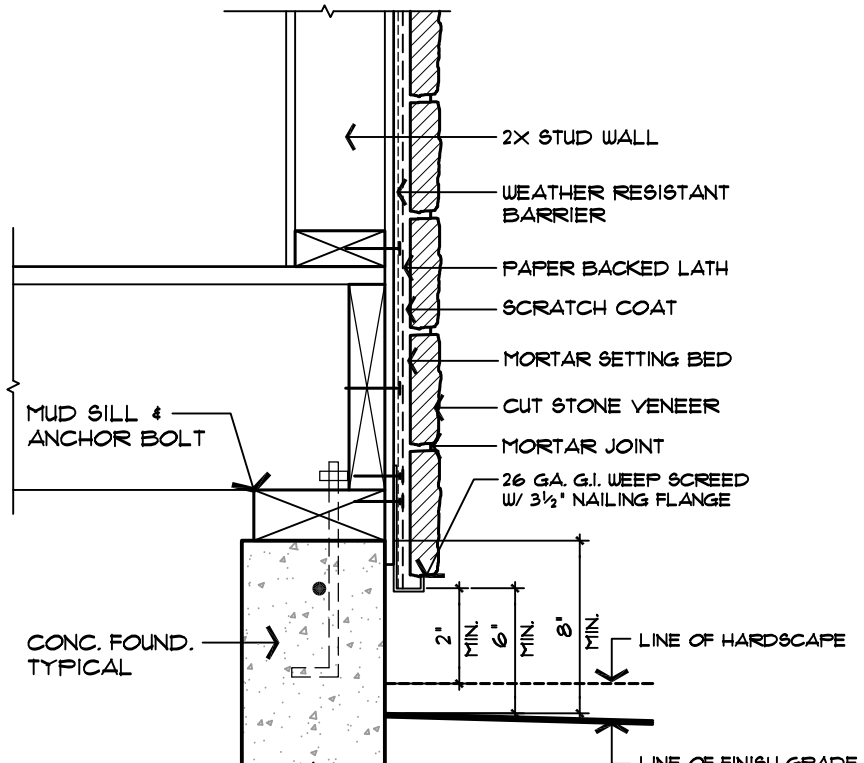
- 4.505.2 CONCRETE SLAB FOUNDATIONS OR CONCRETE SLAB ON GROUND FLOORS ARE REQUIRED TO HAVE A VAPOR BARRIER.
- 4.505.2.1 CONCRETE SLAB FOUNDATIONS OR CONCRETE SLAB ON GROUND FLOORS ARE REQUIRED TO HAVE A CAPILLARY BREAK.
- 4.505.2.2 BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FINISHING SHALL NOT BE ENCLOSED WHEN THE FINISHING MEMBERS EXCEED 10% MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH THE FOLLOWING:
1. MOISTURE CONTENT SHALL BE DETERMINED WITH EITHER A MOISTURE METER OR A CONTACT-TYPE MOISTURE METER OR EQUIVALENT.
  2. MOISTURE READINGS SHALL BE TAKEN AT A POINT 2 FEET TO 4 FEET FROM THE GRADE-SHAPED END OF EACH PIECE TO BE VERIFIED.
  3. AT LEAST THREE RANDOM MOISTURE READINGS SHALL BE ACCEPTED ON WALL AND FLOOR FINISHING WITH DOCUMENTATION.
- 4.505.2.3 INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE A HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. MANUFACTURER'S DRYING RECOMMENDATIONS SHALL BE FOLLOWED FOR WET-APPLIED INSULATION PRODUCTS PRIOR TO ENCLOSURE.



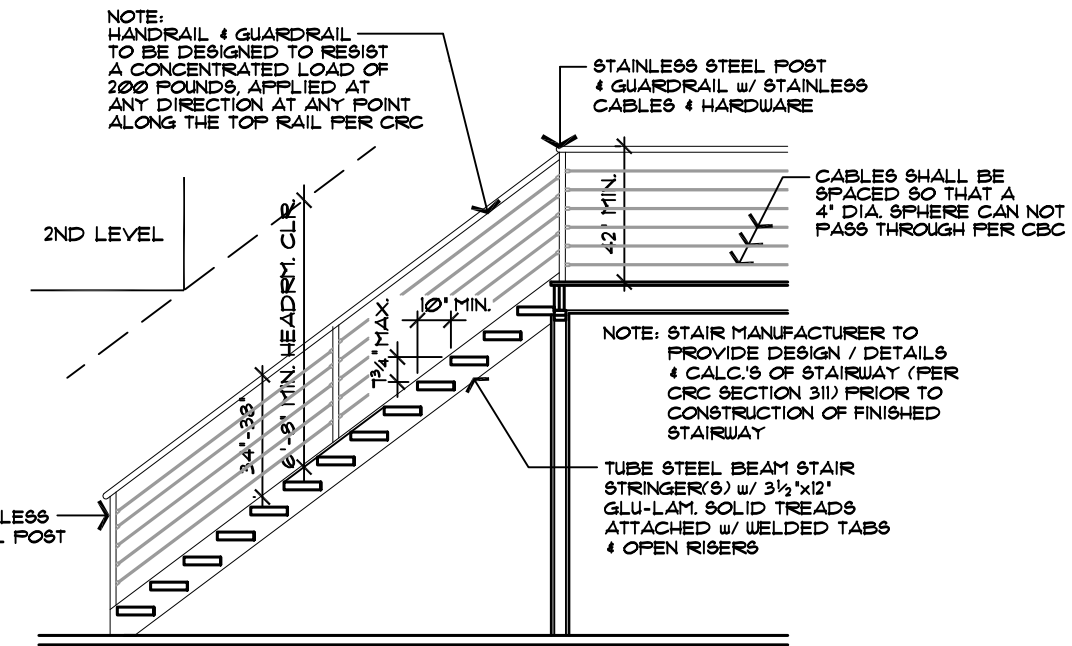
HANDRAIL & GUARDRAIL CONNECTIONS



TYPICAL DRIP SCREED DETAIL

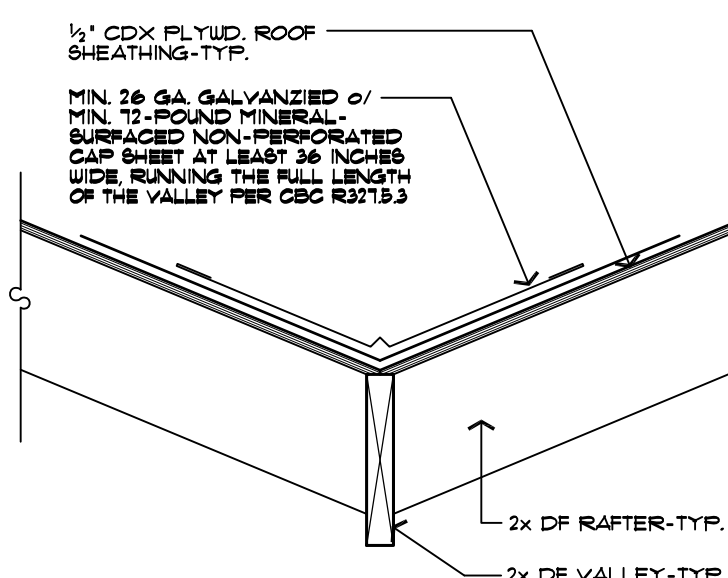


ADHERED STONE VENEER DETAIL



TYPICAL STAIR DETAIL

- STAIR NOTES:
1. CONTINUOUS HANDRAILS ARE REQUIRED ON AT LEAST ONE SIDE OF STAIRWAY.
  2. HANDRAIL HEIGHT SHALL BE 34\"-36\" ABOVE THE NOSING OF THE TREAD.
  3. HANDRAILS SHALL EXTEND FROM A POINT DIRECTLY ABOVE THE BOTTOM RISER TO A POINT DIRECTLY ABOVE THE TOP RISER.
  4. THE ENDS OF HANDRAILS MUST BE RETURNED TO THE WALL OR TERMINATE IN AN ANGLE POST.
  5. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2\" INCHES BETWEEN THE HANDRAIL AND THE WALL.
  6. HANDRAILS MUST BE DESIGNED TO SUPPORT 200 LBS. LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP OF THE RAIL.
  7. GUARDRAILS SHALL NOT BE LESS THAN 42\" INCHES IN HEIGHT.
  8. GUARDRAILS ARE REQUIRED AT THE OPEN SIDE OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE.
  9. ALL REQUIRED GUARDRAILS MUST HAVE INTERMEDIATE RAILS OR CABLES SPACED SO THAT A 4\" INCH DIAMETER SPHERE CAN NOT PASS THROUGH, EXCEPT THAT THE TRIANGULAR SPACE FORMED BY THE BOTTOM OR A GUARDRAIL RAILER AND STAIR TREAD MAY BE SUCH THAT A 6\" INCH DIAMETER SPHERE CAN NOT PASS THROUGH.
  10. MAXIMUM VARIATION BETWEEN IN HEIGHT OF RISERS OR WIDTH OF TREADS SHALL BE 3/8\" INCH.
  11. MINIMUM HEADROOM CLEARANCE MEASURED VERTICALLY FROM THE FLOOR OR CEILING FINISH TANGENT TO THE TREAD NOSING SHALL BE 6'-8\" CLEAR.
  12. MAXIMUM VERTICAL DISTANCE BETWEEN STAIRWAY LANDINGS SHALL BE 12'-0\".
  13. STAIR TREAD NOSINGS ARE REQUIRED AT STAIRS WITH A TREAD LESS THAN 11 INCHES.



TYPICAL VALLEY FLASHING - W.U.I.

NO.	DATE/ REVISION

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Design Associates, Inc.

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17705 Hale Avenue, Suite H4

Morgan Hill, California 95037

Phone: (408) 778-7005 • Fax: (408) 778-7004

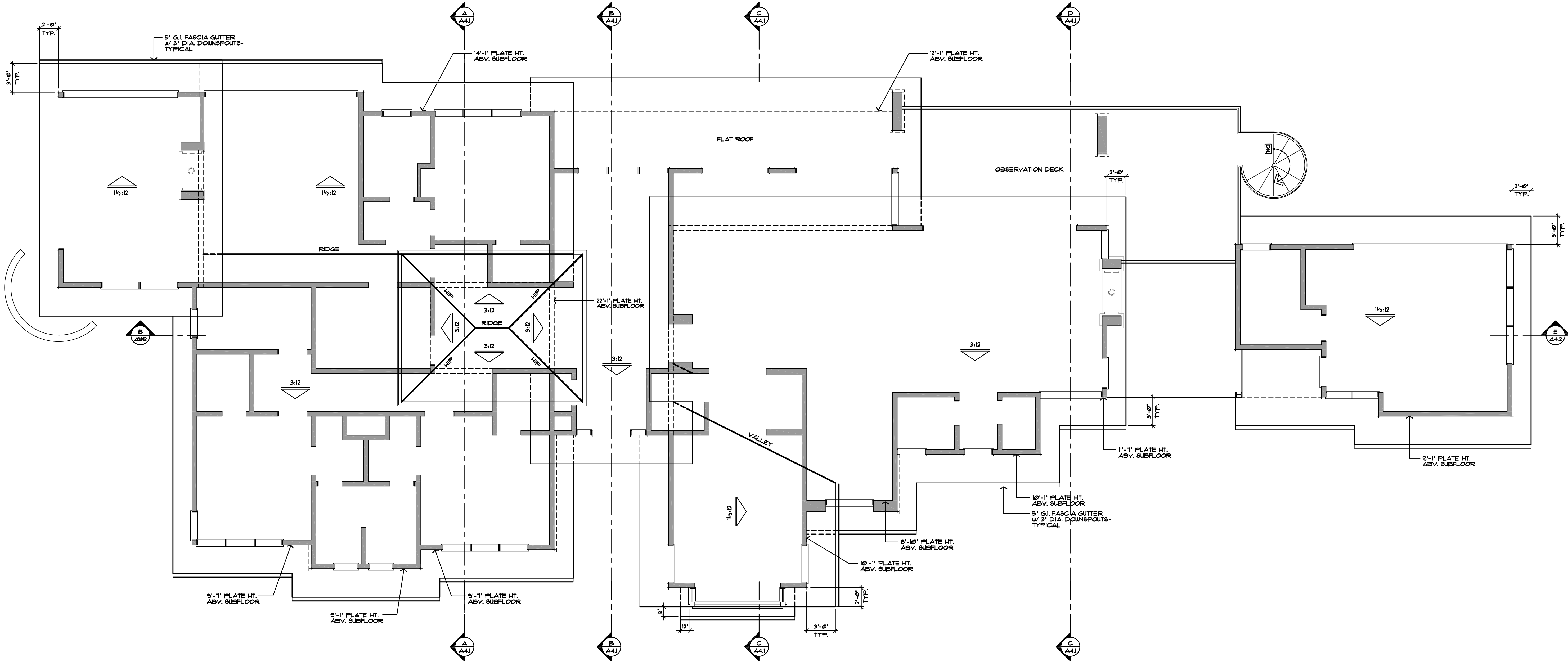
Email: daz@design@bnet.com

DRAWING TITLE	Building Cross Sections
JOB TITLE	Hayden Residence
JOB ADDRESS	Cinnabar Hills Road San Jose, California

