

County of Santa Clara

Department of Planning and Development
Planning Office

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STAFF REPORT
Zoning Administration
August 5, 2021

Public Hearing Item No. 1

Staff Contact: David Rader, Senior Planner
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File: PLN21-095 (Shafer Subdivision) Tentative Parcel Map and Grading Approval for a Two-Lot Subdivision

Summary: Consider request for a concurrent land use entitlement for a two-lot Tentative Parcel Map and Grading Approval for driveway improvements and fire truck turnarounds. The Tentative Parcel Map would subdivide a 58-gross-acre parcel into two (2) lots, Parcel A measuring 38-gross-acres and Parcel B measuring 20-gross-acres. Proposed Parcel B contains an existing residence that is proposed to be retained. Grading cut and fill of 267 and 160 cubic yards, respectively. No tree removal is proposed.

Owner: Sean and Tashana Burke
Applicant: Hannah Brunetti
Address: 2460 Shafer Ave, Morgan Hill
APN: 728-04-007
Supervisory District: 1

Gen. Plan Designation: Rural Residential
Zoning: A-20Ac-d1
Lot Size: 58-gross acres
Present Land Use: Single-family Residence
HCP: Area 1, Private Development Covered

RECOMMENDED ACTIONS

- A. Adopt a CEQA Mitigated Negative Declaration;
- B. Grant a Tentative Parcel Map Approval for a Two-Lot Subdivision, pursuant to Conditions of Approval outlined in Attachment B; and,
- C. Grant Grading Approval, pursuant to Conditions of Approval outlined in Attachment B.

ATTACHMENTS INCLUDED

Attachment A – Initial Study/Mitigated Negative Declaration
Attachment B – Preliminary Conditions of Approval
Attachment C – Location and Vicinity Map
Attachment D – Tentative Parcel Map and Plans

PROJECT DESCRIPTION

The proposed project includes a request for a concurrent land use entitlement for a two-lot Tentative Parcel Map and Grading Approval for improvements to the driveway to an existing residence, including two required fire truck turnouts. The Tentative Parcel Map would subdivide a 58-gross-acre parcel into two (2) lots. Parcel A would measure 38-gross-acres and Parcel B would measure 20-gross-acres. Proposed Parcel B contains an existing residence that is proposed to be retained. No development is proposed on Parcel A.

The proposed grading includes cut and fill of 267 and 160 cubic yards, respectively, with a maximum cut depth of 3.5 feet. No tree removal is proposed as part of the subdivision. The existing residence on Parcel B is served by a septic system and on-site well. An existing barn and existing pole shed associated with a small cattle ranching operation would be removed on Parcel A. Two other existing barns on Parcel A would remain as part of the small cattle ranching agricultural operation, which is considered the primary use on the newly created parcel. The site is located in the Santa Clara Valley Habitat Plan Area, Area 1-Private Development Covered. The proposed project qualifies for Habitat Plan coverage.

Setting/Location Information

The subject property is located in the unincorporated area east of the City of Morgan Hill. The parcel is developed with an existing residence, barn and small accessory structures, which would remain, with the exception of a barn and pole shed, which would be removed. The project site is located in the foothills east of the City of Morgan Hill. The parcel is relatively flat in the southwestern portion, but the slope increases in the northeastern direction. The site consists of open grasslands and includes oak woodland land cover located to the north and northeast of the from the development areas. The surrounding land uses are agricultural, open space, and single-family homes.

REASONS FOR RECOMMENDATIONS

A. Environmental Review and Determination (CEQA)

The environmental impacts of the project have been evaluated in the Mitigated Negative Declaration (MND) prepared by Staff for the project (refer to Attachment A). The MND concluded that although the proposed project could have a significant effect on the environment, mitigation measures would be incorporated into the project to avoid or reduce impacts to a less-than-significant level. As required by the California Environmental Quality Act (CEQA), a Notice of Intent to adopt the MND was posted and mailed out on July 9, 2021. The 20-day comment period closed on July 28, 2021, and no public comments were received. As such, pursuant to CEQA, Staff recommends approval of the MND as part of this project approval.

B. Project/Proposal

The project consists of a Tentative Parcel Map approval to subdivide an existing lot into two (2) Parcels and Grading Approval for a new segment of driveway along with two fire truck turnarounds.

C. Subdivision Ordinance

This subdivision application has been reviewed in accordance with the required Findings of Section C12-122 of the County Ordinance Code (Subdivisions and Land Development Ordinance) and the State Subdivision Map Act. Pursuant to these standards, the Zoning Administration Hearing Officer shall deny approval of a tentative or final parcel map if any of the following seven (7) findings can be made. In the following discussion, the scope of review criteria is in **bold**, and an explanation of how the project does or does not meet the required standard follows in plain text below.

1. That the proposed map is not consistent with applicable general and specific plans.

The proposed Tentative Parcel Map would result in the division of an existing 58 gross-acre lot into two parcels. Parcel A, would be 38 acres in size. No development is proposed for Parcel A, however there are existing structures located on the proposed parcel that are part of a small cattle ranching agricultural use. An existing pole barn and pole shed will be removed, as they don't meet the 30-foot setback from the easement for the existing driveway. Parcel B, which contains an existing residence that would remain, is proposed to be 20 acres in size.

The General Plan designation for the property is Agriculture Medium Scale. Density of development allowed for a subdivision with a Agriculture Medium Scale General Plan designation within the San Martin Planning Area is one residence per 20 acres if zoned A-20Ac. The subdivision proposal would create two single-family residential lots of 38-gross-acres and 20 gross acres each, from the existing 58 gross-acre property. This results in a development density of one residence per 20 acres and above. As such, the proposed subdivision is consistent with the County General Plan land use designation.

The property is zoned A-20Ac-d1, which is a rural base zoning district of Agriculture (A), a lot-size combining district (-20 Ac), and a Santa Clara Valley Viewshed combining district (-d1). The required minimum lot size is 20 gross acres per parcel, as specified for the -20 ac. rural base lot-size combining district (Zoning Ordinance Section 3.10.030, Table 3-10.1, and associated Note 1). At 38 and 20 gross acres, respectively, the proposed lot sizes for Parcel A and Parcel B are consistent with the County Zoning Ordinance. The proposed Tentative Map is also consistent with General Plan policies related to subdivisions in rural areas, and as shown in Table A below.

Table A: Applicable General Plan Policies for Subdivisions

General Plan Policy	Consistency
<u>R-GD 26:</u> Where proposed grading is associated with a potential subdivision or single building site approval in hillside areas, that which is deemed excessive, non-essential grading is strongly discouraged and shall not be generally permitted, unless exceptional circumstances warrant further consideration.	Grading is only proposed to realign portions of an existing driveway and provide or expand fire truck turnarounds.
<u>R-GD 32:</u> For subdivision proposals, land should be subdivided in such a way that building sites are	The proposed parcels are located below a ridgeline

not located on ridgelines, if possible, taking into consideration other development constraints and issues.	and are configured to allow development in the flattest, least visible portions of the parcels.
<p><u>R-LU 22:</u> Two Lot Subdivisions: For any two-lot subdivision of land, the average area per dwelling unit shall be as determined by the variable slope density formula, and neither a cluster permit nor dedication of permanent open space shall be required, provided that:</p> <ul style="list-style-type: none"> a. the parcel in question was not itself created after 1980; and b. any subsequent subdivision of the two lots so created shall adhere fully to the density and development requirements of the General Plan and all applicable County ordinances. 	The subject parcel was created before 1980. The subdivision would adhere to density and development requirements of the General Plan and all applicable County ordinances.
<p><u>R-LU 58:</u> The allowable density of development shall be 5–20 acres per dwelling, depending upon the average slope of the land, as based upon the County’s “-5-20s” slope density formula. Minimum parcel size shall be 5 acres unless development is proposed as a cluster subdivision.</p>	The subdivision proposal would create two single-family residential lots of 38-gross-acres and 20 gross acres each on the 58 gross-acre property. This results in a development density of one residence per 20 acres and above.

Additionally, the proposed Tentative Map is found to be consistent with the requirements of the County’s Solar Access for Subdivision Development ordinance, Division C12. Pursuant to Section C12-173.3(d), solar access easements are not required for lots equal or greater than one acre. At 38 and 20 gross acres, the proposed lot sizes for Parcel A and Parcel B have adequate solar access for potential buildings constructed in the future, and future development will not be detrimental to solar access of any neighboring properties.

As such, the proposed subdivision is consistent with the General Plan and Staff cannot make this finding.

2. That the design or improvements of the proposed subdivision is not consistent with applicable general and specific plans.

The design and improvement of the proposed subdivision, in accordance with the Conditions listed in Attachment B, will ensure that the development is consistent with the County General Plan policies for Agriculture areas (discussed in Finding No. 1 above). Consistency with applicable General Plan policies for rural subdivisions is discussed in the Table A, under Finding No. 1 above.

The project is consistent with lot design criteria for subdivisions outlined in Section C12-21 of the County Ordinance Code, and demonstrates adequate size and shape characteristics to support single-family residential uses. Both proposed lots have frontage on a private road extension of County-maintained Shafer Avenue. The proposed lots exceed the recommended maximum depth to width ratio of three-to-one.

A new segment of driveway would be constructed along with two fire truck turnarounds for a total of 4,520 square feet (sf) of new impervious surfaces. However, there would be a 5,016 sf reduction in impervious surfaces resulting from removal of an old driveway segment and unpermitted mobile buildings, for a net reduction in impervious surface of 496 sf. Grading cut and fill are not excessive at 269 and 160 cubic yards, respectively, and a maximum cut depth of 3.5 feet.

As such, the design and improvements of the proposed subdivision are consistent with applicable general and specific plans, and Staff therefore cannot make this finding.

3. That the site is not physically suitable for the type of development.

The site is physically suitable for development of an addition single-family dwelling; however, the Applicant has not proposed construction of a new single-family residence. The lot will be subdivided and maintained as an agricultural lot, until such time in the future that the property owner wishes to submit applications for a single-family residence on Parcel A. No development may occur unless there is full compliance with the Conditions listed in Attachment B, which pertain to, among other things, water supply, sewage disposal and emergency access. The Applicant has provided a potential building site for a future residence to that demonstrates that setbacks from property lines and easements could be met and environmentally sensitive areas can be avoided.

On-site Conditions

Topography of the site is gently sloping (less than 10%) in the southwest portion of the parcel, but increases to over 30% slope on the rest of the parcel in the northeastern direction toward the foothills. Development is not proposed on Parcel A, and the existing residence on Parcel B would remain. Parcel A will be used as a small cattle ranch, which is a permitted primary use in the subject zoning district. Although development is not proposed, there is sufficient area on Parcel A that is available for a future residence that can meet the required 30-foot setback from the proposed property lines, including primary and secondary leach fields. Locations for primary and secondary leach fields have been tested for feasibility, although a residence is not proposed for the creation of Parcel A. A water line that serves the existing residence on Parcel B would be available to serve a future residence on Parcel B. As previously noted, Parcel B will maintain the existing residence and would continue to meet all setbacks required by the Zoning Ordinance. Adequate driveway access and access to a septic systems and water will be maintained.

Geology

The subject parcel is located in a County fault rupture hazard zone, County landslide hazard zone, and a State seismic hazard zone (earthquake induced landslides). However, a 2016 geology report, reviewed and approved by the County Geologist, found (through on-site investigation) no evidence of slope instability, and the report concluded that the potential

for earthquake-induced landsliding to affect the building site is low. The investigation also determined that the project site is located in an area where the potential for liquefaction is very low.

Utilities & Water

The existing residence on proposed Parcel B has access to a well that could be shared with a future residence that could be built on the proposed Parcel A, although a residence is not proposed at this time. The existing residence on Proposed Parcel B has an on-site wastewater treatment system and a water storage tank for wharf hydrants, domestic water and sprinkler systems. Electricity and gas is be provided by PG&E.

The Department of Environmental Health (DEH) has reviewed the application, and percolation tests and septic system feasibility tests have been conducted for locations of primary and secondary leach fields for a potential future residence on Parcel A, should a residence be proposed in the future.

For a future residence on Parcel A, drainage plans would be reviewed by Land Development Engineering (LDE) at the time of submittal for a building permit. For the proposed driveway improvements to the existing residence, LDE has conditioned the project to require issuance of a grading permit prior to LDE clearance of the issuance of the final map.

The project has also been reviewed by the County Fire Marshal (FMO). For future development of a residence on Parcel A. FMO has conditioned the project to require a Shared Water agreement if the 2 lots share the same water source. For future development on Parcel A, Fire department access and water review will be conducted at the building permit stage.

Access

Parcel B contains an existing residence that has access to Shafer Avenue, via an existing driveway that would be modified under the proposed Grading Approval. County Roads and Airports requires that, prior to map recordation, right-of-way for the 60-foot full street and 50-foot cul-de-sac bulb at the terminus of Shafer Avenue be dedicated for public use.

For the reasons stated above, the site is physically suitable for the proposed subdivision, whereby Parcel A would provide a primary use for agriculture and Parcel B will maintain a single-family residential use. As such, Staff cannot make this finding.

4. That the site is not physically suitable for the proposed density of development.

The site is physically suitable for the proposed density of development, which will consist of two parcels, A and B, of 38 acres and 20 acres, respectively, meeting the County's "-5-20s" slope density formula (R-LU 58 – Table A, above). Parcel B contains an existing residence, which would be maintained. Parcel A will be maintained as an agricultural lot with agricultural accessory buildings. For the purposes of the CEQA, Staff did evaluated a potential future residential building site for Parcel A. Parcel A provides a relatively flat area for development and does not contain any natural hazards

that would present a constraint to any future residential development, which is consistent with the General Plan.

The site is physically suitable for the proposed subdivision of agricultural grazing land, and development is not applicable. As such, Staff cannot make this finding.

5. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The subject property is located in the Santa Clara Valley Habitat Plan (Habitat Plan), Area 1 and designated as Rural Development Covered. The project would qualify for Habitat Plan coverage. Under the Habitat Plan, the project site's land cover is as follows:

- *Rural Residential* in the southwest portion of the property where a future residence could be developed and where a portion of driveway improvements to the existing residence are proposed
- *California Annual Grassland*, where a portion of driveway improvements to the existing residence are proposed.
- *Coast Live Oak Woodland and Forest*, where no development is proposed.
- *Serpentine Bunchgrass Grassland* at the far northwest of the property, where no development is proposed.

The property contains no riparian, stream, pond, or wetland habitat. No trees are proposed to be removed. As such, the proposed subdivision is not likely to cause substantial environmental impacts or injure fish, wildlife, or their habitat, and Staff therefore cannot make this finding.

6. That the design of the subdivision or the type of improvements is likely to cause serious public health problems.

The project has been reviewed by LDE, the DEH , Fire Marshal's Office, and the Planning Division, and conditioned to meet all public health and safety requirements.

The County Fire Marshal's Office has reviewed the subdivision emergency vehicle access for fire protection and fire prevention and has conditioned the project to require enlargement of the fire truck turnaround to 40 feet at the time of a building permit for a future residence on Parcel A. The subject property is located within the Wildland Urban Interface (WUI) and State Responsibility for fire, with a requirement for maintenance of defensible space.

The subject property is not located in a mapped flood hazard zone. Although not proposed as part of this subdivision, future development of a residence on Parcel A would require (prior to issuance of a building permit) construction of a new septic system to treat wastewater, and septic system design would be reviewed by the DEH to ensure that they do not permit effluent to surface, degrade water quality, affect soil stability, present a threat to public health or safety, or create a public nuisance. Water shall be provided to the project site by a well and well water feasibility would be reviewed by DEH prior to issuance of a building permit for a future residence on Parcel A.

The construction driveway improvements would not create significant, long-term traffic, noise or air quality impacts. The project will result in short-term impacts related to construction activities, however, due to their temporary nature, construction-related impacts would not cause serious or long-term public health problems.

As such, neither the design of the subdivision nor the types of improvements (none proposed or required) are likely to cause serious public health problems, and Staff therefore cannot make this finding.

7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed subdivision.

Shafer Avenue is County-owned and maintained to the southwest property line of the subject parcel, with plans for a 60-foot wide extension between this parcel and the adjacent parcels to the northwest (APNs 728-03-031 and 728-04-006). County Roads and Airports requires that, prior to map recordation, right-of-way for the 60-foot full street and 50-foot cul-de-sac bulb at the terminus of Shafer Avenue be dedicated for public use. The subject parcel contains a drainage easement and PG&E gas pipeline easements the proposed Parcel A. However, sufficient space would be available to allow development of a residence without conflicting with these easements. As such, Staff cannot make this finding.

As noted in the above findings, Staff cannot make any of the seven subdivision findings that, if made, would require the Zoning Administration Hearing Officer to deny the proposed subdivision. Staff therefore recommends that the Zoning Administration Hearing Officer approve the proposed subdivision, subject to Grading findings below.

D. Grading Findings:

As the proposed subdivision includes driveway improvements and road improvements to improve access to the existing residence on Parcel B and agricultural uses on Parcel A, grading is proposed. More specifically, a total of 427 cubic yards grading is proposed, with 267 cubic yard of cut and 160 cubic yards of fill, at a maximum depth of 3.5 feet. Pursuant to Section C12-433, all Grading Approvals are subject to specific findings. In the following discussion, the scope of review findings are listed in **bold**, and an explanation of how the project meets the required standard is in plain text below.

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

The proposed project includes Grading Approval to construct a new segment of driveway along with two fire truck turnouts which would be constructed as a subdivision improvement in accordance with Public Resource Code (PRC) 4290, Section 1273.10 (Driveways). This driveway segment would be part of an existing driveway that provides access to an existing single family residence. The realignment would shift this portion of the driveway to the north, providing a straighter line where the driveway would connect to the Shafer Avenue extension. The grading would also increase the radius of the fire truck turnaround on the Shafer Avenue extension and create a turn out on the existing

driveway near the current residence. Grading cut and fill would be 269 and 160 cubic yards, respectively, with a maximum cut depth of 3.5 feet.

Topography of the site proposed for development is gently sloping (less than 10%) in the southwest portion of the parcel but increases to over 30% slope on the rest of the parcel in the northeastern direction.

As such, the amount, design, location, and the nature of the proposed grading is appropriate to maintain the existing single family residence on the proposed Parcel B by meeting fire truck access standards. The expanded fire truck turnaround on the Shafter Avenue. This finding can be made.

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

No excessive material will be deposited onsite. All excess grading will be hauled to a County-approved disposal site. The applicant is required to apply for a Grading Permit subsequent to the Grading Approval, which is a component of this application. The Grading Permit will be reviewed by LDE to ensure all grading is appropriately using Best Management Practices. Standard Conditions of Approval and requirements of final grading plans will ensure that the driveway would not result in slope instability or erosion.

The nearest creek to the project is a drainage along Hill Road, approximately 1,400 feet southwest of the project site. Therefore, the grading will not endanger the public and/or private property, public health and safety, nor result in excessive deposition of debris or soil sediments on any public right-of-way, or impair any spring or existing watercourse, and this finding can be made.

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

The parcel is relatively flat in the southwestern portion, but the slope increases in the northeastern direction. The site consists of open grasslands and areas of oak woodland. The proposed grading would occur along the existing driveway and in the right-of-way of the extension of Shafer Avenue. The grading will not impose any significant impacts on the natural landscape, biological, or aquatic resources. There is an intermittent drainage protected by an easement but no perennial creeks or other watercourses on the property. Serpentine Bunchgrass Grassland is located in the far northeastern part of the subject parcel. This sensitive land cover is located between 1,200 and 1,500 feet from the proposed grading and would not be affected.

The proposed grading will minimize impacts to the natural landscape and resources, and minimize erosion impacts, and this finding can be made.

4. For grading associated with a new building or development site, the subject site shall be one that minimizes grading in comparison with other available development

sites, taking into consideration other development constraints and regulations applicable to the project.

The proposed grading is intended to improve driveway access to the existing residence and it meets current requirements. Although not proposed at this time, a future residence could be constructed on the proposed Parcel A. However, grading is not proposed to establish a residence on Parcel A, which will be maintained as an agricultural lot. Nonetheless, an anticipated future building site could be located near Shafer Avenue, whereby a fire truck turnaround would be required at the time of building permit issuance in the future, should the property owner choose to develop Parcel A with a residence. Overall, the subdivision design minimizes grading in comparison with other available development sites, and this finding can be made.

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

The proposed grading would occur along the existing driveway and in the right-of-way of the extension of Shafer Avenue. No retaining wall is proposed with this project. The proposed grading is designed to conform with the natural terrain and existing topography and will not create a significant visual scar. As such, the proposed grading meets this finding, and this finding can be made.

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

The proposed grading is in conformance with specific policies identified in the County General Plan. Grading for the proposed project for improvement of the existing driveway and fire truck turnaround on the Shafer Avenue extension is appropriate, justifiable, and reasonably necessary for the establishment of the single-family residential use. This is in keeping with General Plan policy R-GD 22, stated below:

R-GD 22: The amount, design, location, and the nature of any proposed grading may be approved only if determined to be:

- a. appropriate, justifiable, and reasonably necessary for the establishment of a allowable use,;
- b. the minimum necessary given the various site characteristics, constraints, and potential environmental impacts that may be involved, and,
- c. that which causes minimum disturbance to the natural environment, slopes, and other natural features of the land.

The proposed subdivision is consistent with the County General Plan. 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 grading would occur along an existing driveway and in the right-of-way of the Shafer Avenue extension, which would be dedicated for public use and to be owned and

maintained by County Roads. No grading is proposed to establish a future residence on Parcel A, which would remain in agricultural use. Therefore, the proposed grading avoids construction and grading within hillside areas, and areas with natural hazards and sensitive resources, such as riparian corridors and landslides. Therefore, it would substantially conform with the adopted "*Guidelines for Grading and Hillside Development*" and other applicable guidelines adopted by the County.

As noted in the above findings, Staff can make all grading findings. Staff therefore recommends that the Zoning Administration Hearing Officer grant Grading Approval.

BACKGROUND

On September 3, 2020, an application for a two-lot Tentative Parcel Map was submitted, which was subsequently deemed incomplete on September 25, 2020. The Applicant submitted the final resubmittal on January 08, 2021. The application was deemed complete on February 5, 2021, pending environmental review.

In accordance with the California Environmental Quality Act (CEQA), an Initial Study, and subsequent Mitigated Negative Declaration was prepared and posted on July 8, 2021. Mitigation for archaeological monitoring during construction was incorporated. The public comment period expired on July 28. Staff did not receive comments as a result of the publication of the Initial Study/Mitigated Negative Declaration.

A public notice for the public hearing before the Zoning Administration Hearing Officer was mailed to all property owners within a 300-foot radius of the subject property on Monday July 26, 2021, and published in the Post Record on Monday Date, 2021. As of the publishing of this report, Staff has not received any public comments.

STAFF REPORT REVIEW

Prepared by: David Rader, Senior Planner

Reviewed by: Leza Mikhail, Principal Planner & Zoning Administrator



Attachment A

Circulated Initial Study/ Mitigated Negative Declaration

INITIAL STUDY

Environmental Checklist and Evaluation for the County of Santa Clara

File Number:	PLN20-095	Date: May 21, 2021
Project Type:	2-Lot Tentative Subdivision Map and Grading Approval	APN(s): 728-04-007
Project Location / Address:	2460 Shafer Ave, Morgan Hill	GP Designation: Agriculture Medium Scale
Owner's Name:	Sean and Tashana Burke	Zoning: A-20Ac-d1
Applicant's Name:	Hanna Brunetti	Urban Service Area: N/A
Project Description		
<p>The proposed project is a two-lot subdivision of an approximately 58-acre parcel at 2460 Shafer Avenue in unincorporated Morgan Hill (see Figure 1). The proposed Tentative Parcel Map is shown on Figure 2. Parcel B, which contains an existing residence that would remain, is proposed to be approximately 20 acres. Parcel A, which would be approximately 38 acres, could be developed with a new residence, subject to obtaining design review. A feasible location for a future residence is shown on Figure 3. However, construction of a residence on Parcel A is not proposed as a part of this subdivision.</p> <p>The existing residence on Parcel B is served by a septic system and on-site well. No trees would be removed as part of the proposed development. No buildings would be demolished, although two unpermitted mobile buildings would be removed. A new segment of driveway would be constructed along with two fire truck turnarounds for a total of 4,520 square feet (sf) of new impervious surfaces. However, there would be approximately 5,016 sf reduction in impervious surfaces from removal of an old driveway segment and unpermitted mobile buildings, for a net reduction in impervious surface of 496 sf. Grading cut and fill would be 177 and 92 cubic yards, respectively, with a maximum cut depth of 3.5 feet.</p>		
Environmental Setting and Surrounding Land Uses		
<p>The project site is located in the foothills east of the City of Morgan Hill. The parcel is relatively flat in the southwestern portion, but the slope increases in the northeastern direction. The site consists of open grasslands and areas of oak woodland. It is located in the Wildland Urban Interface and the State Responsibility Area. An existing residence is located on the southeast side of the property. Agriculture-related accessory structures are located in the lower portion of the property on the northwest side. The project site is in the Valley Habitat Plan Area, and is designated HCP Area 1, Private Development Covered. The surrounding land uses are agricultural, open space, and single-family homes.</p>		
Other agencies sent a copy of this document:		
CAL FIRE, Morgan Hill Unified School District		



Figure 1 - Location Map

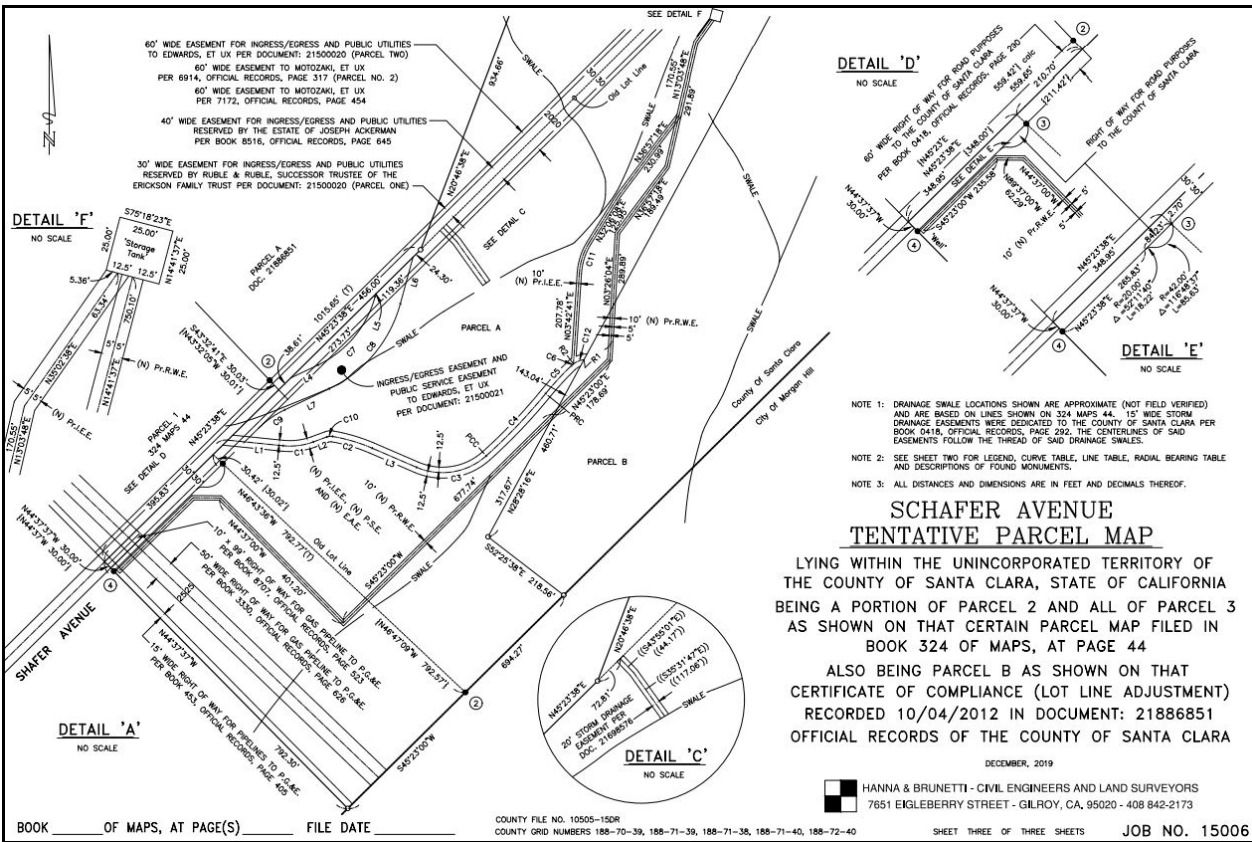
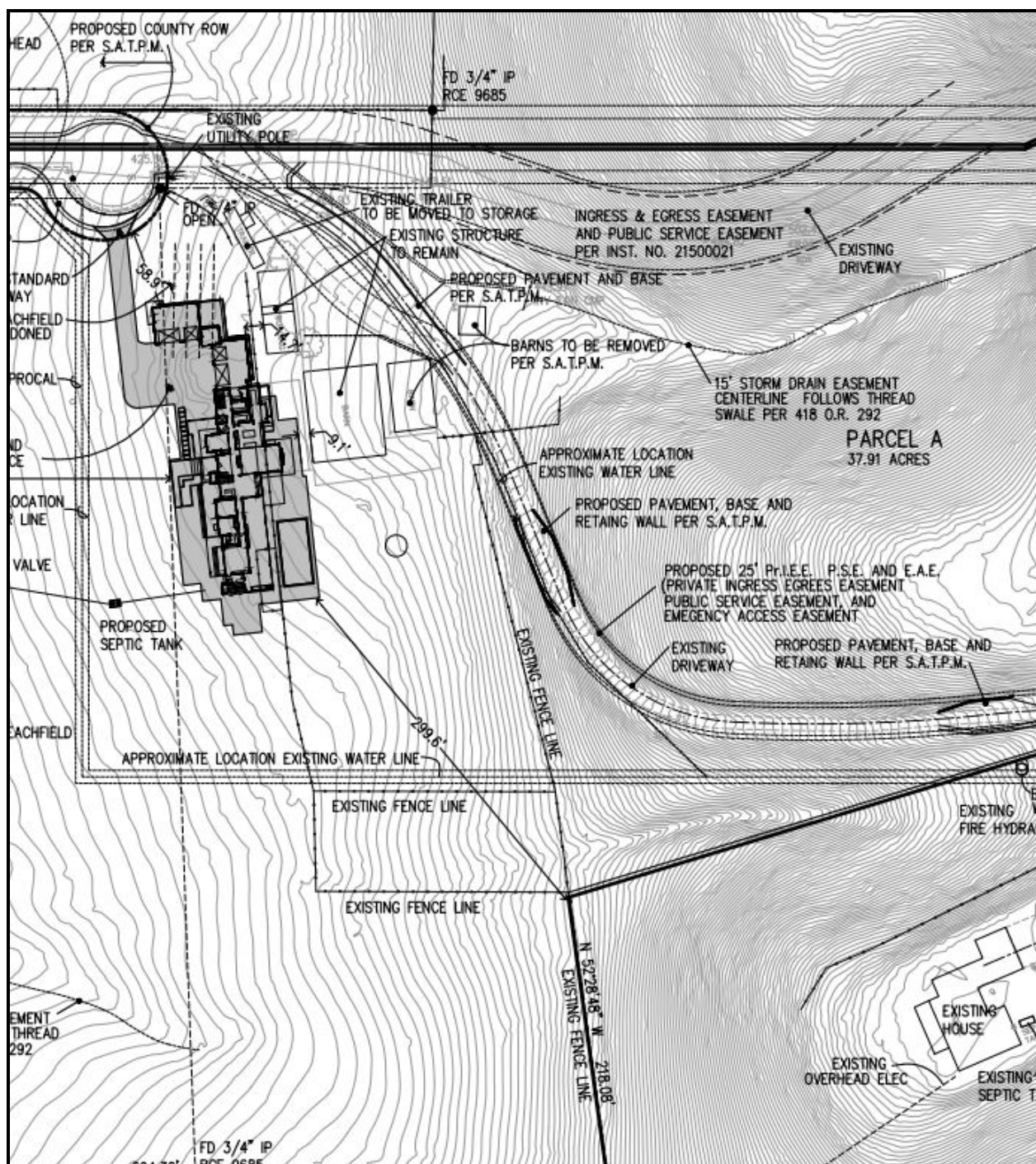


Figure 2 - Site Plan



The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The proposed project could potentially result in one or more environmental effects in the following areas:

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture / Forest Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resource | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

DocuSigned by:

David Rader

70AA501202DD4D8...