DATE	NOV. 19, 2020
SCALE	3/16" = 1'-0"
PROJECT MANAGER	M. DAVIS
DRAWN	GZ
JOB NO.	DZ3319
SHEET	



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### Roof Plan

#### ROOF PLAN NOTES:

ROOF SLOPE SHALL BE 3:12 UNO.  
ARROWS INDICATE DIRECTION OF ROOF SLOPE.  
PLATE HEIGHT IS TO BE 10'-1" UNO.  
OVERHANGS ARE TO BE 36" AT EAVES & 24" AT GABLES UNO.  
PROVIDE EAVE VENTS FOR ATTIC VENTILATION PER CBC TYPICAL.  
INSTALL G.I. MATERIAL ROOF JACKS FOR PLUMBING VENTS, ETC. AS REQUIRED.  
PROVIDE 26 GA. G.I. FASCIA GUTTER w/ 3" DIA. DOWNSPOUTS. ALL DOWNSPOUTS SHALL DIRECT RAINWATER ONTO VEGETATED AREAS.

scale: 3/16"=1'-0"

NO./ DATE/ REVISION

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18646 Sutter Blvd., Suite 500

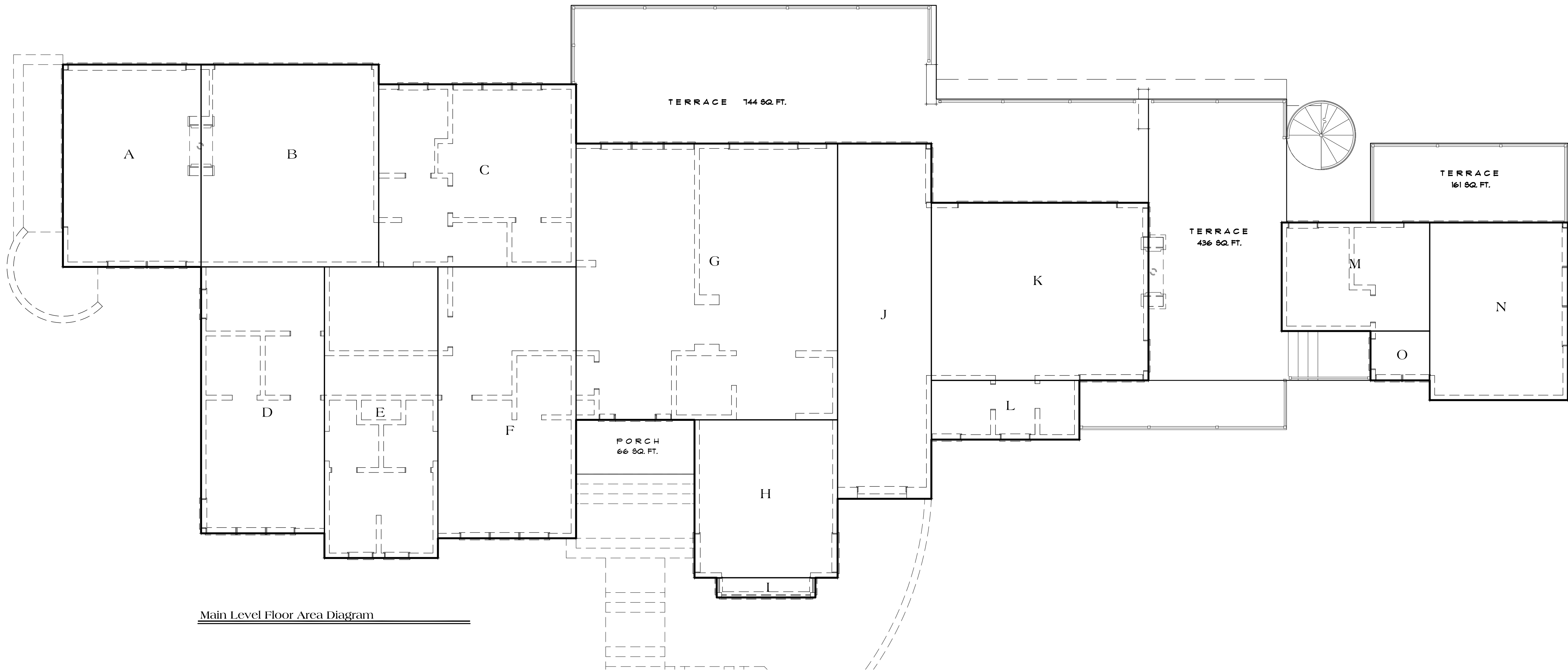
Morgan Hill, California 95037

Phone: (408) 778-7045 Fax: (408) 778-7004

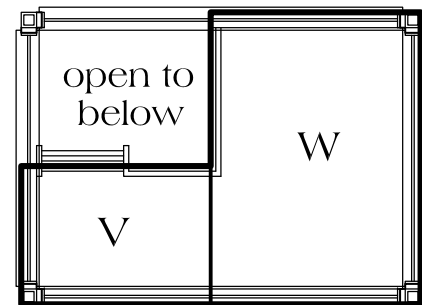
EMAIL: dzdesign@earthlink.net

DRAWING TITLE	Roof Plan
JOB TITLE	Hayden Residence
JOB ADDRESS	Cinnabar Hills Road San Jose, California

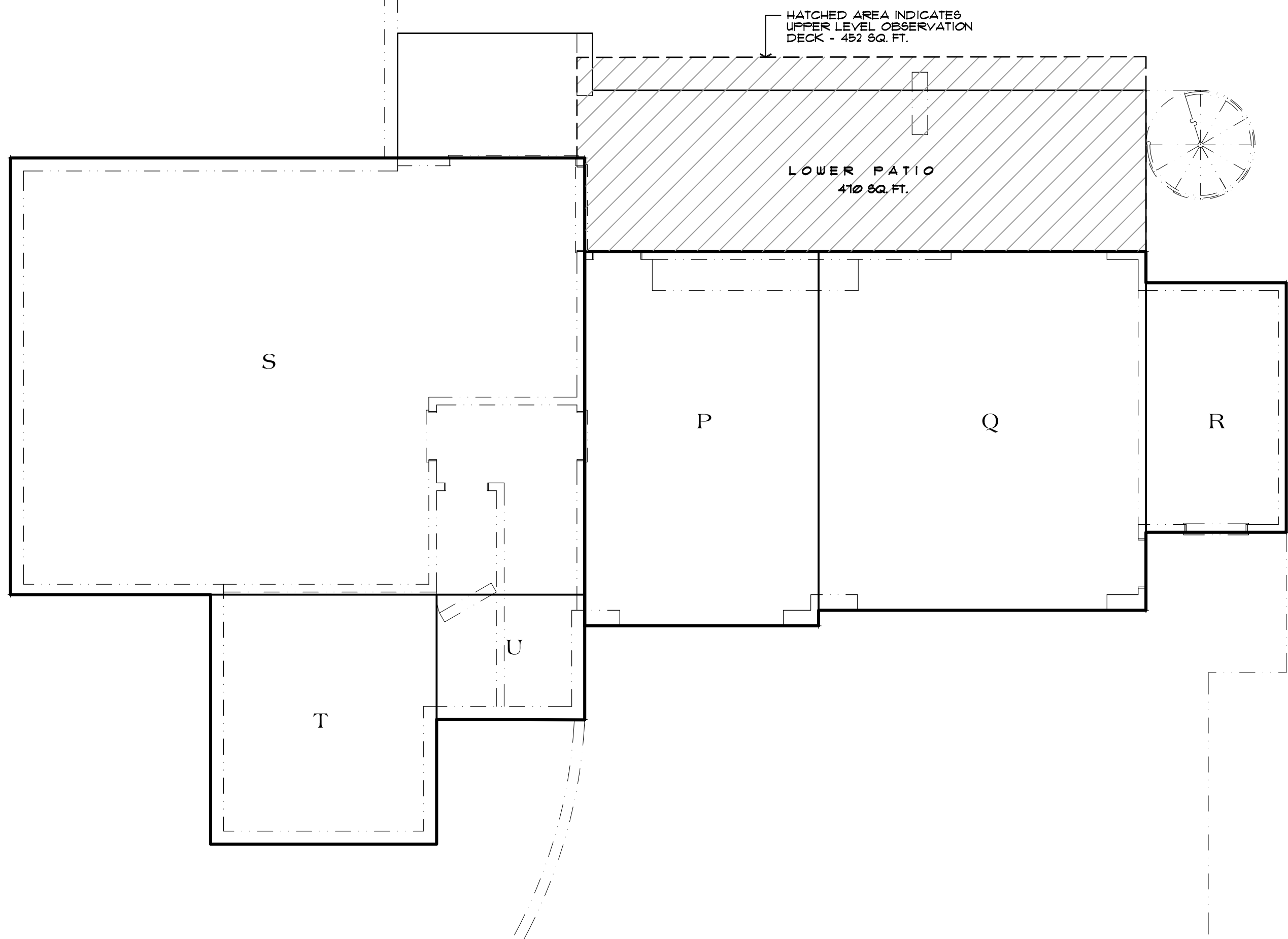
DATE	NOV. 19, 2020
SCALE	3/16"=1'-0"
PROJECT MANAGER	T. DAVIS
DRAWN	GZ
JOB NO.	DZ3319
SHEET	A5



Main Level Floor Area Diagram



Tower Floor Area Diagram



Lower Level Floor Area Diagram

FLOOR AREA CALCULATION

MAIN LIVING AREA

- A. 14'-0' x 20'-6' = 287.0 SQ. FT.  
B. 18'-0' x 20'-6' = 369.0 SQ. FT.  
C. 20'-0' x 10'-4' = 366.6 SQ. FT.  
D. 12'-6' x 27'-6' = 337.5 SQ. FT.  
E. 11'-6' x 29'-6' = 339.3 SQ. FT.  
F. 13'-10' x 27'-6' = 380.3 SQ. FT.  
G. 26'-6' x 28'-0' = 744.0 SQ. FT.  
H. 14'-8' x 16'-0' = 234.6 SQ. FT.  
I. 10'-0' x 27'-0' = 270.0 SQ. FT.  
J. 13'-10' x 22'-0' = 342.0 SQ. FT.  
K. 22'-0' x 18'-0' = 396.0 SQ. FT.  
L. 15'-0' x 6'-0' = 90.0 SQ. FT.

MAIN LIVING TOTAL = 3,535.3 SQ. FT. • 3,535 SQ. FT.

GUEST SUITE

- M. 15'-0' x 11'-0' = 165.0 SQ. FT.  
N. 14'-0' x 18'-0' = 252.0 SQ. FT.  
O. 6'-0' x 5'-0' = 30.0 SQ. FT.

GUEST SUITE = 447.0 SQ. FT. • 447 SQ. FT.