Signature

7/8/2021

Date

David M. Rader

For

ENVIRONMENTAL CHECKLIST AND DISCUSSION OF IMPACTS

A. AESTHETICS					
	IMPACT				
Except as provided in Public Resources Code section 21099, would the project:	<u>Potentially Significant Impact</u>	<u>Less Than Significant with Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>	Source
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2,3,4, 6,17f
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, along a designated scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 6,7 17f
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2,3
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3,4

SETTING:

The subject property is located at the end of Shafer Avenue in unincorporated Morgan Hill. Shafer Avenue is not a State- or County-designated scenic road. The property is in a -d1 scenic overlay zone. The purpose of the -d Design Review combining districts is to designate certain visually and environmentally sensitive areas as requiring design review, with the intention of mitigating adverse visual impacts of development and encouraging quality design.

DISCUSSION:

b)

No Impact. The project is not located along a designated scenic highway.

a, c-d)

Less Than Significant Impact. The proposed project is a 2-lot subdivision. The property is located in a -d1 scenic combining zone due to its visibility from the valley floor to the west. To the east is a ridge of hills that slopes up toward Anderson Lake. Although no residential development on Parcel A is proposed as part of the Tentative Map, a feasible location is shown on Figure 3 as being on the lower portion of the property, where access to the driveway would be available and grading would be minimized. This area is also of relatively low visibility from the valley floor. Design Review would be required, which would further reduce visibility through application of color standards and findings of design compatibility. Therefore, the proposed project would not substantially degrade the existing visual character or quality of public views of the site and its surroundings. A future home may contain some outside lighting. However, the source of light would be similar to that of other single family residences in the area and would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

MITIGATION:

None required.

B. AGRICULTURE / FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

		IMPACT				
WOULD THE PROJECT:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3,23,24,26
b)	Conflict with existing zoning for agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9,21a
c)	Conflict with an existing Williamson Act Contract or the County's Williamson Act Ordinance (Section C13 of County Ordinance Code)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d)	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 28
e)	Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	32
f)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

SETTING:

The project site has a General Plan land use designation of Medium Scale Agriculture and is zoned Exclusive Agriculture (A-20Ac). It is rated by the State Farmland Mapping and Monitoring Program as *grazing land* with area designation of *other land* located where the existing agricultural accessory structures are located.

DISCUSSION:

c-e)

No Impact. The project area is not under a Williamson Act contract. The project site contains oak woodland. However, this is not considered timberland, and the property is not zoned as forest land. Therefore, approval and recordation of the Tentative Map would not result in the loss of forest land or conversion of forest land to non-forest use.

a-b,f)

Less Than Significant Impact. The project site is rated by the State Farmland Mapping and Monitoring Program as *grazing land* with an area of *other land* located where the existing agricultural accessory structures are present. Therefore, the proposed subdivision, including potential development of a second residence on Parcel A, would not convert 10 or more acres of farmland classified as prime to non-agricultural use. Single family residential development, subject to minimum lot size requirements, are allowed in agricultural zoning, such as A-20 Ac. Therefore, the proposed project would not conflict with existing zoning for agricultural use or involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use.

MITIGATION:

None required.

C. AIR QUALITY					
Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.					
		IMPACT			
WOULD THE PROJECT:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SETTING:

The project site is located in the Bay Area Air Basin, which is regulated by the Bay Area Air Quality Management District (BAAQMD) for criteria and other air quality pollutants.

DISCUSSION:

a, d)

Less Than Significant Impact. The project does not propose residential development but would enable future development of one single family residence on Parcel A. However, a single family residence would be below the Bay Area Air Quality Management District's screening level size for residential land uses; therefore, the proposed project would not result in significant short-term air quality impacts or the introduction of new long-term pollution sources. Rural residential development is not associated with substantial pollutant concentrations or odors.

MITIGATION

None

D. BIOLOGICAL RESOURCES					
	IMPACT				
WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 7, 17b, 17o
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3,7, 8a, 17b, 17e, 22d, 22e, 33
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 7, 17n, 33
d) Have a substantial adverse effect on oak woodland habitat as defined by Oak Woodlands Conservation Law (conversion/loss of oak woodlands) – Public Resource Code 21083.4?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 31, 32
e) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,7, 17b, 17o
f) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	32
g) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3,4, 17l

SETTING:

According to mapping of the Valley Habitat Plan, the project site habitat land cover consists of Serpentine Bunchgrass Grassland in the upper portion. The middle portion of the parcel contains a mix

of Grain, Row-crop, Hay and Pasture, disked / Short-term Fallowed and Coast Live Oak Forest and Woodland. The lower portion is classified as Rural Residential. The project site is in the Valley Habitat Plan Area, and is designated HCP Area 1, Private Development Covered.

DISCUSSION

c,g)

No Impact. The project site contains no wetlands. The project is covered under the Valley Habitat Plan, and fees would be assessed at the time of development of a future residence.

a-b,d-f)

Less Than Significant Impact. Bay checkerspot butterfly, a federally threatened species, may be present in the Serpentine Bunchgrass Grassland habitat located in the upper portion of the parcel. No development in that area is proposed as part of the subdivision. A single-family residence could be developed in the lower portion of the parcel, which is mapped as Rural Residential land cover.

The project is covered under the Valley Habitat Plan, and take authorization for the bay checkerspot butterfly habitat is granted through participation in the Plan. Therefore, the proposed project would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species. The parcel is not in an identified wildlife movement corridor. Oak woodland on the property may provide nesting and cover for migrating bird species. However, no tree removal is proposed, and no trees are located in the portion of Parcel A where future development of a residence is anticipated to occur.

MITIGATION:

None

E. CULTURAL RESOURCES					
		IMPACT			
WOULD THE PROJECT:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5 of the CEQA Guidelines, or the County's Historic Preservation Ordinance (Division C17 of County Ordinance Code) – including relocation, alterations, or demolition of historic resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c)	Disturb any human remains including, those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					Source
					3, 16, 19, 40, 41
					3, 19, 40, 41
					3, 19, 40, 41

SETTING:

The subject parcel has no historic designation or structures listed as historic or eligible for listing. A letter dated July 14, 2015 from the California Historical Resources Information System - Northwest Information Center at Sonoma State, recommended an Archeological study in the event archaeological remains were located on the property.

DISCUSSION:

a)

No Impact. The subject parcel has no historic designation or structures listed as historic or eligible for listing.

b-c)

Less Than Significant with Mitigation Incorporated. A study was prepared by Archaeological Resource Management on September 10, 2015, which identified traces of fire-cracked rock that were observed during surface reconnaissance. Fire-cracked rock is created through repeated heating and cooling of the stone, and is indicative of likely Native American habitation activities (i.e. cooking fires) in the vicinity. As a result, in order to reduce impacts to undiscovered archaeological resources and human remains to a less-than-significant level, monitoring of grading and earth-moving activities would be required during grading for the driveway realignment or for any future residential construction on Parcel A.

MITIGATION:

Archaeological Monitoring During Construction

The following measures would apply to grading for the driveway realignment or for future construction of a single family residence on Parcel A:

- Prior to the issuance of a grading permit, a contract with a registered Archaeologist for grading monitoring shall be submitted by the applicant and approved by the County Department of Planning and Development (Planning Department).
- Prior to grading activities commencing a registered Archaeologist shall be on site to monitor grading activities until it can be demonstrated that earthwork activities cannot impact any sensitive cultural resources.
- If evidence of any archaeological, cultural, and/or historical deposits are found, hand excavation and/or mechanical excavation will proceed to evaluate the deposits for determination of significance as defined by the CEQA Guidelines. The archaeologist shall submit reports, to the satisfaction of the Planning Department, describing the testing program and subsequent results. These reports shall identify any program mitigation that the applicant shall complete in order to mitigate archaeological impacts (including resource recovery and/or avoidance testing and analysis, removal, reburial, and curation of archaeological resources.)
- In the event that human remains and/or cultural materials are found, all project-related demolition shall cease within a 50-foot radius in order to proceed with the testing and mitigation measures required.
- In the event of the discovery of human remains during demolition, there shall be no further disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The

Santa Clara County Coroner shall be notified and shall make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to his authority, he shall notify the Native American Heritage Commission, who shall attempt to identify descendants of the deceased Native American. If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this State law, then the land owner shall re-inter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance.

- If archaeological resources are encountered during monitoring, a final report shall be submitted to the Planning Department prior to final grading inspection. This report shall contain a description of the mitigation programs and its results including a description of the monitoring and testing program, a list of the resources found, a summary of the resources analysis methodology and conclusions, and a description of the disposition/curation of the resources.

F. ENERGY					
WOULD THE PROJECT:	IMPACT				Source
	<u>Potentially Significant Impact</u>	<u>Less Than Significant with Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>	
a) Result in potentially significant environmental impact do to wasteful, inefficient, or unnecessary construction of energy resources during project consumption or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3, 5
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5

SETTING:

The project site is located in a rural area of unincorporated Santa Clara County.

DISCUSSION:

a-b)

Less Than Significant Impact. The proposed project is the subdivision of a parcel into two parcels. Parcel B contains an existing residence. Development of a residence on Parcel A is not proposed but could occur in the future. This development would be subject to CALGreen Requirements (Part 11, Title 24 of the California Building Code) designed to improve energy efficiency. Therefore, the project would not result in potentially significant environmental impact do to wasteful, inefficient, or unnecessary construction of energy resources during project consumption or operation or conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

MITIGATION:

None required.

G. GEOLOGY AND SOILS					
	IMPACT				
WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:					
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6, 17c, 43
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6, 17c
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6, 17c, 17n, 18b
iv) Landslides	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6, 17L, 118b
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6, 14, 23, 24
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2, 3, 17c, 23, 24, 42
d) Be located on expansive soil, as defined in the report, <i>Soils of Santa Clara County</i> , creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	14,23, 24,
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3,6, 23,24,
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2,3,4,40,41

SETTING:

The project site is located in a *State Seismic Hazard Zone*, a *County Fault Rupture Hazard Zone* and *County Landslide Hazard Zone*.

DISCUSSION:

a-f)

Less Than Significant Impact. The proposed project is subdivision of a parcel that contains an existing residence. Grading is proposed to realign the existing driveway. No residential development is proposed as part of the subdivision. However, a future residence could be constructed on the proposed Parcel A. The County Geologist has approved a geology report¹ in 2016. The on-site investigation found no evidence of slope instability, and the report concluded that the potential for earthquake-induced landsliding to affect the building site is low. The investigation also determined that the project site is located in an area where the potential for liquefaction is very low. The report concluded that the primary hazard would be seismic ground shaking and the presence of expansive soils which could cause damage to the foundation. It recommends that the foundation of a future residence should be designed for seismic shaking, including horizontal and vertical accelerations, and the presence of expansive soils as required by the California Building Code. Future construction of a residence would require a Plan Review Letter that confirms compliance with recommendations presented in the approved report. Compliance with this condition would ensure the construction would not create or increase the risk of damage to be caused by a geologic hazard. Erosion control measures would be reviewed through the drainage permit application prior to construction. Therefore, the proposed project would not result in substantial soil erosion or the loss of topsoil.

The County Department of Environmental Health has reviewed soil and percolation tests submitted by the applicant and determined that a septic system is feasible in the area identified for a future residence. No paleontological resources have been identified on the site.

MITIGATION:

None required.

H. GREENHOUSE GAS EMISSIONS					
WOULD THE PROJECT:	IMPACT				Source
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5,29, 30
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5,29, 30

SETTING:

Given the overwhelming scope of global climate change, it is not anticipated that a single development project would have an individually discernible effect on global climate change. It is more appropriate to conclude that the greenhouse gas (GHG) emissions generated by a proposed project would combine

¹Earth Systems Pacific, May 12, 2014.

with emissions across the state, nation, and globe to cumulatively contribute to global climate change. The primary GHG associated with a development project is carbon dioxide, which is directly generated by fuel combustion (vehicle trips, use of natural gas for buildings) and indirectly generated by use of electricity.

DISCUSSION:

a-b)

Less Than Significant Impact. The proposed project is the subdivision of a parcel that contains an existing residence. Grading is proposed to realign the existing driveway. No residential development is proposed. However, a future residence could be constructed on the proposed Parcel A. Emissions generated from a single-family residence would be well below the BAAQMD operational-related GHG emissions screening level for residential land uses; therefore, the project would not make a cumulatively considerable contribution to the effect of GHG emissions on the environment.

MITIGATION:

None required.

I. HAZARDS & HAZARDOUS MATERIALS						
		IMPACT				
WOULD THE PROJECT:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 3, 4, 5
b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 3, 5
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 1/4 mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	46
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	47
e)	For a project located within an airport land use plan referral area or, where such a plan has not been adopted, within two miles of a public airport or public use airport, or in the vicinity of a private airstrip, would the project result in a safety hazard, or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3, 22a
f)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5, 48
g)	Expose people or structures either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4, 17g

SETTING:

The project site is not identified as having hazardous materials pursuant to Government Code Section 65962.5. The nearest school is Jackson Academy of Math and Music in Morgan Hill, which is approximately ½ mile from the project site. The project site is located within the Cal Fire State Responsibility area, with Cal Fire SRA Hazard Class ratings of High (91.6%), Moderate (8.3%). The project site is not located within an airport land use referral area. The nearest airport is located in San Martin, approximately 4 miles away.

DISCUSSION:

a-e)

No Impact. The proposed project is subdivision of a parcel that contains an existing residence with potential for a future residence on the undeveloped parcel. The project would not involve routine transport, use, or disposal of hazardous materials or create an upset hazard. The project site is not within ¼ of a school or located on a site where hazardous materials have been identified. The site is not located within an airport land use plan referral area. The nearest airport is located in San Martin, approximately 4 miles away.

f-g)

Less Than Significant Impact. The proposed project is subdivision of a parcel that contains an existing residence with potential for a future residence on the undeveloped parcel. The project site is located along a private driveway that extends from Shafer Avenue, a County-maintained road. Shafer Road intersects Hill Road, which is also a County-maintained road. The private driveway is 20-feet wide and includes a 50-foot wide turnaround just below the right-hand branch to the subject parcel, as shown on Figure 3. Development of a future residence would also require a 40-foot fire truck turnaround per conditions of approval from the Fire Marshal's Office. Therefore, the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Because the project site is in a Cal Fire State Responsibility Area, future construction of a residence would be subject to wildland building codes (CBC Chapter 7A), including requirements for defensible space and fire resistant construction. These requirements would ensure that the project would not expose people or structures either directly or indirectly to a significant risk of loss, injury or death involving wildland fires.

MITIGATION:

None required.

J. HYDROLOGY AND WATER QUALITY					
	IMPACT				SOURCE
Would the project:	<u>Potentially Significant Impact</u>	<u>Less Than Significant With Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>	
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	34, 36
b) Substantially decrease groundwater supplies or interfere substantially with	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3, 4

	groundwater recharge such that the project may impede sustainable groundwater management of the basin?					
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3, 17n,
i)	Result in substantial erosion or siltation on- or off-site	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3, 17p
II)	Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 5, 36, 21a
III)	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 5
IV)	Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3, 17p, 18b, 18d
d)	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3, 18b, 18d
e)	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2, 3, 4, 17p

SETTING:

From the southwestern edge of the parcel, the project site slopes upward to the northeast, with elevations above mean sea level (MSL) ranging from 400 to 800 feet. The nearest water way to the project is a drainage along Hill Road, approximately 1,400 feet southwest of the project site. The project site is not located within a flood hazard zone.

DISCUSSION:

a-e)

Less Than Significant Impact. The proposed project is subdivision of a parcel that contains an existing residence with potential for a future residence on the undeveloped parcel. Grading is proposed to realign the existing driveway. As a condition of approval, issuance of the grading permit would be required prior to Land Development Engineering (LDE) Division clearance of the issuance of the final map. Review of the grading permit application would include LDE review by the of an Erosion and Sediment Control Plan that outlines seasonally appropriate erosion and sediment controls during the construction period. The Erosion and Sediment Control Plan would prevent substantial erosion or siltation on- or off-site. LDE would also review site development drainage plans to ensure that development would not increase the downstream peak flow for the 10-year and 100-year storm event or cause a hazard or public nuisance. This permit process would prevent the development from causing on- or off-site erosion, increasing the rate or amount of surface runoff in a manner which would result in flooding on- or offsite, or otherwise violating water quality standards for stormwater runoff. The project site is not located in a flood hazard, tsunami, or seiche zones. The potential construction of a new well for a future residence would not affect ground water levels to the extent it would obstruct implementation of a sustainable groundwater management plan.

MITIGATION:

None required.

K. LAND USE					
	IMPACT				SOURCE
WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2, 4
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8a, 9, 18a

SETTING:

The project site is located in an area of rural residences and agricultural uses. The zoning is A-20Ac, and the General Plan designation is Agriculture Medium Scale.

DISCUSSION:

a)

No Impact. The proposed project is subdivision of a parcel that contains an existing residence with potential for a future residence on the undeveloped parcel. Such a development would not physically divide an established community.

b)

Less Than Significant Impact. The proposed parcel map meets the minimum lot size requirement for the zoning district, and single family residential is an allowed use. The proposed subdivision, grading, and potential development of a future residence would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Environmental effects of the proposed project are evaluated in other sections.

MITIGATION:

None required.

L. MINERAL RESOURCES					
	IMPACT				SOURCE
WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 2, 3, 6, 44
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 2, 3, 6, 8a

SETTING:

The project site is located in a rural residential area with agricultural uses. It is not located an area identified as having locally important mineral resources.

DISCUSSION:

a-b)

No Impact. The project site is not located in an area of known mineral resources. Development of a future residence would not result in a loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan.

MITIGATION:

None required.

M. NOISE					
	IMPACTS				SOURCE
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
WOULD THE PROJECT RESULT IN:					
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8a, 13, 22a, 45
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	13, 45
c) For a project located within the vicinity of a private airstrip or an airport land use plan referral area or, where such a plan has not been adopted, within two miles of a public airport, public use airport, or private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1, 5, 22a

SETTING:

The project site is located in a rural residential and agricultural area. It is not located within an airport land use referral area. The nearest airport is located in San Martin, approximately 4 miles away.

DISCUSSION:

c)

No Impact. The project is not located within the vicinity of a private airstrip or public airport. Hence, there would be no impact.

a-b)

Less Than Significant Impact. Development of a future residence would not generate permanent noise levels that exceed existing ambient noise levels or standards of the Santa Clara County Noise Ordinance. The noise levels created during grading and construction could create a temporary disturbance to neighboring properties. The project would be required to conform to the County Noise Ordinance (Section BII-I92), which sets maximum exterior noise levels for land use categories. Compliance with these specifications would ensure that the neighboring properties are not adversely affected. The impact would be less than significant.

MITIGATION:

None required.

N. POPULATION AND HOUSING					
	IMPACT				SOURCE
WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 4
b) Displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 4

SETTING:

The project site is located in a rural residential area of Santa Clara County, the population of which was estimated to be 1,928,000 in 2019, which includes 15 cities and unincorporated areas. The population of the unincorporated areas is approximately 96,000.

DISCUSSION:

a-b)

Less Than Significant Impact. Development of future single-family residences with an allowed accessory dwelling unit would not induce substantial population growth or displace existing housing or people as defined under CEQA.

MITIGATION:

None required.

O. PUBLIC SERVICES					
	IMPACT				SOURCE
WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:					
i) Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 5
ii) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 5
iii) School facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 5
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 5, 17h
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 5

SETTING:

The project site is located in a rural residential area, outside of the urban service area of the City of Morgan Hill. Fire protection would be provided by Cal Fire. Police protection is provided by the Santa Clara County Sheriff's Office. The nearest school is Jackson Academy of Math and Music in Morgan Hill. Several parks are located in Morgan Hill to the southwest.

DISCUSSION:

a) **Less Than Significant Impact.** The proposed project is subdivision of a parcel that contains an existing residence with potential for a future residence on the undeveloped parcel. Available public services would not require expansion or alteration that result in substantial adverse physical impacts in order to service one additional single family residence.

MITIGATION:

None required.

P. RECREATION					
	IMPACT				SOURCE
WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 4, 5, 17h
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5

SETTING:

Several parks are located in Morgan Hill to the southwest. Anderson Lake is located approximately one (1) mile to the northeast.

DISCUSSION:

a-b)

Less Than Significant Impact. The proposed project is subdivision of a parcel that contains an existing residence with potential for a future residence on the undeveloped parcel. The construction of an additional residence would not increase use of recreation facilities to the extent that substantial physical deterioration would occur or require the construction or expansion of new recreational facilities that might have an adverse physical effect on the environment.

MITIGATION:

None required.

Q. TRANSPORTATION					
	IMPACT				SOURCE
WOULD THE PROJECT:	<u>Potentially Significant Impact</u>	<u>Less Than Significant With Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>	
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 4, 5, 6, 7, 49, 52
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)? ²	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6, 49, 50, 52
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3, 5, 6, 7, 52
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 5, 48, 52

SETTING:

Access to the project site is via Shafer Avenue, with the nearest major intersection at Hill Road.

Vehicle Miles Traveled (VMT)

Senate Bill 743 (SB 743), which became effective September 2013, initiated reforms to the CEQA Guidelines to establish new criteria for determining the significance of transportation impacts that “promote the reduction of GHG emissions, the development of multi-modal transportation networks, and a diversity of land uses.” Specifically, SB 743 directed the Governor’s Office of Planning and Research to update the CEQA Guidelines to replace automobile delay—as described solely by Level of Service or similar measures of vehicular capacity or traffic congestion—with VMT as the recommended metric for determining the significance of transportation impacts. The Office of

² The provisions of this section shall apply prospectively as described in section 15007. A lead agency may elect to be governed by the provisions of this section immediately. Beginning on July 1, 2020, the provisions of this section shall apply statewide. The County of Santa Clara has elected not to be governed by the provisions of this section until they become effective statewide on July 1, 2020.

Planning and Research has updated the CEQA Guidelines for this purpose by adding a new section 15064.3 to the Guidelines, which became effective statewide July 1, 2020. CEQA Guidelines section 15064.3, subdivision (b), establishes criteria for evaluating a project's transportation impacts under CEQA. The lead agency has discretion to choose the most appropriate methodology to evaluate VMT.

DISCUSSION:

a-d)

Less Than Significant. The proposed project is the subdivision of a parcel that contains an existing residence with potential for a future residence on the undeveloped parcel. The future residence on Parcel A would access the County-maintained Shafer Road through an existing easement at the end of Shafer Road, with no changes to public right-of-way proposed.

The Office of Planning and Research's Technical Advisory on Evaluating Transportation Impacts in CEQA³ recommends a method for screening out small projects that would be presumed to have less-than-significant VMT impacts. The method uses a daily trip rate as a screening level threshold based on the Class 1 and 3 Categorical Exemptions (Sections 15301 and 15303 of the CEQA Guidelines). For rural areas, this daily trip rate screening level would be 27.⁴ The project is a 2-lot residential subdivision in a rural area. However, approval would only enable one net new single-family residence because the existing residence would remain. The daily trip rate for a single-family residence provided by the Institute of Transportation Engineers (ITE) is 9.57.⁵ This would be below the screening level of 27. Therefore, the proposed project would not conflict with CEQA Guidelines Section 15064.3, subdivision (b).

MITIGATION:

None required.

R. TRIBAL CULTURAL RESOURCES					
	IMPACT				SOURCE
WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:					

³Office of Planning and Research. December 2018. Technical Advisory on Evaluating Transportation Impacts in CEQA.

⁴According to OPR's analysis, typical project types for which trip generation increases relatively linearly with building footprint (i.e., general office building, single tenant office building, office park, and business park) generate or attract an additional 110-124 trips per 10,000 square feet. Therefore, absent substantial evidence otherwise, it is reasonable to conclude that the addition of 110 or fewer trips could be considered not to lead to a significant impact. However, the 10,000 square-foot limit examples in the Class 1 and 3 applies to urban areas. Outside of urban areas, the example limit is 2,500 square feet, which would yield a trip rate of 27, which is the rate that would be considered not to lead to a significant VMT impact.

⁵ITE Trip Generation, 10th Edition, 2018.

i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SETTING:

Under an update to CEQA through state legislation know as AB 52, lead agencies must consult with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of a proposed project, if so requested by the tribe. Section 21084.2 of the Public Resources Code also specifies that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment.

DISCUSSION:

a) **Less Than Significant.** No tribe has requested that the County notify it when development applications in the unincorporated areas of the County are submitted and undergo CEQA review, which is the required precursor for consultation under AB 52. There are no resources listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources on the project site or in the vicinity. Mitigation measures are included under Section E, "Cultural Resources" that require archaeological monitoring due to potential for archaeological resources; and appropriate response if human remains or other potential archaeological resources are uncovered during project construction. Therefore, impacts related to the implementation of the project would be less than significant with respect to Tribal Cultural Resources.

MITIGATION:

None required.

S. UTILITIES AND SERVICE SYSTEMS					
	IMPACT				SOURCE
WOULD THE PROJECT:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3,6,70

which could cause significant environmental effects?

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 6,24b
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3,6,70
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 5,6
e) Be in non-compliance with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3,5, 6

SETTING:

The project site is located within PG&E's service area. The project site has no access to public water or wastewater utilities.

DISCUSSION:

a-e)

Less Than Significant Impact. Electricity and gas would be provided by PG&E. The existing residence has a well and septic system. Development of a future residence would require either a new well or an arrangement to share the existing well. The future residence would require its own on-site wastewater treatment system. The County Department of Environmental Health has reviewed soil and percolation tests submitted by the applicant and determined that a septic system is feasible in the area identified for a future residence. Stormwater would be retained on site. Therefore, no expansion of utilities would be required. Construction wastes associated with demolition of the existing residence and construction of a new residence would be minor and would not exceed the capacity of existing solid waste disposal facilities.

MITIGATION:

None required.

T. WILDFIRE					
	IMPACT				SOURCE
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 6, 44
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 3, 6,8a

wildfire?			<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 4, 5, 17h
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 2, 4, 5, 17h
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1, 3, 4, 5

SETTING:

The project site is located within the Cal Fire State Responsibility area, with Cal Fire SRA Hazard Class ratings of High (91.6%), Moderate (8.3%). The project site is not located within an airport land use referral area. The parcel is relatively flat in the southwestern portion, but the slope increases in the northeastern direction.

DISCUSSION:

a-d)

Less Than Significant Impact. The proposed project is the subdivision of a parcel that contains an existing residence with potential for a future residence on the undeveloped parcel (Parcel A). No changes are proposed to the existing public right-of-way on Shafer Avenue, and development of a future residence would not affect use of the public right-of-way that may be used for emergency response. As shown on Figure 3, a feasible location for a residence is shown in the southwest portion of Parcel A, which is relatively flat land that is partially developed and used for grazing. Because the project site is in a Cal Fire State Responsibility Area, future construction of a residence would be subject to wildland building codes (CBC Chapter 7A), including requirements for defensible space and fire resistant construction. These requirements would ensure that the project would not exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.

MITIGATION:

None required.

U. MANDATORY FINDING OF SIGNIFICANCE					
	IMPACT				SOURCE
WOULD THE PROJECT:	YES		NO		
	<u>Potentially Significant Impact</u>	<u>Less Than Significant With Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>	
a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1 to 52

b)	Have impacts that are individually limited, but cumulatively considerable ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1 to 52
c)	Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1 to 52

DISCUSSION:

a) **Less Than Significant Impact.** As discussed in the Biological Resources section, impacts of the proposed project on special status species or habitat would either be less than significant. The proposed project would not have the potential to substantially reduce the habitat of any fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number of, or restrict the range of, a rare or endangered plant or animal (i.e., Bay checkerspot butterfly) or eliminate important examples of the major periods of California history or prehistory.

b) **Less-Than-Significant Impact.** No past, current, or probable future projects were identified in the project vicinity that, when added to project-related impacts, would result in cumulatively considerable impacts. As discussed in the analyses provided in this Initial Study, project impacts were found to be less than significant. The incremental effects of the proposed project are not cumulatively considerable or significant when viewed in context of the past, current, and/or probable future projects. Therefore, cumulative impacts would be less-than-significant.

c) **No Impact.** The proposed project is a 2-lot subdivision with potential future development of one single family residence. As described in the environmental topic sections of this Initial Study, the proposed project would not have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly.