GARAGE AREA

- P. 15'-0' x 11'-0' = 360.0 SQ. FT.  
Q. 21'-0' x 23'-0' = 483.0 SQ. FT.  
R. 9'-0' x 15'-0' = 96.0 SQ. FT.

GARAGE TOTAL = 939.0 SQ. FT. • 939 SQ. FT.

STORAGE AREA

- S. 36'-10' x 28'-0' = 1031.2 SQ. FT.  
T. 14'-6' x 16'-0' = 232.0 SQ. FT.  
U. 9'-6' x 8'-0' = 76.0 SQ. FT.

STORAGE TOTAL = 1,339.2 SQ. FT. • 1,339 SQ. FT.

TOWER

- V. 6'-2' x 4'-6' = 27.7 SQ. FT.  
W. 6'-10' x 9'-6' = 64.91 SQ. FT.

TOWER TOTAL = 92.6 SQ. FT. • 93 SQ. FT.

MAIN LIVING 3,535 SQ. FT.  
GUEST SUITE 447 SQ. FT.  
TOTAL LIVING 3,982 SQ. FT.  
TOWER 93 SQ. FT.  
GARAGE 939 SQ. FT.  
STORAGE AREA 1,339 SQ. FT.  
ENTRY PORCH 66 SQ. FT.  
GROSS FLOOR AREA 6,419 SQ. FT.

REAR TERRACES 1341 SQ. FT.  
LOWER PATIO 470 SQ. FT.  
OBSERVATION DECK 452 SQ. FT.  
TOTAL TERRACES/DECKS 2,263 SQ. FT.  
(NOT COUNTED IN GROSS FLOOR AREA)

NO./ DATE/ REVISION

Design Associates, Inc.  
A California Corporation  
17705 Hale Avenue, Suite H4  
Morgan Hill, California 95037  
Phone: (408) 778-7005 Fax: (408) 778-7004  
email: dzdesign@earthlink.net

Floor Area Diagrams  
Hayden Residence  
Cinnabar Hills Road  
San Jose, California

DATE NOV. 19, 2020  
SCALE N.T.S.  
PROJECT MANAGER M. DAVIS  
DRAWN GZ  
JOB NO. DZ3319  
SHEET

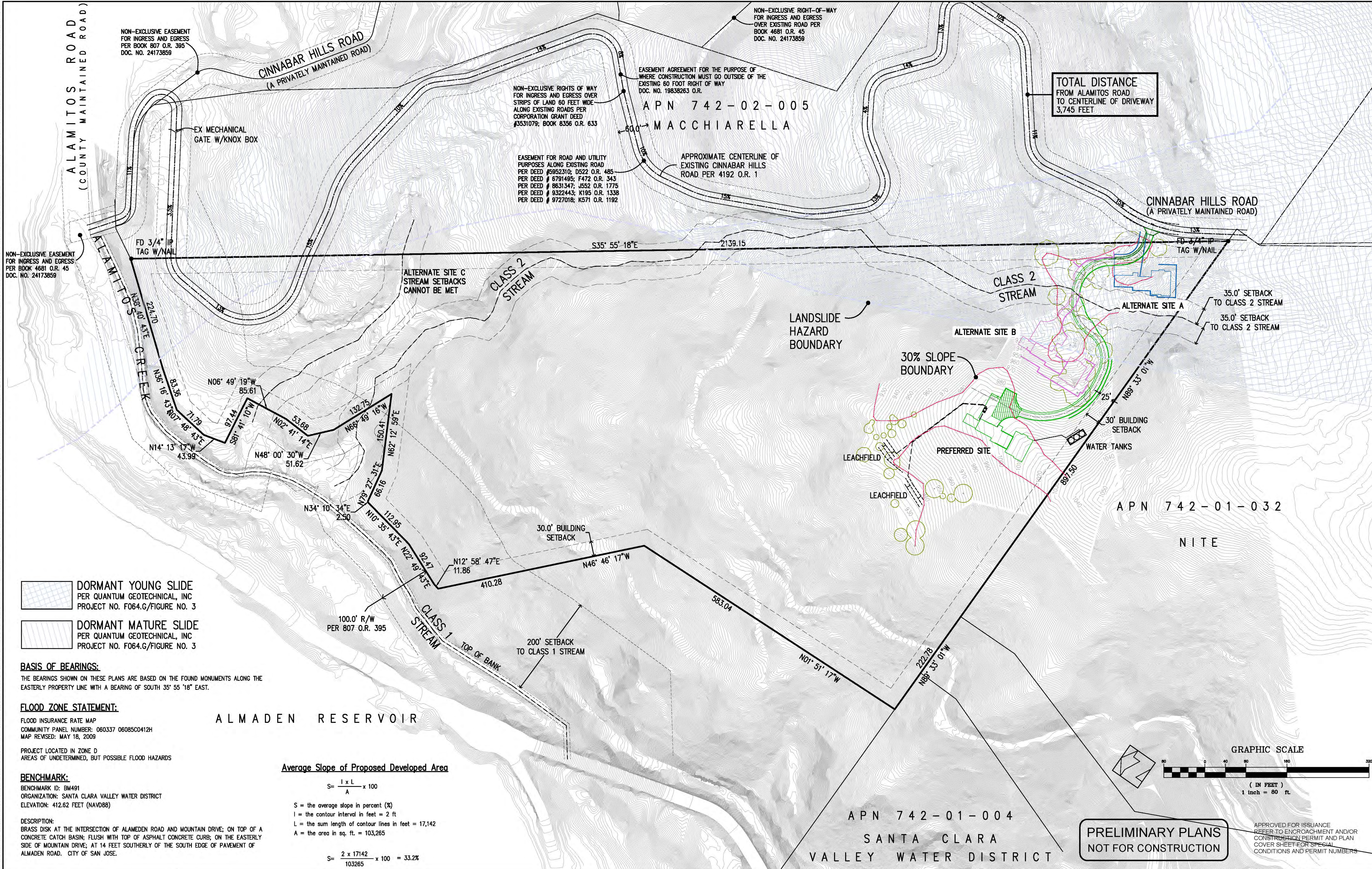
A6

## **ATTACHMENT E**

### **Alternate Site Map**



PLAN # \_\_\_\_\_  
SHEET \_\_\_\_\_ OF \_\_\_\_\_

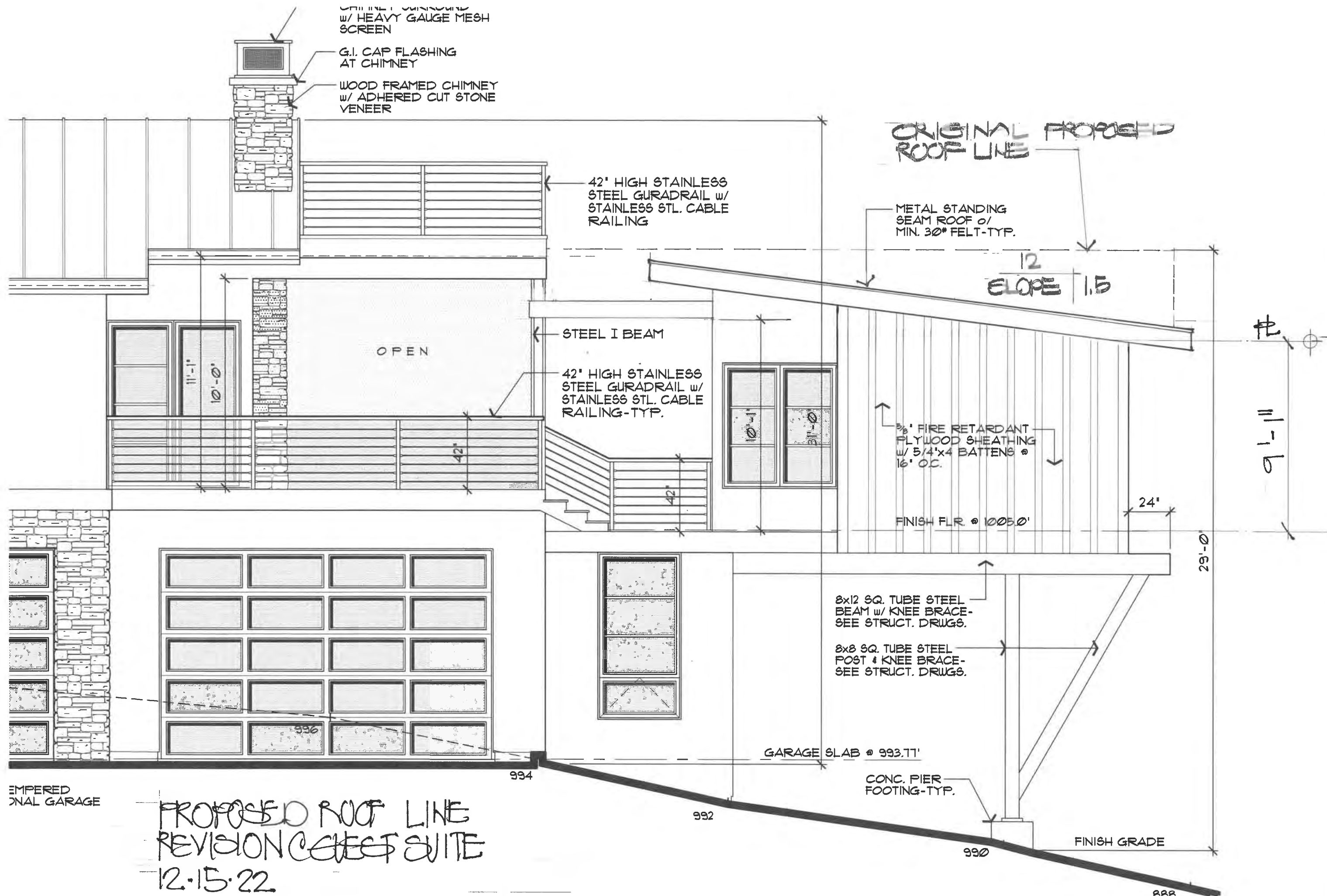


REVISIONS:			<div><div><div></div><div></div></div><div>HANNA-BRUNETTI EST. 1910</div><div><div></div><div></div></div><div>CIVIL ENGINEERS - LAND SURVEYORS CONSTRUCTION MANAGERS</div><div>7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA OFFICE (408) 842-2173 • FAX (408) 842-3652 EMAIL: ENGINEERING @ HANNABRUNETTI.COM</div></div>		DATE: JUNE 2021		date: _____ 21 Hanna - Brunetti		<div><div>REGISTERED PROFESSIONAL ENGINEER AMANDA JOY MUSY-VERDEL NO. 69278 CIVIL STATE OF CALIFORNIA</div></div>		REFERENCES		<div>Exhibit A - Site Plan</div> <div>Lands of Hayden - Clinnabar Hills Road - apn 742-02-006</div> <div>UNINCORPORATED JUNE 2021</div> <div>SANTA CLARA COUNTY CALIFORNIA</div>						SHEET	
DATE	DESCRIPTION	BY:			HORIZ. SCALE: 1"=50'		Amanda Joy Musy-Vardel												2	
					VERT. SCALE: NONE		R.C.E. # 69278												OF 10	
					DESIGNED BY: AM.														JOB NO.	
					CHECKED BY: _____														19039	
			DRAWN BY: T.M.																	



## **ATTACHMENT F**

### **Roofline Modification**



ROOF LINE ON  
ORIGINAL  
SUBMITTAL

1.5  
12  
SLOPE

STEEL SPIRAL  
STAIRS

42" HIGH STAINLESS  
STEEL GUARDRAIL w/  
STAINLESS STL. CABLE  
RAILING-TYP.

OPEN

8'-0"

24'

42'

STEEL SPIRAL  
STAIRS

8x12 SQ. TUBE STEEL  
BEAM w/ KNEE BRACE-  
SEE STRUCT. DRUGS.

8x8 SQ. TUBE STEEL  
POST & KNEE BRACE-  
SEE STRUCT. DRUGS.

CONCRETE PIER  
FOOTING-TYP.