Initial Study Source List*

1. Environmental Information Form
https://www.sccgov.org/sites/dpd/DocsForms/Documents/EnvAss_Form.pdf
2. Field Inspection
3. Project Plans
4. Working knowledge of site and conditions
5. Experience with other Projects of This Size and Nature
6. County Expert Sources:
Geologist
<https://www.sccgov.org/sites/dpd/PlansOrdinances/GeoHazards/Pages/Geology.aspx>
Fire Marshal
<https://www.sccgov.org/sites/dpd/AboutUs/Fire/Pages/Fire.aspx>
Roads & Airports
<https://www.sccgov.org/sites/rda/Pages/rda.aspx>
Environmental Health
<https://www.sccgov.org/sites/deh/Pages/deh.aspx>
Land Development Engineering
<https://www.sccgov.org/sites/dpd/AboutUs/LDE/Pages/LDE.aspx>
Parks & Recreation
<https://www.sccgov.org/sites/parks/Pages/Welcome-to-Santa-Clara-County-Parks.aspx>
Zoning Administration,
Comprehensive Planning,
Architectural & Site Approval Committee
Secretary
7. Agency Sources:
Santa Clara Valley Water District
<https://www.valleywater.org/>
Santa Clara Valley Transportation Authority
<http://www.vta.org/>
Midpeninsula Regional Open Space District
<https://openspace.org/>
U.S. Fish & Wildlife Service
<https://www.fws.gov/>
CA Dept. of Fish & Game
<https://www.wildlife.ca.gov/>
Caltrans
<https://dot.ca.gov/>
U.S. Army Corps of Engineers
<https://www.usace.army.mil/>
Regional Water Quality Control Board
<https://www.waterboards.ca.gov/>
Public Works Depts. of individual cities
8. Planning Depts. of individual cities:
Santa Clara County (SCC) General Plan
<https://www.sccgov.org/sites/dpd/PlansOrdinances/GP/Pages/GP.aspx>
The South County Joint Area Plan
https://www.sccgov.org/sites/dpd/DocsForms/Documents/GP_Book_B.pdf
9. SCC Zoning Regulations (Ordinance)
<https://www.sccgov.org/sites/dpd/DocsForms/Documents/ZonOrd.pdf>
10. County Grading Ordinance
https://library.municode.com/ca/santa_clara_county/codes/code_of_ordinances?nodeId=TITCCODELAUS_DIVC12SULADE_CHIIIGRDR#TOPTITLE
11. SCC Guidelines for Architecture and Site Approval
https://www.sccgov.org/sites/dpd/DocsForms/Documents/ASA_Guidelines.pdf
12. SCC Development Guidelines for Design Review
https://www.sccgov.org/sites/dpd/DocsForms/Documents/DR_Guidelines.pdf
13. County Standards and Policies Manual (Vol. I - Land Development)
https://www.sccgov.org/sites/dpd/DocsForms/Documents/StandardsPoliciesManual_Vol1.pdf
14. Table 18-1-B of the Uniform Building Code (expansive soil regulations) [1994 version]
http://digitalassets.lib.berkeley.edu/ubc/UBC_1994_v2.pdf
15. SCC Land Use Database
16. Santa Clara County Heritage Resource (including Trees) Inventory [computer database]
17. GIS Database
 - a. SCC General Plan Land Use, and Zoning
 - b. USFWS Critical Habitat & Riparian Habitat
 - c. Geologic Hazards
 - d. Archaeological Resources
 - e. Water Resources
 - f. Viewshed and Scenic Roads
 - g. Fire Hazard
 - h. Parks, Public Open Space, and Trails
 - i. Heritage Resources - Trees
 - j. Topography, Contours, Average Slope
 - k. Soils
 - l. HCP Data (habitat models, land use coverage etc)
 - m. Air photos
 - n. USGS Topographic
 - o. Dept. of Fish & Game, Natural Diversity Data
 - p. FEMA Flood Zones
 - q. Williamson Act
 - r. Farmland monitoring program
 - s. Traffic Analysis Zones
 - t. Base Map Overlays & Textual Reports (GIS)
18. Paper Maps
 - a. SCC Zoning
 - b. Barclay's Santa Clara County Locaide Street Atlas
 - c. Color Air Photos (MPSI)
 - d. Santa Clara Valley Water District - Maps of Flood Control Facilities & Limits of 1% Flooding

Initial Study Source List*

- e. Soils Overlay Air Photos
- f. "Future Width Line" map set

19. 2019 CEQA Statute Guidelines [Current Edition]
http://resources.ca.gov/ceqa/docs/2019_CEQA_Statutes_and_Guidelines.pdf

Area Specific: San Martin, Stanford, and Other Areas

San Martin

20a. San Martin Integrated Design Guidelines
https://www.sccgov.org/sites/dpd/DocsForms/Documents/SanMartin_DesignGuidelines.pdf

20b. San Martin Water Quality Study

20c. Memorandum of Understanding (MOU) between Santa Clara County & Santa Clara Valley Water District

Stanford

21a. Stanford University General Use Permit (GUP), Community Plan (CP), Mitigation and Monitoring Reporting Program (MMRP) and Environmental Impact Report (EIR)
<https://www.sccgov.org/sites/dpd/Programs/Stanford/Pages/Docs.aspx>

21b. Stanford Protocol and Land Use Policy Agreement
<https://www.sccgov.org/sites/dpd/Programs/Stanford/Pages/Docs.aspx>

Other Areas

22a. South County Airport Comprehensive Land Use Plan and Palo Alto Airport comprehensive Land Use Plan [November 19, 2008]

22b. Los Gatos Hillside Specific Area Plan
https://www.sccgov.org/sites/dpd/DocsForms/Documents/GP_Book_B.pdf

22c. County Lexington Basin Ordinance Relating to Sewage Disposal

22d. User Manual Guidelines & Standards for Land Uses Near Streams: A Manual of Tools, Standards and Procedures to Protect Streams and Streamside Resources in Santa Clara County by Valley Water Resources Protection Collaborative, August 2005 – Revised July 2006.
<https://www.valleywater.org/contractors/doing-business-with-the-district/permits-for-working-on-district-land-or-easement/guidelines-and-standards-for-land-use-near-streams>

22e. Guidelines and Standards for Land Use Near Streams: Streamside Review Area – Summary prepared by Santa Clara County Planning Office, September 2007.

22f. Monterey Highway Use Permit Area
https://www.sccgov.org/sites/dpd/DocsForms/Documents/SanMartin_GeneralPlanInformation.pdf

Soils

23. USDA, SCS, "Soils of Santa Clara County"

24. USDA, SCS, "Soil Survey of Eastern Santa Clara County"

Agricultural Resources/Open Space

25. Right to Farm Ordinance

26. State Dept. of Conservation, "CA Agricultural Land Evaluation and Site Assessment Model"
<https://www.conservation.ca.gov/dlrp/Documents/TOC%20and%20Intro.pdf>

27. Open Space Preservation, Report of the Preservation 2020 Task Force, April 1987 [Chapter IV]

28. Williamson Act Ordinance and Guidelines (current version)
<https://www.sccgov.org/sites/dpd/Programs/WA/Pages/WA.aspx>

Air Quality

29. BAAQMD Clean Air Plan
<http://www.baaqmd.gov/~media/files/planning-and-research/plans/2017-clean-air-plan/attachment-a-proposed-final-cap-vol-1-pdf.pdf?la=en>

30. BAAQMD CEQA Air Quality Guidelines (2017)-
http://www.baaqmd.gov/~media/files/planning-and-research/ceqa/ceqa_guidelines_may2017-pdf.pdf?la=en

31. BAAQMD Annual Summary of Contaminant Excesses & BAAQMD, "Air Quality & Urban Development - Guidelines for Assessing Impacts of Projects & Plans" [current version]

**Biological Resources/
Water Quality & Hydrological Resources/
Utilities & Service Systems"**

32. Site-Specific Biological Report

33. Santa Clara County Tree Preservation Ordinance
https://www.sccgov.org/sites/dpd/DocsForms/Documents/Tree_Ordinance.pdf

Section C16, Santa Clara County Guide to Evaluating Oak Woodlands Impacts
https://www.sccgov.org/sites/dpd/DocsForms/Documents/Oakwoodlands_Guide.pdf

Initial Study Source List*

Santa Clara County Guidelines for Tree Protection and Preservation for Land Use Applications
https://www.sccgov.org/sites/dpd/DocsForms/Documents/Brochure_TreePreservation.pdf

- 33. Clean Water Act, Section 404
<https://www.epa.gov/cwa-404/permit-program-under-cwa-section-404>
- 34. Santa Clara Valley Water District – GIS Data:
<https://www.valleywater.org/learning-center/watersheds-of-santa-clara-valley>
- 35. CA Regional Water Quality Control Board, Water Quality Control Plan, San Francisco Bay Region [1995]
- 36. Santa Clara Valley Water District, Private Well Water Testing Program [12-98]
- 37. SCC Nonpoint Source Pollution Control Program, Urban Runoff Management Plan [1997]
- 38. County Environmental Health / Septic Tank Sewage Disposal System - Bulletin "A"
- 39. County Environmental Health Department Tests and Reports

Archaeological Resources

- 40. Northwest Information Center, Sonoma State University
- 41. Site Specific Archaeological Reconnaissance Report

Geological Resources

- 42. **Site Specific Geologic Report**
- 43. State Department of Mines and Geology, Special Report #42
- 44. State Department of Mines and Geology, Special Report #146

Greenhouse Gas Emissions

- 45. **BAAQMD CEQA Air Quality Guidelines (2017)-**
http://www.baagmd.gov/~media/files/planning-and-research/ceqa/ceqa_guidelines_may2017-pdf.pdf?la=en

Hazards & Hazardous Materials

- 46. Section 21151.4 of California Public Resources Code
- 47. State Department of Toxic Substances, Hazardous Waste and Substances Sites List
- 48. County Office of Emergency Services Emergency Response Plan [1994 version]

Noise

- 49. **County Noise Ordinance**
https://www.sccgov.org/sites/cpd/programs/NP/DOcuments/NP_Noise_Ordinance.pdf

Transportation/Traffic

- 50. Official County Road Book
- 51. **Site-specific Traffic Impact Analysis Report**

Tribal Cultural Resources

- 52. Office of Planning and Research. 2017. Technical Advisory: AB 52 and Tribal Cultural Resources in CEQA

Wildfire

- 53. Office of Planning and Research. 2020. Fire Hazard Planning Technical Advisory

***Items listed in bold are the most important sources and should be referred to during the first review of the project, when they are available. The planner should refer to the other sources for a particular environmental factor if the former indicates a potential environmental impact.**

Attachment B

Conditions of Approval for Tentative Parcel Map and Grading
Approval

ATTACHMENT B
CONDITIONS OF APPROVAL FOR TENTATIVE PARCEL MAP AND GRADING
APPROVAL

Date: August 5, 2021

Owner/Applicant: Sean and Tashana Burke

Location: 2460 Shafer Ave, Morgan Hill CA (APN: 728-04-007)

File Number: PLN20-095

CEQA: Initial Study/Mitigated Negative Declaration

Project Description: Consider request for a concurrent land use entitlement for a two-lot Tentative Parcel Map and Grading Approval for driveway improvements and fire truck turnarounds. The Tentative Parcel Map would subdivide a 58-gross-acre parcel into two (2) lots, Parcel A measuring 38-gross-acres and Parcel B measuring 20-gross-acres. Proposed Parcel B contains an existing residence that is proposed to be retained. Grading cut and fill of 267 and 160 cubic yards, respectively. No tree removal is proposed.

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

Agency	Name	Phone	E-mail
Planning	David Rader	(408) 299-5779	david.rader@pln.sccgov.org
Habitat Conservation Plan	Joanna Wilk		joanna.wilk@pln.sccgov.org
Environmental Health	Darrin Lee	(408) 299-5748	darrin.lee@cep.sccgov.org
Fire Marshal	Alex Goff	(408) 299-5763	alex.goff@sccfd.org
Land Development Engineering	Darrell Wong	(408) 299-5735	darrell.wong@pln.sccgov.org
Roads and Airports	Leo Camacho	(408) 573-2464	leo.camacho@rda.sccgov.org

STANDARD CONDITIONS OF APPROVAL

Planning

1. The parcel configuration shown on the Tentative Map prepared by Hanna and Brunetti Associates, which was received by the Planning Division January 8, 2021, is approved as submitted. All development and improvement of the project site must take place in substantial conformance with the approved plans prepared by Hanna and Brunetti Associates, which was received by the Planning Division on January 8, 2021, and these Conditions of Approval. Any changes to the proposed project, or any increase in grading quantities may require a Grading Approval modification and associated fees, and may result in additional environmental review, pursuant to the California Environmental Quality Act.
2. The **Tentative Map** approval is valid for **three years** (36 months) after the date of approval and will expire on **August 5, 2024**. Pursuant to Ordinance Code Section C12-79 (Extension of

time to file a final parcel map), an extension of time may be submitted to the County by the subdivider prior to the expiration of the conditionally approved Parcel Map, to be considered by the original approving authority. Said extension requests shall be submitted in conformance with the requirements of Ordinance Code Section C12-79 (a – c).

3. The **Grading Approval** is valid for **four years** after the date of approval and will expire on **August 5, 2025**. The grading for the subdivision improvements and for the existing driveway that provides access to the existing residence on Parcel B shall **occur prior to recordation of a Final Parcel Map or a financial assurance shall be posted pursuant to Condition No. 17 of these Conditions of Approval**. Should the tentative map expire, and a final map not be recorded pursuant to Condition No. 3 of these Conditions of Approval, the Grading Approval will become null and void.
4. Existing zoning is A-20Ac-d1 (Agriculture - Design Review Combining District). Maintain the following minimum dwelling setbacks (Zoning Ordinance Sections 3.10.030 and 2.20.030):
Front: 30 feet Sides: 30 feet Rear: 30 feet

The maximum height of dwellings shall be 35 feet and shall not exceed two (2) stories.

5. Existing zoning is A-20Ac-d1 (Agriculture - Design Review Combining District). Maintain the following minimum accessory structure setbacks (Zoning Ordinance Section 4.20.020 E):
Front (or edge of ultimate right-of-way): 75 feet

The maximum height of accessory structures shall be 35 feet. Accessory buildings or structures exceeding 12 feet in height on lots 2.50 acres or larger are subject to side and rear yard setbacks of no less than 30 feet.

6. The developer/owner shall be responsible for paying all reasonable costs associated with work by the County Planning Office, or under the supervision of the County Planning Division, that is conducted in conjunction with, or in any way related to, these Conditions of Approval for and the Mitigation Monitoring & Reporting program adopted with the project. This includes, but is not limited to, costs for staff time, consultant fees and direct costs associated with report production and distribution.

Land Development Engineering

7. 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.
8. Construct the improvements shown on the Grading and Drainage plans for subdivision improvements and improvements to the existing driveway providing access to the existing residence on Parcel B. Construction staking is required and shall be the responsibility of the developer.

Fire Marshal

9. Fire Department access to be made of an all-weather material capable of holding 75,000 pounds.
10. Property is located in the Wildfire Urban Interface-Very High and the State Response Area. Defensible space is to be maintained at all times.

Department of Environmental Health

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

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO MAP RECORDATION

Land Development Engineering

12. Prepare and submit a Parcel/Tract Map for review and approval by the County Surveyor.
13. Parcels must be surveyed by a Licensed Land Surveyor or Registered Civil Engineer. Monuments shall be set, reset, or verified in accordance with County Standards, the California Subdivision Map Act, and/or the California Land Surveyor's Act map recordation.
14. The new lot lines for the parcels must be surveyed and monumented by a Licensed Land Surveyor or Registered Civil Engineer who is authorized to practice land surveying. The remainder of the parcel boundaries may be compiled from record data. The work and map must conform to the California Subdivision Map Act and County Ordinances.
15. Indicate on the Final/Parcel Map all applicable easements affecting the parcel(s) with benefactors and recording information.
16. A monument bond shall be posted **prior to recording the Parcel/ Tract Map**.
17. 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).

Department of Environmental Health

18. The existing septic system on Parcel B must be evaluated by a licensed septic tank contractor or pumper. The evaluation must include pumping, inspecting and water testing the septic tank, and a 30-minute water test of the leach lines. The evaluation is necessary to ensure that the existing system is in adequate working condition, and if it is not, that sufficient area is available for a septic system repair. .

Roads and Airports

19. Dedicate to public use and offer to dedicate to the County of Santa Clara the following curvilinear rights-of-way: 60-foot full street and 50-foot cul-de-sac bulb at the terminus of

Shafer Avenue. All dedications shall include legal descriptions, plats, and corresponding documents to be reviewed and approved and by the County.

20. Obtain a Santa Clara County Roads and Airports Department (RAD) Encroachment Permit to verify the following required improvements **prior to acceptance of dedicated roadway**:
- Installation of the section of Shafer Avenue along the frontage of "Parcel A" to minimum County Standard A/4 and the cul-de-sac bulb to minimum County Standard A/6.
 - Improvements of all existing single driveway approaches through future dedicated County right-of-way to County Standard B/4 and all existing shared driveway approaches to County Standard B/5.

The process for obtaining an Encroachment Permit and the forms that are required can be found at: www.countyroads.org > Services > Apply for Permits > Encroachment Permit.

21. Construct all aforementioned improvements and submit Record Drawings ("as-builts") for the Shafer Avenue road segment and cul-de-sac to be accepted by the Roads and Airports Department and incorporated into the County-maintained road system. Record Drawings shall be prepared by the engineer of record and shall be signed, sealed, and dated with the date of signing.

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO GRADING PERMIT ISSUANCE FOR THE SUBDIVISION

Planning

22. The following dust control measures shall be adhered to during construction for all subdivision improvements, grading and development. Final improvement plans / grading plans/ development plans must contain language requiring that the following control measures be implemented:
- Water all active construction areas at least twice daily.
 - Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.
 - Either 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.
 - Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites.
 - Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.
 - Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).
 - Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.)
 - Limit traffic speeds on unpaved roads to 15 mph.
 - Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
 - Replant vegetation in disturbed areas as quickly as possible.

- k. Install wheel washers for all exiting trucks or wash off the tires or tracks of all trucks and equipment leaving the site.
 - l. Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 mph.
23. **Prior to issuance of any permits**, the applicant shall pay all reasonable costs associated with the work by the Department of Planning and Development.
24. **Prior to recordation of the Final Map or issuance of any grading permit**, and pursuant to Zoning Ordinance Section 5.20.125, record a Notice of Permit and Conditions with the County Office of Clerk-Recorder to ensure that successor property owners are aware that certain conditions of approval shall have enduring obligation. Evidence of such recordation shall be provided **prior to recordation of the Final Map or issuance of any grading permit, whichever occurs first**.

Cultural Resources

Mitigation Measure - Archaeological Monitoring During Construction

25. **Prior to issuance of a grading permit**, a contract with a registered Archaeologist for grading monitoring shall be submitted by the applicant and approved by the County Department of Planning and Development (Planning Department).
26. **Prior to grading activities commencing**, a registered Archaeologist shall be on site to monitor grading activities until it can be demonstrated that earthwork activities cannot impact any sensitive cultural resources.
27. If evidence of any archaeological, cultural, and/or historical deposits are found, hand excavation and/or mechanical excavation will proceed to evaluate the deposits for determination of significance as defined by the CEQA Guidelines. The archaeologist shall submit reports, to the satisfaction of the Planning Department, describing the testing program and subsequent results. These reports shall identify any program mitigation that the applicant shall complete in order to mitigate archaeological impacts (including resource recovery and/or avoidance testing and analysis, removal, reburial, and curation of archaeological resources.)
28. In the event that human remains and/or cultural materials are found, all project-related demolition shall cease within a 50-foot radius in order to proceed with the testing and mitigation measures required.
29. In the event of the discovery of human remains during demolition, there shall be no further disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The Santa Clara County Coroner shall be notified and shall make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to his authority, he shall notify the Native American Heritage Commission, who shall attempt to identify descendants of the deceased Native American. If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this State law, then the land owner shall re-inter the human remains and items associated with

Native American burials on the property in a location not subject to further subsurface disturbance.

Land Development Engineering

30. Obtain a Grading Permit from Land Development Engineering (LDE) **prior to beginning any construction activities**. Issuance of the grading permit for the subdivision improvements and for the existing driveway that provides access to the existing residence on Parcel B is required **prior to LDE clearance of the issuance of the final map**. The process for obtaining a Grading Permit and the forms that are required can be found at the following web page;

www.sccplanning.org > How to > Apply for a Development Permit or Planning Application > Grading Permit

As the County Roads and Airports Department provided a requirement to obtain an encroachment permit, the application for the permit will be submitted to the Land Development Engineering Office with the grading/drainage permit. For your convenience, the grading and encroachment permits are processed concurrently under one set of improvement (grading) plans.

Expect four to six weeks for plan review and plan check comments. Please contact LDE at (299-5734) for additional information and timelines.

31. The owner shall post a performance bond for permitted grading improvements. The bond amount shall be based on the County's estimate of probable construction cost. The performance bond may be in the form of cash deposit, assignment of a savings account or CD, a surety from an insurance company, or a letter of credit.

Improvement Plans

32. 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.
33. Final improvement plans shall be prepared by a licensed civil engineer for review and approval by LDE and the scope of work shall be in substantial conformance with the conditionally approved preliminary plans on file with the Planning Office. Include plan, profile, typical sections, contour grading for all street, road, driveway, structures and other improvements as appropriate for construction. The final design shall be in conformance with all currently adopted standards and ordinances. The following standards are available on-line:

§Standard Details Manual, September 1997, County of Santa Clara, Roads and Airports Department available at:
www.sccgov.org/sites/rda > Published Standards, Specifications, Documents and Forms

§March 1981 Standards and Policies Manual, Volume 1 (Land Development)
www.sccplanning.org > Plans & Ordinances > Land Development Standards and Policies

34. 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.
35. 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.
36. All applicable easements affecting the parcel(s) with benefactors and recording information shall be shown on the improvement plans.

Utilities

37. Provide letters from the utility companies stating that all easements and financial obligations have been satisfied. These shall include:
- a. Electric Company
 - b. Telephone Company

(Contact the utility companies immediately as these clearances may require over 90 days to acquire.)

Soils and Geology

38. Submit one copy of the preliminary geotechnical report for the map, prepared by a registered civil engineer, as required by the Santa Clara County Ordinance Code C12-163 to Land Development Engineering.
39. Submit a plan review letter by the Project Geotechnical Engineer certifying that the geotechnical recommendation in the above geotechnical report have been incorporated into the improvement plan.

Drainage

40. Provide a letter regarding the drainage and the increase/decrease of peak flow as a result of the subdivision improvements. 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

41. 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.

Stormwater Treatment – Central Coast

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

Notice of Intent

43. Indicate on the improvement plans the land area that will be disturbed. If one acre or more of land area will be disturbed, file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) for coverage under the State General Construction Permit. The SWRCB will issue a Waste Discharge Identification number (WDID). The WDID number shall be shown on the on the final improvement plans. The SWRCB web site is at:

www.waterboards.ca.gov > Water Issues > Programs > Stormwater

Fire Marshal

44. Fire department turnaround (cul-de-sac) to be widened to a minimum 40 feet radius per PRC-4290.
45. Fire department turnouts to be installed for the existing driveway access to Parcel B to be per CFMO-A1 and PRC-4290.

Roads and Airports

46. Demonstrate that the post-development maximum flow rate into the County Road right-of-way is equal-to or less-than the pre-development corresponding storm event flow rate per the County Drainage Manual. Provide engineered plans and drainage calculations for any detention or retention system necessary to satisfy this requirement.

CONDITIONS PRIOR TO GRADING FINAL

Planning

47. **Prior to a final grading inspection**, if archaeological resources are encountered during monitoring, a final report shall be submitted to the Planning Department prior to final grading inspection. This report shall contain a description of the mitigation programs and its results including a description of the monitoring and testing program, a list of the resources found, a summary of the resources analysis methodology and conclusions, and a description of the disposition/curation of the resources.

Land Development Engineering

48. 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.

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

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO CONSTRUCTION OF A RESIDENCE ON PARCEL A OR PARCEL B

Planning

50. Improvements associated with development of a future residences on Parcel A or Parcel B shall meet the standards for development at the time a Building Permit is submitted.

Habitat Conservation Plan

51. Although the proposed subdivision and associated improvements are located in Habitat Plan Area 1: Private Development Covered, the proposed subdivision includes new impervious that is less than 5,000 square feet and therefore does not require Habitat Plan Coverage. However, future permits necessary to develop the site are subject to Habitat Plan review and may trigger coverage depending on the scope of proposed improvements.

Land Development Engineering

Utilities

52. For future residential development, all new on-site utilities, mains and services shall be placed underground and extended to serve the proposed development, subject to a Building Permit for the construction of a new residence. 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.

Fire Marshal

53. Shared Water agreement is required if the two parcels are sharing the same water source.
54. Fire department access and water review will be conducted on any new Building Permits for these properties.

Department of Environmental Health

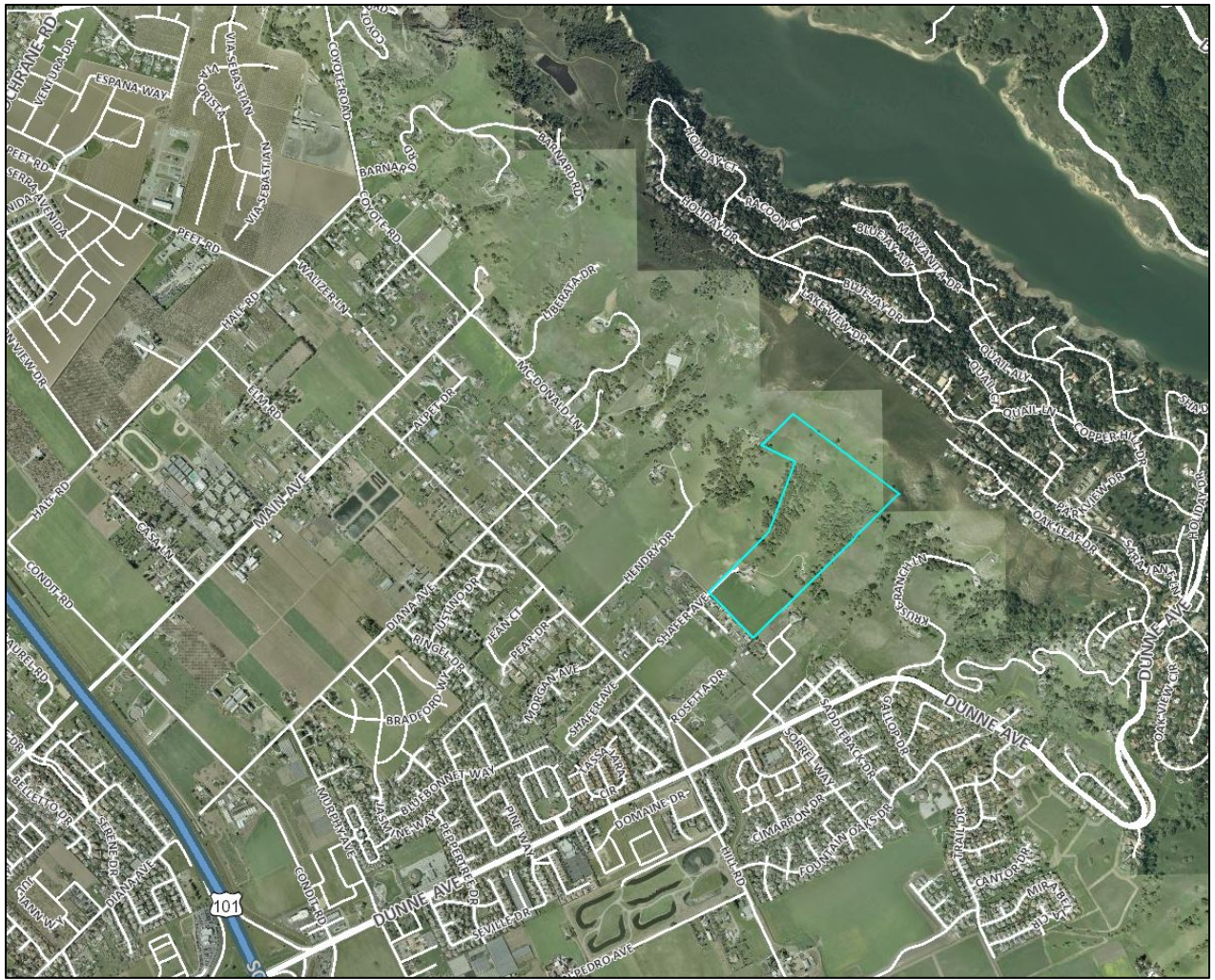
Parcel A

55. Domestic water shall be supplied by an approved 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. For a shared well, in addition to the above referenced information, a shared well agreement, and engineered plans shall also be required for water clearance.

56. Sewage disposal conditions have been determined at 656 plus 656 lineal feet of subsurface drain line. The two drain line systems must be connected through a positive diversion valve. A 3,000 gallon septic tank shall be required.

Attachment C

Location and Vicinity Map



Attachment D

Tentative Parcel Map and Other Plans

General Construction Specifications

1. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS AND/OR GEOTECHNICAL REPORT PREPARED BY STEVENS FERRONE & BAILEY ENGINEERING COMPANY, INC. SFB PROJECT NO. 538-3 AND DATED FEBRUARY 10, 2012. THIS REPORT IS SUPPLEMENTED BY: 1) THESE PLANS AND SPECIFICATIONS, 2) THE COUNTY OF SANTA CLARA STANDARD DETAILS, 3) THE COUNTY OF SANTA CLARA STANDARD SPECS, 4) STATE OF CALIFORNIA STANDARD DETAILS, 5) STATE OF CALIFORNIA STANDARD SPECIFICATIONS. IN THE EVENT OF CONFLICT THE FORMER SHALL TAKE PRECEDENCE OVER THE LATTER. THE PERFORMANCE AND COMPLETION OF ALL WORK MUST BE TO THE SATISFACTION OF THE COUNTY.
2. DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF THE IMPROVEMENTS SHOWN ON THESE PLANS. THE SUCCESSOR PROPERTY OWNERS ARE RESPONSIBLE FOR THEIR CONTINUED MAINTENANCE.
3. DEVELOPER SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERRORS OR OMISSIONS IN THESE PLANS. THE COUNTY SHALL BE AUTHORIZED TO REQUIRE DISCONTINUANCE OF ANY WORK AND SUCH CORRECTION AND MODIFICATION OF PLANS AS MAY BE NECESSARY TO COMPLY WITH COUNTY STANDARDS OR CONDITIONS OF DEVELOPMENT APPROVAL.
4. DEVELOPER SHALL OBTAIN ENCROACHMENT PERMITS FROM THE SANTA CLARA VALLEY WATER DISTRICT AND CALIFORNIA DEPARTMENT OF TRANSPORTATION WHERE NEEDED. COPIES OF THESE PERMITS SHALL BE KEPT AT THE JOB SITE FOR REVIEW BY THE COUNTY'S INSPECTOR.
5. DEVELOPER SHALL REMOVE OR TRIM ALL TREES TO PROVIDE AN UNOBSTRUCTED FIFTEEN (15) FOOT VERTICAL CLEARANCE FOR ROADWAY AREA.
6. THIS PLAN AUTHORIZES THE REMOVAL OF ONLY THOSE TREES WITH TRUNK DIAMETERS GREATER THAN 12 INCHES MEASURED 4.5 FEET ABOVE THE GROUND THAT ARE SHOWN TO BE REMOVED UNLESS AN AMENDED PLAN IS APPROVED OR A SEPARATE TREE REMOVAL PERMIT IS OBTAINED FROM THE PLANNING OFFICE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT REMOVAL OF ADDITIONAL TREES HAS BEEN PERMITTED.
7. DEVELOPER SHALL PROVIDE ADEQUATE DUST CONTROL AS REQUIRED BY THE COUNTY INSPECTOR.
8. ALL PERSONS MUST COMPLY WITH SECTION 4442 OF THE PUBLIC RESOURCES CODE AND SECTION 13005 OF THE HEALTH AND SAFETY CODE RELATING TO THE USE OF SPARK ARRESTERS.
9. UPON DISCOVERING OR UNEARTHING ANY BURIAL SITE AS EVIDENCED BY HUMAN SKELETAL REMAINS OR ARTIFACTS, THE PERSON MAKING SUCH DISCOVERY SHALL IMMEDIATELY NOTIFY THE COUNTY CORONER AT (408) 454-2520 AND LAND DEVELOPMENT ENGINEERING OFFICE AT (408) 299-5730. NO FURTHER DISTURBANCE OF THE SITE MAY BE MADE EXCEPT AS AUTHORIZED BY THE LAND DEVELOPMENT OFFICE IN ACCORD WITH PROVISIONS OF THIS ORDINANCE (COUNTY ORDINANCE CODE SECTION B6-18).
10. THESE PLANS ARE FOR THE WORK DESCRIBED IN THE SCOPE OF WORK ONLY. A SEPARATE PERMIT WILL BE REQUIRED FOR THE SEPTIC LINE CONSTRUCTION.
11. ANY DEVIATION FROM THESE APPROVED PLANS SHALL BE RE-APPROVED IN WRITING BY THE COUNTY ENGINEER PRIOR TO CONSTRUCTION.