FINISH GRADE-  
TYPICAL

ALUMINUM & TEMPERED  
GLASS SECTIONAL GARAGE  
DOORS-TYP.

MIN. 36" CONC.  
LANDING-TYP.

3 COAT STUCCO  
w/ STEEL TROWEL  
SMOOTH FINISH-TYP.

rear elevation  
PROPOSED ROOF REVISION  
HAYDEN RESIDENCE

32'-0" ORIGINAL SUBMITTAL

886

888

990

992

994

996



**ATTACHMENT G**  
**Biology Report: Land Cover**

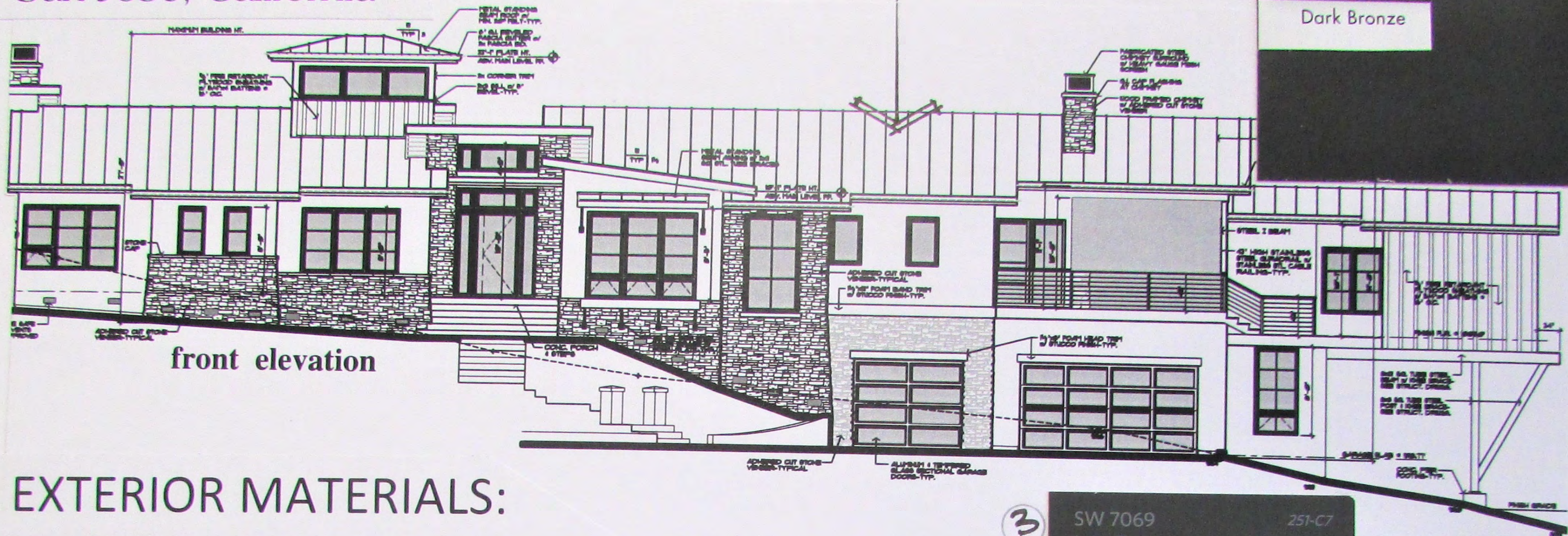
**ATTACHMENT H**  
**Biology Report: Plant Survey**

## **ATTACHMENT I**

### **Color and Materials Board**



# Cinnabar Hills Road San Jose, California



front elevation

## EXTERIOR MATERIALS:

### ROOFING: ①

Standing Metal Seemed Roofing: BERRIDGE, "Dark Bronze"

### EXTERIOR ELEVATIONS: ②③

Colors: (Base) Sherwin-Williams, "Cityscape", SW 7067 (LRV 22)  
(Trim) Sherwin-Williams, "Iron Ore", SW 7069 (LRV 6)

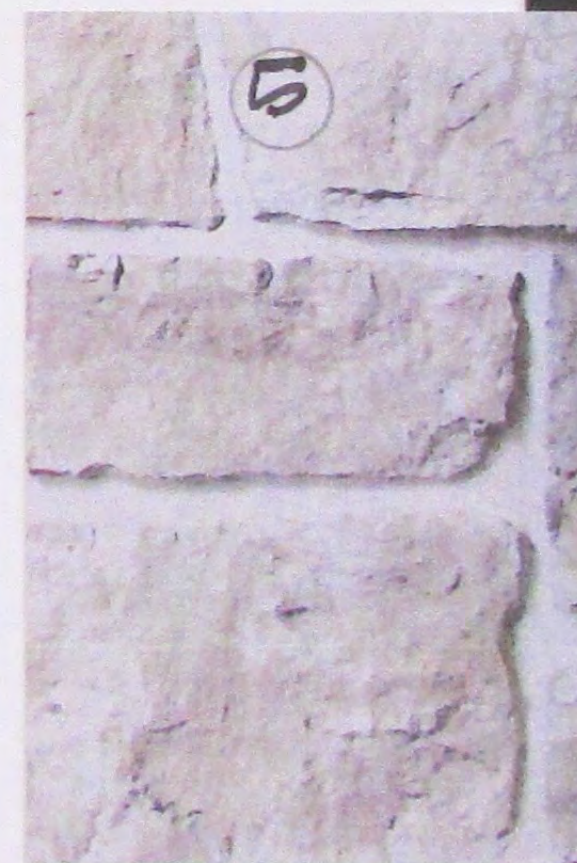
### WOOD SIDING: ④

Board & Batt: Sherwin Williams, "Grizzle Gray" SW 7068 (LRV 13)

### STONE: ⑤

HORIZON STONE, 19<sup>TH</sup> Century "Hermitage" Ashlar

Windows and Sliding Glass Doors are to have Black Frames



3

SW 7069  
Iron Ore

251-C7

SW 7068  
Grizzle Gray

236-C6

SW 7067  
Cityscape

236-C5

4

2



**ATTACHMENT J**  
**Arborist Report (August 15, 2021)**



# 2021

## Arborist Report-Hayden-Cinnabar Hills Rd



David Hamilton

Mighty Tree Movers Inc

8/3/2021

# **ARBORIST REPORT-Tree/Site Report**

## **Subject Property**

**Lands of Hayden-Cinnabar Hills Road APN:742-02-006**

Prepared for:

**Hayden Family**

Prepared by:

**David Hamilton: Certified Arborist #WE-8858A Lic# 916423**

**PO BOX 12 Los Gatos, CA 95031**

**[www.MightyTreeMovers.com](http://www.MightyTreeMovers.com)**

408-464-5200 408-317-1763 Fax

Email:David@MightyTreeMovers.com

## **Contents:**

- Report objective
- Property and neighborhood (General tree and area info)
- Tree Specifics: Includes tree grading chart w/ notes
- Photos of tree (not all trees shown)
- Site Plan (Includes tree **removal**, **protect**, or **remain** color designations)
- Summary of recommendations & observations
- Tree protection measures for plan development



## **Objective**

The purpose of this report is to evaluate and document the proposed driveway to be built on above property in regards to its suitability and potential impacts to trees on the property. Report will document trees' current condition, detail possible impacts and hazards, and give a professional assessment of the tree and its' location.

Another objective is to give a visual representation of the trees that can be used as a guide to plan tree protection, communicate clearly with construction vendors, and used as a tool to impact the trees as little as possible. The trees have been tagged about 6 feet from grade facing what would be about the middle of the driveway so they may be observed and then protected or removed as appropriate. \*Note: Please ensure all applicable vendors have access to all tree information and coordinate protection with construction.

The inspection was done on site by arborist David Hamilton (WE-8858A). The inspection was done from ground-level during week of August 16th, 2021. No upper canopy or root inspection was performed, other than that which was visible from ground level.

## **Neighborhood, Site and Tree Details**

This property is located in in the foothills in Almaden Valley in San Jose. This area is generally green with few homes and properties scattered throughout the area. This "Old Almaden" area is not your typical San Jose neighborhood; the closest tract housing is more than 1.5 miles away. This area is highly forested with many types of native oak tree species. The area designated for the house footprint does not have any significant trees; all the trees impacted will be those along planned driveway route.

The lands of Hayden are heavily forested and this proposed driveway to the building pad impacts a very small percentage of the overall canopy on the land. Almost 70% of all native trees are some species of oak, the rest are Bay Laurel trees. This property happens to have all 4 of the most common CA oaks: (shown in ranking order of most common on this site)

- Quercus agrifolia "Coast Live Oak" (20)
- Laurus nobilis "Bay Laurel Tree" (13)
- Quercus douglasii "Blue oak" (8)
- Quercus lobata "Valley Oak" (2)
- Quercus velutina "Black oak" (1)

These trees have never been trimmed or the land managed. Many trees on these hillsides are remnants of larger trees that fell decades ago, and now the sucker sprouts that grew from the stump, are now the size of trees themselves. See trees #2 & 3 specifically, they have up to (8) main stems. These new leaders generally have weak attachments, due to the nature of their growth from a stump. I recommend that while keeping these trees in place and protected, that some of the main leaders be trimmed back, specifically any leaning towards the road. This will help keep future tree failure that could block entrance and exit from the property. See below for more recommendations on tree and brush management in immediate area of proposed driveway.

## **Tree Specifics**

To help give the reader a better understanding of the tree condition without seeing tree personally the tree is graded. This rating is based on multiple factors. Main factors are health/vigor, structure/safety, suitability based on species growth habits (size), environmental needs or proximity to infrastructure or other trees that will influence its' development and long-term viability.

\*Trees well outside road disruption area or construction zone were not tagged or logged.

### **Tree health descriptions (0=dead/fallen, 1=Poor, 2=Fair, 3=Good, 4=Asset 5=Specimen)**

**Dead/Fallen:** Obvious tree canopy failure or main stem break, or completely dead standing tree

**1 - Poor:** Does not meet basic structural qualifications for a sound and safe tree. The tree shows poor canopy vigor and major branch die-back. Long-term the tree is in wrong spot. Visually the tree does not add to area. Is or will be a hazard to any future structures or people in vicinity.

**2 - Fair:** Tree looks healthy and has no major problems structurally or other, but usually some flaw or defect keeping it from being rated "Good", such as a heavy lean or previous damage.

**3- Good:** Looks are aesthetically pleasing and shows a green healthy canopy with no major flaws or defects.

**4 -Asset:** This tree adds value to immediate area and should be protected and nurtured. The tree may be a rarer species.

**5- Specimen:** These trees are usually over 50 inches in diameter, over 100 years old and have become well-known as an asset to the neighborhood and would be missed by all if lost.

**Remain:** These trees are far enough away from road construction, that they will not be impacted and will not need specific protection measures.

**Remove:** Tree should be cut down either because it is a hazard or in footprint of road construction and/or cut or fill locations.

**Protect:** These trees are close enough to work areas or cut & fill locations that they should be specifically marked and protected. \*Root pruning work is critical on some of these.

Tree #	Species	DBH	Circumference	Height & spread	Health score	Action	Comments
1	Bay Laurel	14 + 16 + 13	129"	25/30	3	Remain	Typical multi-stem form for bay trees
2	Coast Live Oak	8 x 16"	380"	30/45	3	Protect	7 to 8 leaders-Rec. trim two leaning towards driveway
3	Bay Laurel	7 x 10"	205"	30/30	2	Protect	8 to 10 leaders, rec. remove 3 stems facing driveway
4	Big Leaf maple	7"	21"	20/10	4	Protect	Behind well near entrance. Small tree but will be nice feature.
5	Coast Live Oak	13 + 12	75"	20/25	2.5	Protect	Dual leaders
6	Bay Laurel	14"	32"	20/20	4	Protect	
7	Coast Live Oak	13" + 19"	65"	30/35	3.5	Protect	At edge of retaining wall, no problem, wall will help stabilize this trees roots.
8	Coast Live Oak	18"	45"	20/30	1	Remove	Damage, very poor structure, hazard.
9	Blue Oak	18"	45"	30/25	2	Remain	Poor structure due to phototropism, trim one dead leader with fungus.
10	Coast Live Oak	15"	42"	30/30	3	Remove	Will interfere with road traffic-Previous vehicle damage evident. Heavy lean due to phototropism
11	Bay Laurel	15"	42"	20/20	3	Protect	Decent shape, close to road but not a problem. Trim one leader over road.
12	Coast Live Oak	13" +16"	86"	30/35	3.5	Protect	Twin trunks
13	Bay Laurel	10"	30"	20/15	3	Remain	
14	Coast Live Oak	20"	60"	30/35	3.5	Remain	
15	Blue Oak	15"	44"	25/30	3.5	Remove	Remove due to road construction
16	Blue Oak	11"	32"	20/20	2	Remove	Remove due to road construction
17	Blue Oak	12"	33"	20/15	2	Remove	Remove due to road construction
18	Blue Oak	12"	32"	25/20	2	Remove	Remove due to road construction
19	Coast Live Oak	18"	48"	25/25	2	Protect	Not on original tree survey
20	Blue Oak	20"	58"	25/30	4	Remove	Remove due to road construction
21	Coast L. Oak	20" + 18"	110"	30/35	3	Protect	Minimize fill in this area to protect

	Coast Live						Remove due to road construction.
22	Oak	15"	42"	20/20	2	Remove	Poor form
23	Bay Laurel	24"	74"	30/35	3	Remove	Remove due to road construction *protect roots-define cut zone and cut roots as described
24	Blue Oak	18"	44"	25/25	4	Protect	
25	black oak	22"	62"	30/35	4	Remove	Remove due to road construction
	Coast Live						
26	Oak	13"	38"	15/15	1	Remove	Poor condition
27	Blue Oak	12"	34"	15/15	2	Protect	Minimize fill
28	Bay Laurel	12"	34"	20/15	3	Remain	
	Coast Live						
29	Oak	13"	36"	20/15	1	Remain	
30	Bay Laurel	24"+14+10	145"	30/45	3.5	Protect	Place barrier to keep distant any equipment/truck travel
31	Valley oak	22"	64"	30/30	4	remain	Small bay tree directly adjacent to tree
	Coast Live						
32	Oak	12"	35"	20/15	1	Remain	Not on original tree survey
33	Valley oak	14"	42"	20/20	2	Remain	Protect-minimize fill
34	Bay Laurel	12"	32"	20/20	3	Remain	Not on original tree survey
35	Bay Laurel	18"	46"	30/35	4	Protect	
	Coast Live						
36	Oak	16"	47"	20/20	3	Protect	
	Coast Live						
37	Oak	12"	36"	20/15	2	Remain	
38	Bay Laurel	12"	36"	15/15	3	Remove	Remove due to road construction
	Coast Live						
39	Oak	12"	36"	20/15	2	Remove	Remove due to road construction
	Coast Live						
40	Oak	13"	36"	20/20	1	Remove	Remove due to road construction
41	Bay Laurel	20"	60"	25/25	3	Remove	Remove due to road construction
42	Bay Laurel	18"	50"	25/22	3	Protect	
	Coast Live						
43	Oak	14"	32"	25/25	3	Protect	Not on original tree survey
	Coast Live						
44	Oak	15"	44"	20/20	1	Remove	Not on original survey-poor health
	Coast Live						Not on original tree survey - recommend removal although may protect. Poor health
45	Oak	23"	65"	25/25	2	Protect	

**Specimens:** (0) trees meet requirements to be considered exceptional or “specimen” trees.

**Asset trees:** (7) Tree has been rated with “4” and have good structure, vigor and no major flaws.

**Good:** (19) tree is listed as a good tree. This tree has decent natural shape, health and vigor.

**Fair:** (13) Trees are graded as 2 or 2.5 and are listed as fair.

**Poor & Dead:** (6) trees are listed in poor condition.

# **Tree Summary(45) trees were Evaluated & Tagged**

- **Removal** of (15) trees that will interfere or be compromised by driveway.
- **Protection** of (18) trees that close to proposed driveway construction.
- **Trees to Remain:** (12) not affected by driveway, protection not needed.

**Removals:** Of the (15) trees marked for removal (4) are rated as “asset” trees, (3) are “Good” trees, and (8) are rated “Fair or Poor”. Average health score: 2.4

**Protected trees:** Of the (18) trees to be protected (3) are rated as “asset” trees, (11) are good, and (4) are “Fair or Poor”. Average health score: 3.0

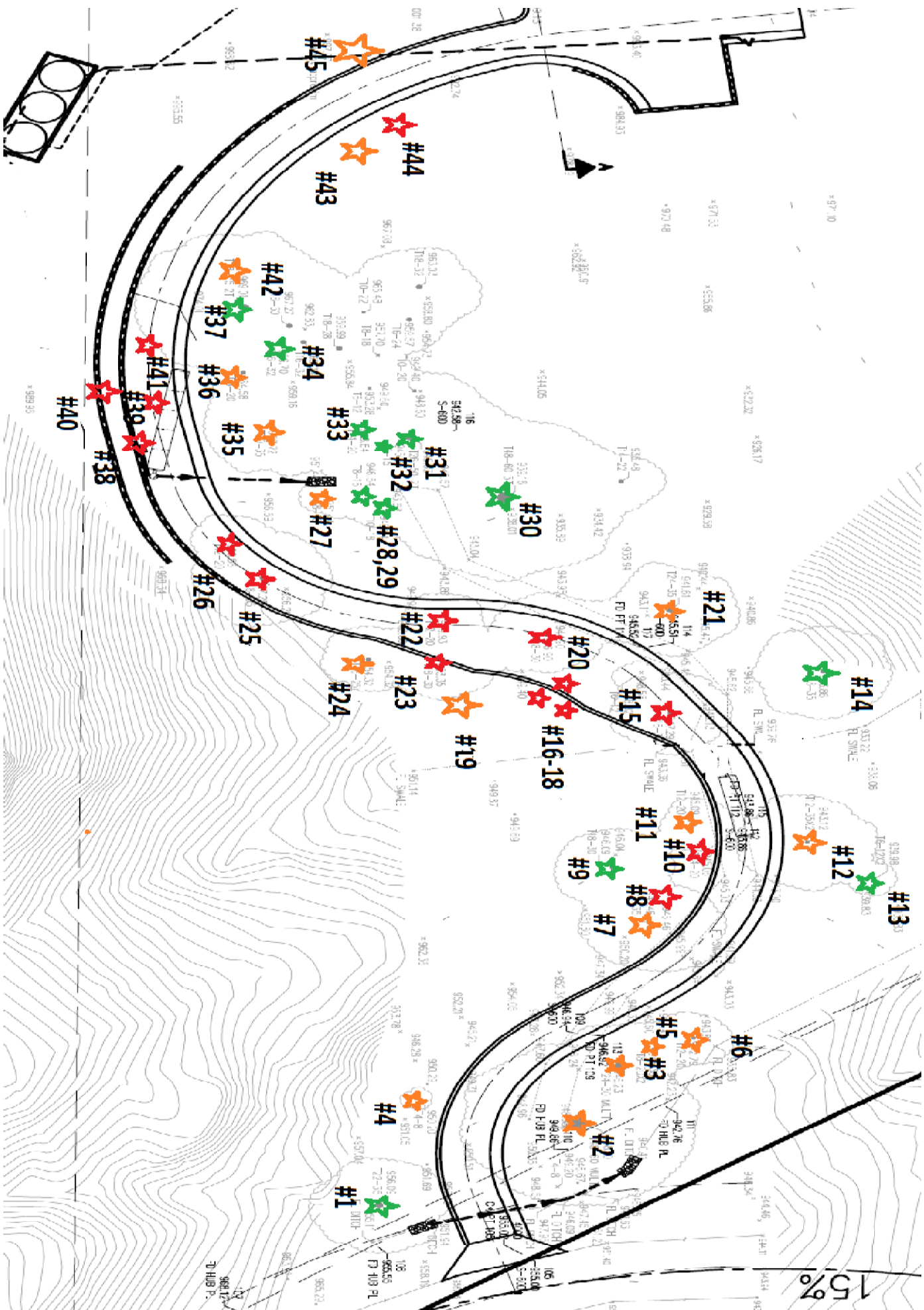
**Tree to Remain:** (1) “asset” trees, (5) “Good” trees, and (6) are “Fair or Poor”.  
Average health score: 2.5

## **Arborist Report Summary**

The trees evaluated, tagged and documented start at the property line at Cinnabar Hills Road and traverses over a steep grade (15%), and through a heavily wooded area up to a clear building pad. There is an existing rough access road that runs about halfway to the building pad. This road cut in previously is being used as much as possible to provide for required fire access and meander around existing trees, minimizing impact where possible. Overall findings are consistent with expectations of a heavily wooded property; about 1/3 of the trees in or near the proposed driveway will be removed, about 1/3 will need protection and 1/3 will remain in place, unaffected. There are 100's of more trees on property, so overall negative impact to the canopy coverage for this property is small.

Following are some other tree and site observations made during survey. Many of the trees have struggled to grow up in competition for sunlight and resources. This is common and natural in our CA foothills and mountains. This results in trees growing towards the sunlight, otherwise known as phototropism. Some trees are very close to one another. After removals and some professional trimming, the trees designated to remain and be protected along the new driveway should see renewed growth and vigor, filling in gaps created. It will actually end up being a very nice driveway heavily wooded with Bay Laurels and multiple species of oaks. \*I further recommend that when trees are being removed, the contracted tree service company should clear any dry brush, fallen branches, along the driveway. This will reduce ground-level fuel for reducing fire hazard.





## **Tree Protection Measures**

A detailed tree protection plan should be part of the building teams “strategy” from the beginning. Tree protection will include root zone protection from compaction, cut & fill lines and designated construction equipment travel paths and maintenance during construction. \*This plan may not include all details and should be reviewed and improved upon as work commences.

- Clear communications plan between GC, owner and workers. All parts of tree protection to be discussed and agreed upon. Do not skip this part. This discussion should discuss all of the below including specific methodologies and equipment, and methods and products to be used for marking and setting boundaries.
- Construction boundaries, “No Traffic/parking” zones, staging areas, clean-out areas, and equipment path travel, as well as heavy foot traffic should all be designated and known by workers that will be on site.
- Use county or city standard tree protection guidelines using 2 inch steel posts and chain link fencing OR Install 4 foot tall high-visibility snow fencing on 5.5 foot T-posts around designated trees, or any trees that end up being within 15 feet of heavy vehicle or foot traffic or staging area. A waterproof “Tree Protection zone-Do Not Remove” sign should be placed on every 3rd individual tree protection fence. This fencing should be placed as to not interfere with construction, and to give the trees as much distance as possible from construction. Note: If T-post hits resistance while being driven into the ground, move stake a few inches over, as you are likely hitting a root.
- All root pruning necessary to be done within 10 feet of oak tree larger than 12 inches in diameter should be done by hand. Trenching can be done using a power trencher with an engine size less than 6 horsepower. (If larger equipment is needed, consult with arborist prior.) Designate area to be completed by hand prior to trenching. Recommended that you have a certified arborist on-site for the beginning of the trenching process and on-call as needed to help ensure things get accomplished per this plan.
- If heavy equipment or vehicles need to drive over a location within 10 feet of a tree to remain, that has not been traveled over by vehicles prior a 4 to 6 inch layer of organic mulch (wood chips) should be placed on ground. This will help prevent excessive compaction. Mulch should be spread out further after completion or removed altogether, depending on the amount it has degraded at that point.
- Schedule trenching during cooler weather if possible. Coast Live oaks are evergreen trees, so are not as sensitive to deciduous trees that can be shocked easier by processes like root pruning. However, if done during hot spring or summer months could negatively impact the trees. If any trench is to remain open for more than 24 hours, cover with burlap and hose down any roots larger than 2 inches in diameter that had been cut, or are temporarily exposed to light and air.