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

2. PROPERTY CORNER MONUMENTS OR OTHER 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 ARE FILED WITH THE COUNTY SURVEYOR OFFICE PRIOR TO DISTURBING SAID MONUMENTS. ALL DISTURBED OR DESTROYED MONUMENTS SHALL BE RESET AND FILED IN COMPLIANCE WITH SECTION 8771.

1. CONTRACTOR SHALL NOTIFY PERMIT INSPECTION UNIT, SANTA CLARA COUNTY PRIOR TO COMMENCING WORK AND FOR FINAL INSPECTION OF WORK AND SITE.
2. THE COUNTY REQUIRES A MINIMUM OF 24 HOURS ADVANCE NOTICE FOR GENERAL INSPECTION, 48 HOURS FOR ASPHALT CONCRETE INSPECTION.
3. INSPECTION BY SANTA CLARA COUNTY SHALL BE LIMITED TO INSPECTION OF MATERIALS AND PROCESSES OF CONSTRUCTION TO OBSERVE THEIR COMPLIANCE WITH PLANS & SPECIFICATIONS BUT DOES NOT INCLUDE RESPONSIBILITY FOR THE SUPERINTENDENT OF CONSTRUCTION, SITE CONDITIONS, EQUIPMENT OR PERSONNEL. CONTRACTOR SHALL NOTIFY THE COUNTY LAND DEVELOPMENT INSPECTOR AT PHONE (408) 299-6868 AT LEAST 24 HOURS PRIOR TO COMMENCING WORK AND FOR FINAL INSPECTION OF WORK AND SITE.
4. THE COUNTY ENGINEER 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 UTA (UNDERGROUND SERVICE ALERT) AT 1-800-277-2600
A MINIMUM OF 24 HOURS BEFORE BEGINNING UNDERGROUND WORK FOR VERIFICATION
OF THE LOCATION OF UNDERGROUND UTILITIES.

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

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

4. TRENCH BACKFILL IN EXISTING PAVEMENT AREAS SHALL BE SAND MATERIAL IN
ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE STATE SPECIFICATIONS. THE
STRUCTURAL SECTION FOR TRENCH REPLACEMENT SHALL CONSIST OF NOT LESS THAN
12 INCHES OF 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
SELECTED MATERIAL MAY BE WAIVED BY COUNTY IF THE NATIVE SOIL IS SUITABLE FOR
USE AS TRENCH BACKFILL BUT THE COMPACTION REQUIREMENTS WILL NOT BE THEREBY
WAIVED.

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

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, IS SHALL BE STRIPPED OF ALL VEGETATION. TO ACHIEVE PROPER BONDING TO THE FILL MATERIAL, THE SURFACE OF THE GROUND SHALL BE STRIPPED TO A DEPTH OF 6" BEFORE PLACING THE NATURAL GROUND IS STEEPER THAN 5:1, IT SHALL BE BENCHMARKED AND THE FILL KEPT IN TO ACHIEVE STABILITY. WHERE NEW FILL IS TO BE PLACED ON EXISTING FILL THE EXISTING FILL SHALL BE REMOVED UNTIL MATERIAL COMPACTED TO 90% RELATIVE COMPACTION IS EXPOSED. THEN THE NEW FILL MATERIAL SHALL BE PLACED AS PER THESE CONSTRUCTION NOTES. FILL MATERIAL SHALL BE PLACED IN UNIFORM LIFTS NOT EXCEEDING 6" IN UNCOMPACTED THICKNESS. BEFORE COMPACTION BEGINS, THE FILL SHALL BE BROUGHT TO A WATER CONTENT THAT WILL ALLOW FOR PROPER COMPACTION. THE FILL SHALL BE BROUGHT 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 CARCERAY 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 HAULED TO A COUNTY APPROVED DUMP SITE.
7. NOTIFY SOILS ENGINEER TWO (2) DAYS PRIOR TO COMMENCEMENT OF ANY GRADING WORK TO COORDINATE THE WORK IN THE FIELD.
8. ALL MATERIALS FOR FILL SHOULD BE APPROVED BY THE SOILS ENGINEER BEFORE IT IS BROUGHT TO THE SITE.
9. THE UPPER 6" OF THE SUBGRADE SOIL SHALL BE SCARIFIED, MOISTURE CONDITIONED AND COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 95%.
10. ALL AGGREGATE BASE MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% RELATIVE COMPACTION.
11. THE GEOTECHNICAL PLAN REVIEW LETTER MUST BE REVIEWED AND APPROVED BY THE COUNTY GEOLOGIST PRIOR TO FINAL APPROVAL BY THE COUNTY ENGINEER FOR BUILDING OCCUPANCY.
12. THE PROJECT GEOTECHNICAL ENGINEER SHALL PERFORM COMPACTION TESTING AND PRESENT THE RESULTS TO THE COUNTY ENGINEERING INSPECTOR PRIOR TO THE CONSTRUCTION OF ANY PAVED AREA.
13. GRADING WORK BETWEEN OCTOBER 15TH AND APRIL 15TH IS AT THE DISCRETION OF THE SANTA CLARA COUNTY GRADING OFFICE.
14. TOTAL DISTURBED AREA FOR THE PROJECT _____ SF.
15. WDD NO. _____
16. THE INSPECTOR MAY VERIFY THAT A VALID NOTICE OF INTENT (NOI) HAS BEEN ISSUED BY THE STATE AND THAT A CURRENT AND UP TO DATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS AVAILABLE ON SITE.

1. FOR ALL TREES TO BE RETAINED WITH A CANOPY IN THE DEVELOPMENT AREA OR INTERFACES WITH THE LIMITS OF GRADING FOR ALL PROPOSED DEVELOPMENT ON SITE, THE TREES SHALL BE PROTECTED BY THE PLACEMENT OF RIGID TREE PROTECTIVE FENCING, CONSISTENT WITH THE COUNTY INTEGRATED LANDSCAPE GUIDELINES, AND INCLUDE THE FOLLOWING:
 - A. FENCING SHALL BE PLACED ALONG THE OUTSIDE EDGE OF THE DRIPLINE 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 CLOSURE OF THE PROJECT.
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 ACCESS INTO THE COUNTY ROAD SYSTEM.
5. ANY 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.
4. 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.
5. 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.
6. SWEEP STREETS DAILY (WITH WATER SWEEPERS) IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS. THE USE OF DRY POWDER SWEEPING IS PROHIBITED.
7. 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.
8. ALL VEHICLE SPEEDS ON UNPAVED ROADS SHALL BE LIMITED TO 15 MILES PER HOUR.
9. 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.
10. 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.
11. ALL FILL SLOPES SHALL BE COMPACTED AND LEFT IN A SMOOTH AND FIRM CONDITION CAPABLE OF WITHSTANDING WEATHERING.
12. ALL EXPOSED DISTURBED AREAS SHALL BE SEEDDED WITH BROME SEED SPREAD AT THE RATE OF 5 LB. PER 1000 SQUARE FEET (OR APPROVED EQUAL). SEEDING AND WATERING SHALL BE MAINTAINED AS REQUIRED TO ENSURE GROWTH.
13. ALL DITCHES SHALL BE LINED PER COUNTY STANDARD S08.
14. ALL STORM DRAINAGE STRUCTURES SHALL BE INSTALLED WITH EFFECTIVE ENTRANCE & OUTFALL EROSION CONTROLS E.G. SACKED CONCRETE RIP-RAP. EROSION DISSIPATERS 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.
15. 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 EFFECTS OF THE GRADE SLOPES AND REDUCE THE POTENTIAL FOR EROSION OF THE SUBJECT SITE.
16. 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.
17. THE OWNER SHALL PREPARE AND PRESENT A WINTERIZATION REPORT TO THE COUNTY INSPECTOR FOR REVIEW PRIOR TO OCTOBER 15TH OF EVERY YEAR.

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

- A. PREVENTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE AND THE CONTRACTOR'S MATERIAL AND EQUIPMENT LAYDOWN / STAGING AREAS.
- B. PREVENTION OF TRACKING OF MUD, DIRT, AND CONSTRUCTION MATERIALS ONTO THE PUBLIC ROAD RIGHT-OF-WAY.
- C. PREVENTION OF DISCHARGE OF WATER RUN-OFF DURING DRY AND WET WEATHER CONDITIONS ONTO THE PUBLIC ROAD RIGHT-OF-WAY.

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

19. EROSION CONTROL PLAN IS A GUIDE AND SHALL BE REVISED AS NECESSARY TO PREVENT EROSION AND ILLICIT DISCHARGES ON A YEAR AROUND BASIS, DEPENDING ON THE SEASON, WEATHER, AND FIELD CONDITIONS. EROSION CONTROL MEASURES IN ADDITION TO THOSE NOTED IN THE PERMITTED PLANS MAY BE NECESSARY. FAILURE TO INSTALL SITE 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 CAS612008 / ORDER NO. R2-2009-0047 AND NPDES PERMIT CAS000004 / ORDER NO. 2013-0001-DWO.
2. DROP INLETS SHALL BE COUNTY STANDARD TYPE 5 UNLESS OTHERWISE NOTED ON THE PLANS. THE DEVELOPER'S ENGINEER SHALL BE RESPONSIBLE FOR THE PROPER LOCATION OF DROP INLETS, 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. UPON INSTALLATION OF DRIVEWAY CONNECTIONS, PROPERTY OWNERS SHALL PROVIDE FOR THE UNINTERRUPTED FLOW OF WATER IN ROADSIDE DITCHES.
5. THE COUNTY SHALL INSPECT UNDERGROUND DRAINAGE IMPROVEMENTS AND STORMWATER MANAGEMENT FEATURES PRIOR TO BACKFILL.

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 BE FILED WITH THE COUNTY SURVEYOR'S OFFICE PRIOR TO DISTURBING SAID MONUMENTS AND RESEALING PERMANENT MONUMENTS TO PERPETUATE THE LOCATION OF ANY PERMANENT MONUMENT THAT COULD BE DESTROYED, DAMAGED, COVERED, DISTURBED, OR OTHERWISE OBSCURED. 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. THE 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.

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

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

DATE _____ CHRISTOPHER L. FREITAS

R.C.E. NO. 42107
EXPIRES 3/31/



1. CLEAR AND GRUB FOR SHAFER AVE, DRIVEWAY, AND TURNOUTS.
2. DEMOLITION AND REMOVAL OF DRIVEWAY STRUCTURES
3. GRADING FOR SHAFER AVE, DRIVEWAY, AND TURNOUTS.
4. CONSTRUCT SHAFER WIDENING AND CDS.
5. WIDEN EXISTING DRIVEWAY PER COUNTY STD. B/4A
6. CONSTRUCT DRIVEWAY OFF EXISTING DRIVEWAY WITH TURNOUTS AND RETAINING WALLS.
7. 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 ILICIT DISCHARGES FROM THE SITE DURING CONSTRUCTION.
8. 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.

SEAN AND TASHANA BURKE
1525 PAINTED FEATHER COL
MORGAN HILL, CA 95037

HANNA & BRUNETTI
7651 EIGLEBERRY ST
GILROY, CA 95020

1. THE PORTION OF SHAFER ROAD TO BE IMPROVED WILL BE ACCEPTED (FROM PRIOR DEDICATION) BY SANTA CLARA COUNTY
2. THE SOUTHERLY PORTION OF THE PROPOSED CUL-DE-SAC AT END OF SHAFER AVE SHALL BE DEDICATED TO SANTA CLARA COUNTY.
3. SHAFER AVENUE SHALL BE IMPROVED TO COUNTY STANDARDS.
4. A PORTION OF THE EXISTING DRIVEWAY (LEADING TO PARCEL B) SHALL BE RELOCATED AND A SD4 DRIVEWAY ALONG WITH TWO TURNSHOTS SHALL BE CONSTRUCTED.