**Hand-Trenching:** This process includes people and hand held equipment. Could include pick, axe, shovel, spade and sharp cutting tools, such as loppers or hand-pruners, shears or sharp/clean saw. As the trench progresses and roots are encountered, they should be cut cleanly to the edge of the trench with a sharp tool. When roots are hacked or torn through, they do not heal correctly, do not put off new roots, and could die-back to the parent stem. Backfill the trench within 48 hours with native soil and place natural organic mulch back on top of trench. If a large mass of roots is encountered while trenching, consider calling a arborist to inspect and recommend method going forward. \*If an excavator or backhoe is used for cutting in road, a spotter on the ground shall observe and any roots encountered should be cut back by hand. No tearing of roots with equipment and leaving shattered ends. Cut clean and wound will heal.



Tree #3 To be **Protected**: Example of sucker growth after main trunk failed decades ago.



Tree # 5 & 6 **Remain & Protect**



Tree # 7 **Protect**-Near road but cut line ok

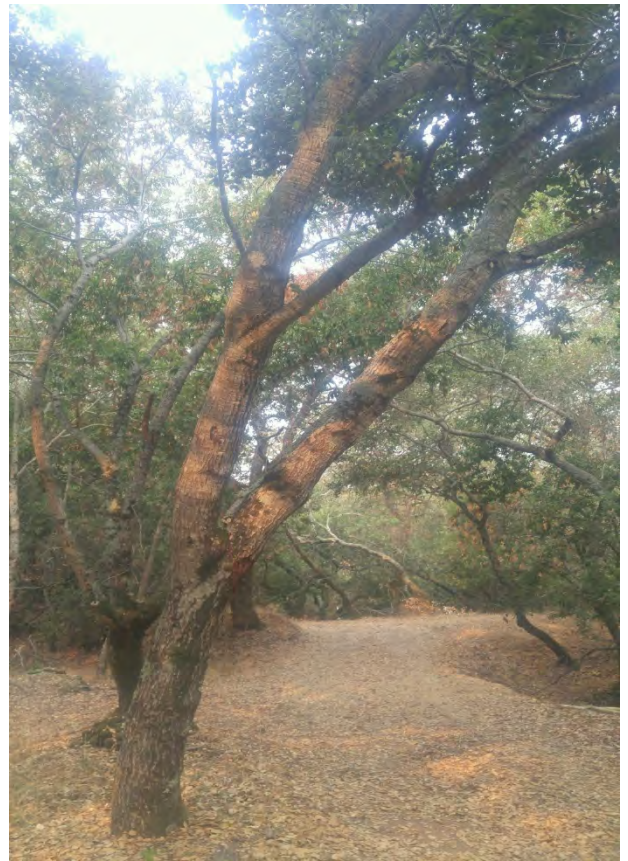




Tree #8 Poor form/health **Remove**



Tree# 10 In path of driveway, heavy lean **Remove**



Tree# 15 Blue Oak **Remove** (3.5)



Tree# 20 Blue Oak **Remove** (4)





Trees # 15, 16, 17 Blue Oaks- **Remove** due to road construction (Ratings:3.5, 2, 2)



Tree# 23 Bay Laurel (3) **Protect**-Close to road



Tree# 24 Blue Oak **Remove** (4)





Tree# 30 Bay Laurel (3.5) **Protect** from vehicular traffic



Tree#34 Bay Laurel **Protect** (3)



Tree# 35 Bay Laurel (4) **Protect**





Tree# 36, 37, 38 (Tree#36 to **Remain**) other **Remove** (3,2,3)



Tree# 44 Live Oak (Poor Health) (1) **Remove**



Tree# 45 Live Oak-**Protect** (2) close call



David Hamilton

ISA Certified Arborist WE-8858A CA Lic# 916423

A handwritten signature in black ink, appearing to read 'D. Hamilton', with a long horizontal flourish extending to the right.

8-25-21



**ATTACHMENT K**  
**Staff Report / Zoning Administration Hearing (January 12, 2023)**  
**(without attachments)**



# County of Santa Clara

## Department of Planning and Development

County Government Center, East Wing, 7th Floor  
70 West Hedding Street  
San Jose, CA 95110  
Phone: (408) 299-5700  
[www.sccplandev.org](http://www.sccplandev.org)

---



### STAFF REPORT Zoning Administration January 12, 2023 **Item #1**

Staff Contact: Rebecca Rockom  
(408) 299-5707, [rebecca.rockom@pln.sccgov.org](mailto:rebecca.rockom@pln.sccgov.org)

## **File: PLN21-021**

### **Concurrent Land Use Permit of a Building Site Approval on Slope 30% or Greater, Grading Approval, and Design Review for a New Single-Family Residence.**

**Summary:** Request for a concurrent land use application of Building Site Approval on Slope 30% or Greater, Grading Approval, and Design Review within the New Almaden Historic Preservation District (-h1), for a new 4,075 square foot (s.f.) single family residence with a 989 s.f. garage/gym, and a 1,339 s.f. unconditioned basement for storage. Associated site improvements include driveway access and septic dispersal field. Grading quantities for the project are 2,274 cubic yards of cut and 637 cubic yards of fill with a maximum cut depth of 5.5 feet, to establish tiered retaining walls for the driveway. 16 trees, including Coast Live Oak and Bay Laurel, are proposed for removal.

**Owner:** Doug & Heather Hayden

**Applicant:** Teresa Price, Hanna Brunetti

**Lot Size:** 25.4 acres

**APN:** 742-02-006

**Supervisory District:** District 5

**Gen. Plan Designation:** Hillsides

**Zoning:** HS-sr-h1

**Address:** Cinnabar Hills Road, San Jose

**Present Land Use:** Vacant

**Approved Building Site:** N/A

### **RECOMMENDED ACTIONS**

---

- A. Approve the determination that the proposed project qualifies for a Categorical Exemption, under Section 15303 (Class 3) of the CEQA Guidelines, Attachment A
- B. Grant a concurrent land use permit for a Building Site Approval on Slope 30 % or Greater, Grading Approval, and Design Review, subject to Conditions of Approval in Attachment B.

## ATTACHMENTS INCLUDED

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Attachment A – Proposed CEQA Determination  
Attachment B – Proposed Conditions of Approval  
Attachment C – Location & Vicinity Map  
Attachment D – Proposed Plans  
Attachment E – Alternative Site Plan Map  
Attachment F – Roofline Modification  
Attachment G – Biologist Report: Land Cover (October 3, 2019)  
Attachment H – Biologist Report: Plant Survey (July 10, 2020)  
Attachment I – Color Board

## PROJECT DESCRIPTION

---

The proposed project is for Building Site Approval on Slope 30% or Greater, Grading Approval, and Design Review in -h1 Zoning District (Historic Preservation Combining District) for a new 4,075 square foot (s.f.) single-family residence with a 939 s.f. attached garage/gym and a 1,339 s.f. storage area to be sited on a knoll at the upper South portion of the property. The site is only accessible from Alamitos Road by a privately-owned bridge. The work will encompass the single-family residence with an approximately 600-foot-long driveway, providing access from Via Vespero. The driveway access includes a midpoint turnout and fire truck turnaround. No accessory structures are being proposed. The plans propose 16 trees for removal.

### Setting/Location Information

The parcel is within the New Almaden Historic District, south of the New Almaden Historic District's Central Community Area, and directly off Alamitos Road. The site is an undeveloped heavily wooded property adjacent to a parcel owned by the Santa Clara Valley Water District containing the Almaden Reservoir.

The terrain is steeply sloped (with most of the property is over 40% slope), broken up by old dirt ranch roads. The average slope of the proposed development site is 33.2%. An unnamed riverine wetland, identified as a Category 2 creek within the Santa Clara Valley Habitat Plan (HCP), flows northwest through the property and drains into the Almaden Calero Canal at the foot of the property, next to Alamitos Road. The property is only accessible by a shared private bridge which crosses the canal and is limited to one-way traffic.

The neighborhood is mostly rural with woodlands and open space, but has modest homes tucked into the hillside and obscured by trees, as well as large-scale homes on ridgelines, visible to the valley floor. While the proposed residence could be seen by those on trails in the Almaden Quicksilver County Park and other by surrounding homes sited on hilltops or knolls, it would not be visible from the street below the parcel, or from the New Almaden Historic District, due to other ridgelines and number of existing trees.

### *Santa Clara Valley Habitat Plan*

The subject property is located within the Santa Clara Valley Habitat Conservation Plan Area 2: Rural Development >= 2 Acres Covered. Landcover on this 25.38-acre parcel is designated Coast Live Oak Forest and Woodland (100%). The Habitat Plan screening indicates no sensitive land cover; however, the property is located within the HCP Priority Reserve Area. Wildlife



surveys are not required by the Habitat Plan for this project. The parcel is fully within the Oak Woodlands area (both HCP & FRAP 2015), and the landcover survey conducted by Coast Range Biological, dated October 3, 2019, indicates the majority of this property is covered in either Blue Oak Woodland or Coast Live Oak Forest and Woodland landcovers. However, within the proposed development site, the Coast Range Biological landcover survey verified serpentine rock outcrops, corresponding mixed serpentine chaparral, and serpentine bunchgrass grassland habitats, in addition to the Coast Live Oak Forest and Woodland landcover (Attachment G). The Coast Range Biological Plant Survey, dated July 10, 2020, observed three special-status plant species within the proposed development area: Santa Clara Valley dudleya, most beautiful jewelflower, and smooth lessingia (Attachment H).

Because this project is covered by the Habitat Conservation Plan, these impacts will be mitigated through fees and conditions of approval.

## REASONS FOR RECOMMENDATIONS

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

The proposed project qualifies for a Categorical Exemption under Section 15303(a) for a new single-family residence. As such, an Initial Study and further analysis under the CEQA was not required.

### B. Project/Proposal

1. **General Plan:** Hillsides
2. **Approval Building Site:** Per County Ordinance Code Section C12-307, Building Site Approval is required for new single-family or two-family dwellings, including any property within the HS-sr-h1 zoning district that is not a designated lot within an approved Parcel Map or Tract Map. The proposed project meets all development standards for the primary residence. Application for BA was applied on 02/11/2021 and will be approved simultaneously with the Grading Approval and Design Review. Pursuant to Ordinance Code Section C12-350, properties that exceed 30% slope, require additional review and findings in order to secure site approval. The average slope of the proposed development area is 33.2%, therefore, Building Approval on Slopes Exceeding 30% is required. A full analysis of site approval can be found in Subsection C of this staff report.
3. **Zoning Standards:** The Zoning Ordinance specifies the required development standards for HS-sr-h1 Zoning District, as summarized below, followed by Table A, noting the project's conformance with Section 3.50.090 "-h1" Combining District:

#### Main Residence

**Setbacks (HS-sr-h1):** 30-feet from all property lines and/or rights-of-way (ROW)

**Height:** 35-feet maximum

**Stories:** 2-stories maximum\*

\* Maximum height is limited to two-story for residence in the -h1 zoning district

per Section 3.50.090(C)(3).

4. **Special Development Standards:** The Zoning Ordinance specifies the required development standards for the HS-sr-h1 Zoning District, noting the project's conformance with § 3.50.090 "-h1 District (New Almaden) Combining District (summarized in Table A). For parcels outside the Central Community Area, property owners are encouraged, but not required, to incorporate the following design features and materials standards into their construction plans as much as possible and appropriate to ensure the compatibility of new construction with the general historic character of the district.

#### *Façade Materials*

New Almaden design standard § 3.50.090(E)(1) recommends board and batten, shiplap or wood siding, adobe (with plaster coat), or brick for exterior building materials. The exterior of the proposed residence incorporates a variety of materials including board and batten wood siding, stucco, and cut stone veneer. The proposed foundation is primarily stone veneer - which, although not the preferred historic New Almaden material of adobe, pursuant to § 3.50.090(E)(5), it blends well with the siting on an exposed rock outcropping. Overall, the proposed materials of the residence and attached garage are not all historically specific, but instead are appropriate to the site on a rock outcropping and intended to blend well with the surrounding natural environment.

#### *Roof Design*

In terms of roofing, New Almaden design standard § 3.50.090(E)(2) recommends wood shingle or shakes (fire retardant) for roofing materials. The proposed roofing material is seamed metal roofing and as such is inconsistent with the historic guidelines, but appropriate for the parcel location within a High Fire Hazard zone in the State Response Area. This style roofing has also been used for the restoration of the historic Helping Hands Hall (located on Bertram Road within the Central Community Area), providing an aspect of consistency between the proposed structure and the New Almaden Central Community Area. New Almaden design standard § 3.50.090(E)(4) recommends the use of gable or sloping shed roof form. The proposed dwelling incorporates a combination of sloped shed and hipped rooflines. The project rooflines conform to these guidelines; however, the sloped roofline of the guest suite/office (on the north side of the structure) clearly stands out both as a distinct projection from the hillside and for its modern, industrial looking design. Staff finds the roofline does not conform with the design standards and recommends a modification to this roofline to better conform to the natural slope and reduce visibility to the valley floor and adjacent hillsides (see Attachment F).

#### *Garage Design and Placement*

According to the New Almaden design standard § 3.50.090(E)(6), garages may be attached or detached and shall be constructed of materials listed and decorated as stated in these standards. An attached 939 s.f. garage is proposed for the lower level of the residence. The design is the same as the main residence in terms of shapes,



materials, and colors. Pursuant to § 3.50.090(E)(7), new fencing shall be built of wood and be of comparable style to early wood fencing; no new fencing is proposed for this project.

*Color – Light Reflective Value*

Pursuant to § 3.50.090(E)(8) new construction paint colors should be compatible with those that were used in the mid-to-late 1800's. In general, natural color ranges are acceptable. The colors, dark grey and materials of the proposed residence reduce the visibility from the valley floor, The proposed colors are subdued grey tones and all well under the required Light Reflective Value (LRV) of 45 (Attachment I).

*Window Design and Light Reflectivity*

Lastly, the Zoning Ordinance standards in § 3.50.090(E)(9) recommends multi-light rectangular window forms. While the proposed home features numerous large windows, the architect incorporated mullions to break up the large panes – both as a nod to the multi-light form and to reduce reflectivity.

Staff finds that except for the guest suite roofline, the materials and architectural features of the proposed residence generally conform with the design standards of § 3.50.090(E)(1)-(9).

***Table A: Compliance with Development Standards for -h1 Combining District***

<b>Form, Material &amp; Color Standards</b>	<b>Code Section</b>	<b>Conformance (Y/N)</b>
Exterior Materials	§ 3.50.090(E)(1)	Y
Roofing Materials	§ 3.50.090(E)(2)	Y
Roof Form	§ 3.50.090(E)(4)	Y (with modification)
Foundation	§ 3.50.090(E)(5)	Y
Garage	§ 3.50.090(E)(6)	Y
Fencing	§ 3.50.090(E)(7)	N/A
Painting & Decorating	§ 3.50.090(E)(8)	Y
Window Form	§ 3.50.090(E)(9)	Y

The Zoning Ordinance § 3.50.090(F) also specifies General Requirements for Construction on Properties not on Priority Lists 1 or 2. Because the parcel is not located within the Central Community Area (“Sub-area A”), the historic compatibility requirements for § 3.50.090(F)(1) are not applicable. Outside the Central Community Area, new structures should be designed for general compatibility with the historic character of the district. While general adherence to the building form and material standards is advised and encouraged, complete conformance is not required. This proposed contemporary residence does not mimic an historic structure, but it does utilize specified historic materials and building forms, such as the use of board and batten for exterior siding and the deep eaves over the windows. The finding for § 3.50.090(F)(2) can be made.

The proposed residence is a Hillside development within the “-h1” historic zoning district and located on a lower ridgeline. By utilizing building materials that correspond to the existing natural environment and preserving the native trees, shrubs, and rocks as the surrounding “landscaping”, the development is shown to be compatible with the natural setting. The structure has been designed to blend into the hillside with a roofline that mirrors the neighboring hilltops, with colors that echo the native landscape and reduce reflectivity, therefore the visual impacts of development when viewed from other hillsides or adjacent parklands have been minimized to the greatest extent possible. The finding for § 3.50.090(F)(3) can be made.

Pursuant to the Chapter 3.30 -sr Scenic Roads Combining District, any structure located within 100 feet from the right of way of a designated scenic roadway shall be subject to design review as described in Chapter 5.50. The subject parcel is adjacent to Alamitos Road, a designated scenic road, however no structure is proposed within the 100 feet of this scenic road, therefore this project conforms to this Zoning Ordinance § 3.30.030 and the finding can be made.

### **C. Building Site Approval on Slope 30% or Greater**

Pursuant to Ordinance Code Section C12-350, the County discourages development on slopes of 30% or more due to the additional site constraints and challenges typically occurring in such hillside environments, including but not limited to steep terrain, geologic and seismic hazards, difficulties in designing and constructing safe and sustainable onsite wastewater systems, meeting access standards for regular and emergency vehicles, potentially significant tree removal, and the need for significant grading, terrain alteration, and retaining walls. Consequently, building site approval on slopes 30% or more shall only be granted where the parcel has no feasible alternative location for development on slopes less than 30 percent, all necessary health and safety issues are adequately addressed, and the resulting visual impacts of such development are addressed or mitigated through appropriate conditions

The Building Site Approval for development on slopes of 30% or greater may be granted only if all of the following findings are made. In the following discussion, the scope of review findings is listed in **bold**, followed by an explanation of how the project meets the required standard is in plain text below.

#### **a) The project meets or exceeds the requirements of any applicable County agency or other affected public agency and conforms to all applicable development standards;**

The proposed project has been reviewed by all applicable County agencies, including Land Development Engineering, Department of Environmental Health, Fire Marshal’s Office, Geology, and Planning Division. The project meets all the County Zoning Ordinance standards. The setbacks conform to HS standards of 30-foot setbacks from the front, side, and rear property lines. The 31-foot height, at the structure’s highest point, is less than the maximum of 35 feet. The project conforms to all additional applicable development standards, as detailed in subsequent Sections D and E.



With the exception of the offsite single-lane bridge that currently does not meet CalFire standards, the project meets the requirements of all other affected public agencies. Those agencies also have, where necessary and appropriate, provided additional conditions of approval to ensure that the proposed residence and the infrastructure supporting the residence meet all applicable development standards. As such, this finding can be made.

**b) The project integrates design solutions to all site or development constraints satisfying the requirements and standards for all reviewing and responsible agencies;**

The project integrates numerous design solutions, including utilizing an existing dirt road, siting the proposed residence above the septic system dispersal field (approximately 150 feet away), selecting a site with the fewest trees, and designing a home that blends with the environment and does not interfere with the skyline. The project also proposes a tiered retaining wall system to keep the walls over a reasonable 5-foot height, which reduces the overall visibility of the project, better follows the natural grade, and minimizes the scarring to the landscape. All these solutions address the site and development constraints and satisfies the requirements and standards for all reviewing and responsible agencies and the finding can be made.

**c) The project cannot be located on portions of the lot with less than 30% slope; and**

Based on grading quantities and biological resources, the project considered three alternative sites (discussed in more detail in following sections). Due to the existing steep terrain, landslide hazard areas, Category 2 creeks with surrounding riparian areas, and setback restrictions, this project cannot alternately be located on portions of the lot with less than 30% slope. This finding can be made.

**d) The overall site design, including but not limited to access roads and driveways, retaining walls, architectural quality, landscaping, tree preservation, grading and erosion control, and landscaping, is in harmony with the natural landscape and environment and topography, demonstrates efficiency in terms of the extent and nature of proposed access or other improvements, minimizes overall grading and terrain alteration, and reasonably mitigates the visual impacts of development.**

The overall site design, as further illustrated in Section E below, harmonizes with the natural landscape and environment and topography, demonstrates efficiency in terms of the extent and nature of proposed access or other improvements, minimizes overall grading and terrain alteration, and reasonably mitigates the visual impacts of development. The proposed residence is designed to blend with the natural environment by following the natural slope rather than cutting a large flat building pad, and utilizing colors and material found in the local landscape. The preferred site was selected based on the most minimal impact to the existing landscape, avoiding known geologic hazards (drainage and landslide prone areas) and preserving biological resources (trees and riparian areas) to the greatest extent possible. Therefore, this finding can be made.

#### **D. Design Review Findings (-h1)**

Pursuant to Section §5.50.040 of the County Zoning Ordinance, all Design Review applications are subject to the stated scope of review. The overall purpose of the design review process 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 stand is in plain text below.

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

The proposed residence is sited on a lower ridgeline surrounded by wooded hillsides. Site visits in tandem with the County's Geographic Information Systems (GIS) mapping analysis indicate that the proposed residence would not be visible from the New Almaden Central Community, due to a minor ridgeline and densely wooded areas which separate the site and help to screen the residence from the Central Community Area. The site is, however, visible to adjacent parklands in the Quicksilver Park and Almaden Reservoir areas. To lessen the visibility, the structure's mass follows the natural contours of the slope, with a roofline that mirrors the neighboring hillsides. The proposed architecture incorporates natural stone which visually anchors the structure to the site on a rock outcrop. The dark brown color of the metal roofing material was selected to match the trunks of surrounding the native trees. All these efforts allow the building to "hide in plain sight". There is no proposed landscaping currently, with the intent to encourage the native environment to flourish. As such, this finding can be made.

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

The preferred site was selected to minimize adverse impacts to the environment, both visually and ecologically. The residence is sited on the flattest area with no existing trees, both to preserve the native woodland areas on the parcel and limit the necessary grading. Tree removal of 16 trees (to be replaced with [36] 24" box trees) was limited to the areas needed to widen the driveway to CalFire's standards. The garage of the house, a level below the main residence, allows for the driveway to have the least grading amount possible and match the existing contours of the hillside. Most of the grading incurred by the driveway is due to the required width and slope of the road. To reduce the grading in these areas, retaining walls were added. The retaining walls have been designed in tiers to reduce height and bulk. The grading was minimized by putting the fire turnaround on the flattest portion of the lot. However, to support the fire turnaround, the plan incorporates a 5' retaining wall, approximately 68 feet in length, supported by a second tiered wall 10 feet below of approximately 85 feet in length. The design of the site maximizes compatibility with the natural environment; therefore, this finding can be made.



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

The project complies with the applicable provisions of the County’s Board-adopted *Design Review Guidelines* to maintain the natural character of the hillside areas, and areas along designated scenic roads, by designing the building to conform to the natural contours of the slope, utilizing paints and materials with low LRV, and preserving the native trees and vegetation to help mitigate visibility to the valley floor. The chosen exterior colors are muted grey tones and have a Light Reflectivity Value (LRV) of 22 well under the maximum LRV of 45. The seamed metal roofing is a dark bronze and not reflective. The windows are glazed to minimize glare. The architecture features eaves which are 3 feet deep to provide shade and further reduce reflectivity. The bulk of the building is weighted towards the lower levels and follows the natural grade. The façade is varied with windows and offset walls. The proposed building height is maximum 31 feet to grade and steps down with slope. The stone veneer visually connects the home to the rocks on site. The recommended modification to the guest suite roofline will mitigate the impact of the structure's intrusion into the skyline. Therefore, this finding can be made.

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

The site is neither visible to the Historic New Almaden Central Community Area nor other nearby development. The style and character of nearby homes is primarily newer builds of substantial size. The closest residences to this parcel include a 6,015 s.f. home permitted in 2020, a 2,095 s.f. home built in 1993, and a 4,300 s.f. home constructed in 2019. The proposed residence may be visible to other hilltop residences, but the architecture both considers and respects the existing natural conditions of the property. The proposed house steps up the hillside conforming to the slope. The bronze color of the metal roofing was chosen to match the bark of the surrounding oak trees, and the stone foundation material closely resembles the local rock. Staff finds that while the proposed project is a contemporary new structure, the colors and materials comply with the Historic District standards and the siting, height, and bulk of the structure blend in well with the neighboring homes and existing environment.

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

As summarized in Section B(3) of the staff report, residential use is an allowed use in the HS-sr-h1 Hillside Zoning District, and the project complies with the HS-sr-h1 zoning regulations and development standards. The proposed residence meets the required setbacks (30 feet front, 30 feet side, and 30 feet rear) with a maximum height at 31 feet over grade (maximum of 35 feet). The proposed residence and associated septic improvements are located on the most level portion of the property, and outside of riparian and landslide hazard areas. Staff reviewed the application for conformance with Section 3.50.090(E) "-h" combining district (New Almaden). Although these detailed standards are only advisory and not required for properties outside the Central Community Area,

Staff determined that the proposed residence is visually compatible in its use of materials, features, and general scale and proportion with the neighboring residences, and substantially meets the compatibility requirements for the following reasons previously stated and summarized in Table A. This finding can be made.

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

The proposed project conforms with the Santa Clara County General Plan Policies and the County's Guidelines for Grading and Hillside Development. The siting of the proposed residence, allowed by right, avoids environmental hazards and protected scenic resources (General Plan R-GD-20). The applicant's preferred site is located outside existing landslide and riparian areas, and nearest the only feasible septic system location (General Plan R-GD-24). The chosen site is on the broadest, flattest area with few existing trees, thus preserving oak woodland habitat and scenic resources. While the site is visible to the upper trails of the Quicksilver Park and to the Almaden Reservoir to the south, it is not visible to the valley floor to the north.

The proposed project follows various mitigation measures to the visual impact through structure design, material choices, and vegetation retention (General Plan R-GD-34). The house will sit tightly on the existing terrain rather than carve out, or fill in, material to create an artificial pad. The development proposes 375 cubic yards of cut (and 5 cubic yards of fill) for the siting of the residence on the knoll. The house has a spread footing foundation that allows the grading for the house to be minimal and match topography. The residence is oriented parallel to the ridge of the knoll. To further reduce grading (Guidelines for Grading and Hillside Development), the house steps up the hillside to mimic the existing topography, with the garage located on the level below the proposed house. The driveway makes use of an existing dirt road to provide access from proposed site to Cinnabar Hills Road/Via Vespero. A retaining wall with 5-foot maximum height has been included in the design to reduce the grading needed to construct the driveway. The driveway grading was further minimized by putting the fire turnaround on one of the flattest portions of the lot. The proposed materials of the home complement the local environment by matching the color of the roofing to the bark of the trees and incorporating a stone façade the blends with the serpentine rock. The overall bulk of the home is low and weighted towards the ground, reducing overall visibility. This site has the lowest number of trees that would be impacted by development; unfortunately, the chosen site features a large outcropping of serpentine rock. The loss of this rock and the corresponding habitat will be mitigated by permanent impact fees paid to the Habitat Conservation Plan.

Staff analyzed project in terms of ridgeline preservation while balancing the reasonable use of private land. Due to environmental hazards, drainage concerns, proximity to the septic system, considerations for minimal grading, and minimal



tree removal, the applicant's preferred site is the only reasonable development area for a single-family residence on this parcel. As such, this finding can be made.

**E. Grading Approval:**

Pursuant to Section C12-433, all Grading Approvals are subject to specific findings. In the following discussion. The scope of review findings is 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 development of this 25-acre site consists of a new single family residence with associated driveway, retaining walls, well, water tanks, and on-site septic system is permitted by law and allowed by right. This project considered 4 sites (Attachment E), evaluated the existing conditions, and chose the site with the least environmental impact (Table B). Alternative Site A, while the closest analyzed site to the road, it would also be the farthest from the septic system (600 ft) and require the septic pipe to cross the Category 2 creek in a pumped force main system. The site is also in a landslide hazard area and the proposed development site would be sandwiched between the Category 2 creek 35 foot setback and the 30 foot front setback. Due to the heavily wooded terrain this site would mandate the greatest number of trees to be removed. Alternative Site B would take advantage of a flat area along the existing dirt road, however this site is still partially within the landslide area, and due to terrain, the home would require retaining walls up to 17 feet in height. The site's natural draw for stormwater and potential drainage issues is this site's greatest concern. Alternative Site C considered a flat area at the lower northwest edge of the property along a second dirt road; unfortunately the stream setbacks and terrain above and below the road prohibit a feasible residential site.

The applicant's preferred siting of the main house is situated on the largest portion of the property with the least amount of slope with no known geologic hazards. The grading is limited to the driveway as needed to provide access from the road to the residence. The project takes advantage of an existing dirt road to reduce additional grading. As such, this finding can be made.

**Table B: Alternative Site Analysis**

	<b>Cut</b>	<b>Fill</b>	<b>Net Grading</b>	<b>Retaining Wall Height</b>	<b>Geologic Hazard</b>	<b>Tree Removal</b>
<b>Applicant's Preferred Site</b>	2274	637 CY	1549	5.5 feet	None	16
<b>Site A</b>	1880	207	1614	17 feet	Landslide Area	31
<b>Site B</b>	3207	2623	525	15 feet	Landslide Area, Drainage Concerns	18
<b>Site C</b>	N/A - The stream setbacks and nearby steep slopes make this area unbuildable					

- 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 grading will not endanger any public/private property or public health and safety. The proposed site has been chosen partly based on distance, approximately 300 feet, from the unnamed Category 2 creeks and geologic hazard areas. The proposed site also avoids areas prone to excessive water collection which minimizes impacts to stormwater quality and also averts potential moisture and mold issues inside the residence. As such, this finding can be made.

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

The proposed residence design and location was chosen to minimize the impacts to the natural landscape, scenic, biological, and aquatic resources. Although the property is heavily vegetated, the preferred site has the lowest number of trees that would be impacted by development. The driveway and retaining walls are visually obscured by a low ridgeline and dense oak woodlands from the valley floor, Alamitos Road, and Via Vespero. Impacts to various resources was weighed. While devoid of trees, the applicant's preferred site shows serpentine rock and plant habitat, substantiated by the plant survey report conducted by Coast Range Biological (Attachment H). Beyond the home's footprint, the rock outcropping will be preserved to thrive as the native landscaping. Because this site has been deemed the only feasible developable site, with resultant impacts to serpentine rock and serpentine grasslands, these environmental impacts will be mitigated by paying the appropriate Santa Clara County Habitat Conservation Plan permanent impact fees.

During construction, excavated materials will be placed in designated fill areas or hauled away from the site to a county approved disposal site. The leachfield area



shall be fenced off during construction to minimize disturbance to soil. Fiber roll slope protection and storm drain inlet protect measures are shown on plans and will be followed to minimize erosion impacts. As such, 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 applicant's preferred site minimizes grading in comparison with three other available sites by siting on a relatively level portion of the lot, and utilizing an existing dirt road, as well as considering various environmental hazards, tree removal, and proximity to the septic dispersal field (see Table B). The chosen site incorporates significant grading for the driveway to access the home, but the other two analyzed locations would require excessively tall retaining walls, within a known landslide hazard area. The preferred location takes advantage of a flat area directly adjacent to the only feasible septic system. The next closest site (Alternate Site B) would require 350 linear feet of a pumped force main line to reach the leach field. As such, 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 driveway demands the greatest amount of grading in this proposal (1,763 cubic yards of cut and 539 cubic yards of fill) due to distance, slope, and Fire Marshal requirements. However the design of the driveway conforms to the natural slope of the parcel and minimizes additional grading by utilizing an existing dirt road for the driveway, which also reduces the need for tree removal and mitigates the possibility of creating visual scars on the land. The other three sites considered would necessitate additional tree removal and create a more apparent visual disturbance. Although the driveway is longer for the applicant's preferred site than the other considered sites, shorter retaining walls, fewer trees slated for removal, and the avoidance of geologic hazards makes it less problematic than the other analyzed sites. As such, this finding can be made.

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

The grading conforms to Santa Clara County General Plan Policies and the County's Guidelines for Grading and Hillside Development, as well as policies specific to the -h1 New Almaden Historic District. The siting of the proposed residence, allowed by right, avoids environmental hazards and protected scenic resources, as possible. The applicant's preferred site is located outside existing landslide and riparian areas, and nearest the only feasible septic system location. The chosen site is on the broadest, flattest area with few existing trees, thus preserving oak woodland habitat and scenic resources. For hillside development in the -h1 district, the guidelines require that proposed structures located on or near ridges or any hillsides New Almaden reduce any visual impacts of development when viewed from the valley floor areas, scenic roads, and adjacent parklands. The design of the proposed residence has been structured to

step down along the hillside instead of creating additional cuts into the hillside as might be required to create a residence on a single level. As such, this finding can be made.

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

The proposed grading is in substantial conformance with the adopted "Guidelines for Grading and Hillside Development," in particular, the specific guidelines for road design, building form, and design. The project however can not avoid all sensitive landcovers. Pursuant to Guideline 3, development should be sited to avoid encroachment into areas with sensitive biological resources; as previously stated, due to other hazardous conditions, the proposed home would be sited on an outcropping of serpentine rock. Consistent with both Guideline 7 and Guideline 5, the proposed residence utilizes the existing dirt road for the driveway which avoids additional cuts and fills to the hillsides. And, by using tiered retaining walls instead of engineered slopes, the project also conforms to Guideline 9. The proposed home is situated to be parallel with the ridgeline, in keeping with Guideline 10. The architecture hugs the slope by stepping the building down the natural slope of the hillside - reducing visual bulk, which abides by the language of Guideline 11. As such, this finding can be made.

**Historic Heritage Commission**

Pursuant to § 3.50.030(1), construction of any new building or structure in any "h" combining zoning district is subject to Design Review and must be reviewed by the Santa Clara County Historical Heritage Commission for recommendation prior to the public hearing on the application (§ 3.50.040). The project was presented to the Historical Heritage Commission by Planning Staff on December 15, 2022. Planning Staff forwarded a recommendation of approval, with modification, to amend the slope of the roofline of the guest suite/studio to follow the existing hillside slope (Attachment E). The Historical Heritage Commission unanimously approved the project as recommended with the modified roofline and forwarded a recommendation of modified approval to the Zoning Administration (ZA) Hearing Officer.

*Staff Recommendation*

In conclusion, Staff recommends the Zoning Administration Hearing Officer approve the concurrent land use entitlements for Building Site Approval, Grading Approval, and Design Review for the single-family residence. As noted throughout the staff report, the proposed project meets all development standards for the single-family residence (as noted in the Zoning Standards above) and all the findings for Building Site Approval, Grading Approval and Design Review.

**BACKGROUND**

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On February 11, 2021, Douglas Hayden applied for Building Site Approval on Slope 30% or Greater, Grading Approval, and Design Review to construct a 4,075 s.f. single-family residence with a 939 s.f. attached garage. Early outreach noticing was conducted in March of 2021. The application was initially deemed incomplete on March 12, 2021. Pursuant to Planning Staff requests, the applicants completed three alternative site proposals in subsequent resubmittals. The project was reassigned from the previous Project Planner at the end of July 2022. Planning



Staff conducted a site visit on September 28, 2022, and was joined by the project engineer and the property owner. During the site visit Planning Staff walked the property and gained a better understanding of the project site and various site alternatives for the project. The applicant's preferred site is the broadest area with the least slope and closest location to the only feasible septic system. While devoid of trees, the site has a visible rock outcropping, confirmed to be serpentine rock by the Biologist Report dated October 3, 2019. During the visit, Planning Staff suggested a modification to the roofline that might mitigate visibility from Alamitos Road. After submitting all required documentation, the application was deemed complete on November 3, 2022. The Project Planner went out on November 25, 2022, to sites adjacent to the parcel to verify visibility of the site from both Alamitos Road (no) and Quicksilver Park (yes). As the project is located in the New Almaden Historic District, the development was presented to the Historical Heritage Commission (HHC) for a recommendation of approval, with modification of the roofline (Attachment E), on December 15, 2022. In order for the project to be presented at HHC and to be heard at the January 2023 Zoning Administration Hearing, the property owner granted a one-time, 90-day extension to the Permit Streamlining Act deadline, extending the decision deadline for a final decision to April 2, 2023.

## **STAFF REPORT REVIEW**

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