1	COVER SHEET
2	SHAHER AVENUE--TENTATIVE PARCEL MAP
3	SITE PLAN
4	SHAHER AVENUE--GRADING AND DRAINAGE
5-6	GRADING AND DRAINAGE ALONG DRIVEWAY TO PARCEL A
7	EROSION CONTROL PLAN
BMP1 & BMP2	BEST MANAGEMENT PRACTICES
DF 1	DEVELOPMENT FEASIBILITY PARCEL A

ENGINEER'S NAME: HANNA & BRUNETTI

ADDRESS: 7651 EIGLEBERRY STREET, GILROY CA 95020

PHONE NO. 408 842-2173

FAX NO. 408 842-3662

SHAFAER AVENUE TENTATIVE PARCEL MAP

FOR THE
DRIVEWAY IMPROVEMENTS
ON THE LANDS OF BURKE
SHAVER AVENUE, MORGAN HILL

A PORTION OF PARCEL 2 AND ALL OF PARCEL 3
RECORDED IN BOOK 324 OF MAPS, PAGE 44 ON JUNE 12, 1973

A.P.N.: 728-04-007

OCTOBER 2020			NO SCALE
Revision 1	Date	APN	Sheet 1 of 8
Revision 2	Date	728-04-007	
Revision 3	Date	Co. File X	

JOB NO. 15006

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

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) 842-3682

EMAIL: ENGINEERING@HANNABRUNETTI.COM

DATE: <i>OCTOBER 2010</i>
HORIZ. SCALE: <i>1"=120'</i>
VERT. SCALE: <i>NONE</i>
DESIGNED BY: <i>AM</i>
CHECKED BY: _____
DRAWN BY: <i>TM</i>

date: _____ 20
Hanna - Brunetti

Amanda Joy Musy-Verdel

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



REFERENCES

UNINCORPORATED
OCTOBER 2020

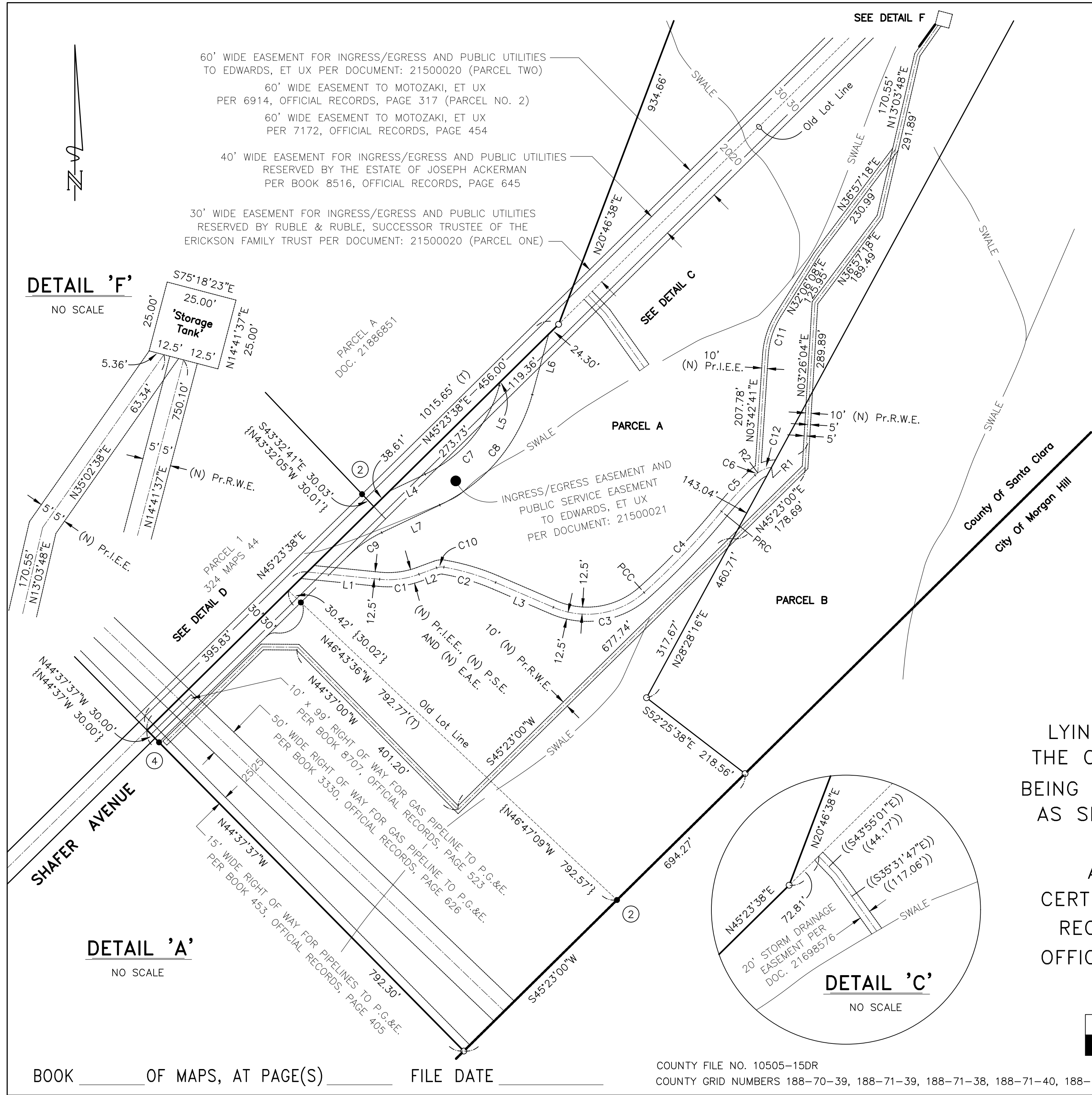
Shafer Avenue Tentative Parcel Map

Lands of Burke - 2460 Shafer Avenue - apn 728-04-007

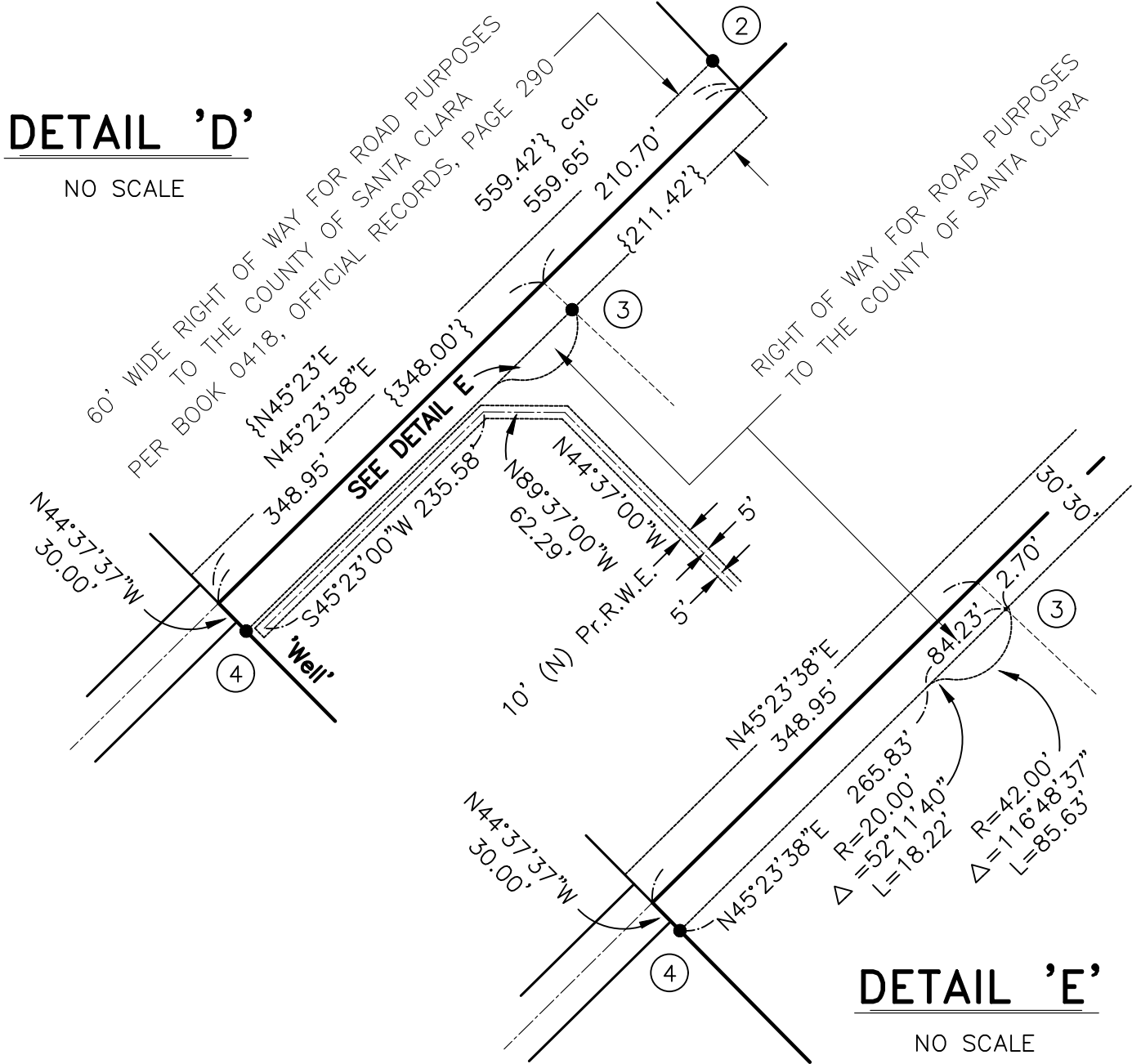
SANTA CLARA COUNTY
CALIFORNIA

SHEET	2
OF 9	
JOB NO.	15006

JOB NO. 15006



DETAIL 'D'
NO SCALE



NOTE 1: DRAINAGE SWALE LOCATIONS SHOWN ARE APPROXIMATE (NOT FIELD VERIFIED) AND ARE BASED ON LINES SHOWN ON 324 MAPS 44. 15' WIDE STORM DRAINAGE EASEMENTS WERE DEDICATED TO THE COUNTY OF SANTA CLARA PER BOOK 0418, OFFICIAL RECORDS, PAGE 292. THE CENTERLINES OF SAID EASEMENTS FOLLOW THE THREAD OF SAID DRAINAGE SWALES.

NOTE 2: SEE SHEET TWO FOR LEGEND, CURVE TABLE, LINE TABLE, RADIAL BEARING TABLE AND DESCRIPTIONS OF FOUND MONUMENTS.

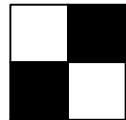
NOTE 3: ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

SCHAFER AVENUE TENTATIVE PARCEL MAP

LYING WITHIN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA
BEING A PORTION OF PARCEL 2 AND ALL OF PARCEL 3
AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN
BOOK 324 OF MAPS, AT PAGE 44

ALSO BEING PARCEL B AS SHOWN ON THAT
CERTIFICATE OF COMPLIANCE (LOT LINE ADJUSTMENT)
RECORDED 10/04/2012 IN DOCUMENT: 21886851
OFFICIAL RECORDS OF THE COUNTY OF SANTA CLARA

DECEMBER, 2019

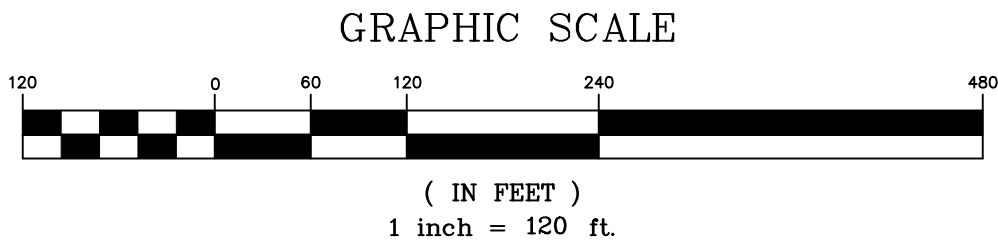


HANNA & BRUNETTI - CIVIL ENGINEERS AND LAND SURVEYORS
7651 EIGLEBERRY STREET - GILROY, CA. 95020 - 408 842-2173

SHEET THREE OF THREE SHEETS

JOB NO. 15006

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

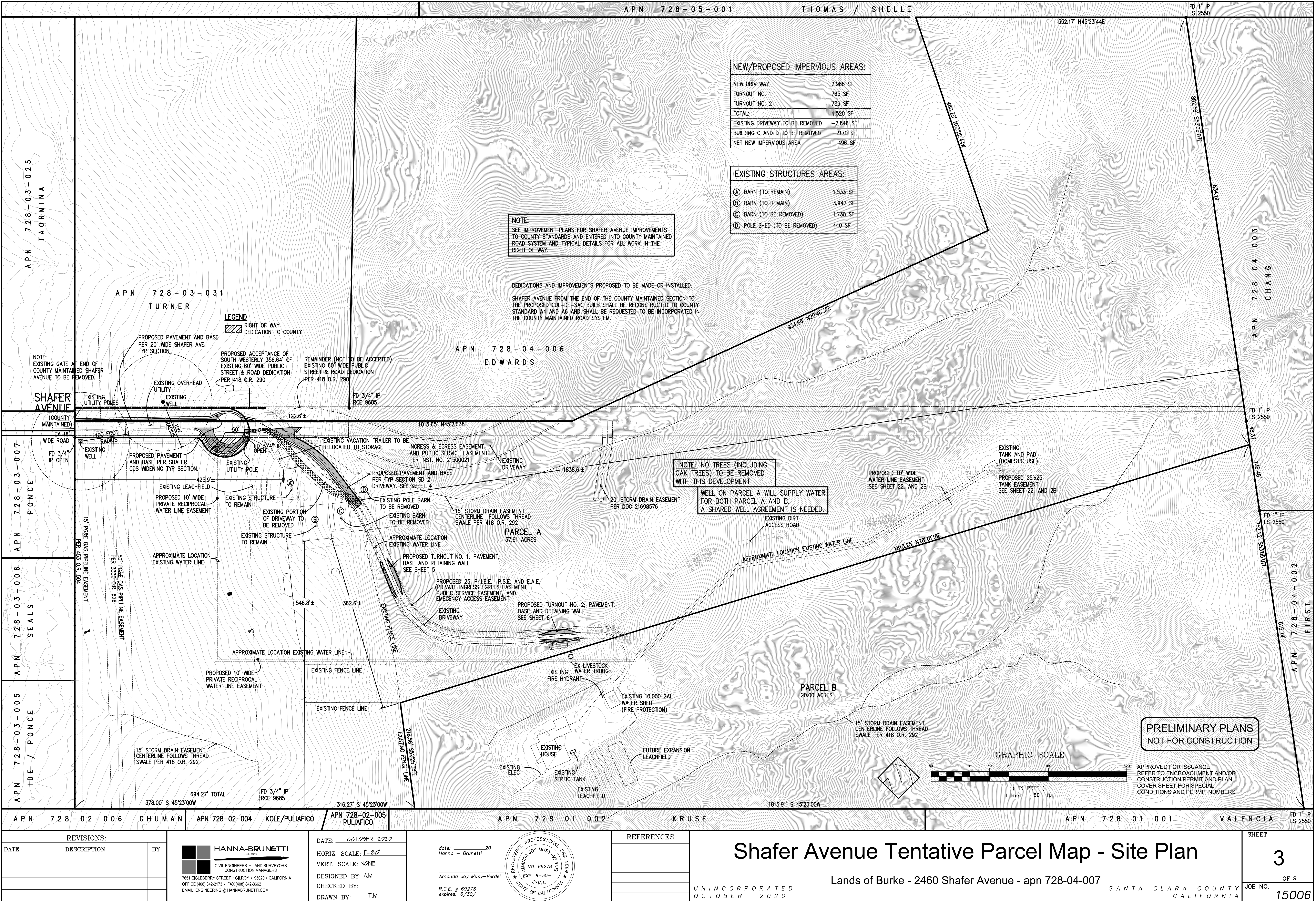


APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR
CONSTRUCTION PERMIT AND PLAN
COVER SHEET FOR SPECIAL
CONDITIONS AND PERMIT NUMBERS

APPLICANT: BURKE

ROAD: 2460 SHAFER AVENUE COUNTY FILE NO.:

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



REVISIONS:		
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
EMAIL: ENGINEERING@HANNABRUNETTI.COM

DATE: OCTOBER 2020
HORIZ. SCALE: 1"=80'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: TM
DRAWN BY: TM

date: _____ 20
Hanna Brunetti

Amanda Joy Musy-Verdel
REGISTERED PROFESSIONAL ENGINEER
NO. 69278
EXP. 6-30-
CIVIL
STATE OF CALIFORNIA

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

REFERENCES

Shafer Avenue Tentative Parcel Map - Site Plan

Lands of Burke - 2460 Shafer Avenue - apn 728-04-007

UNINCORPORATED
OCTOBER 2020

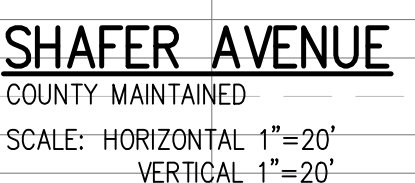
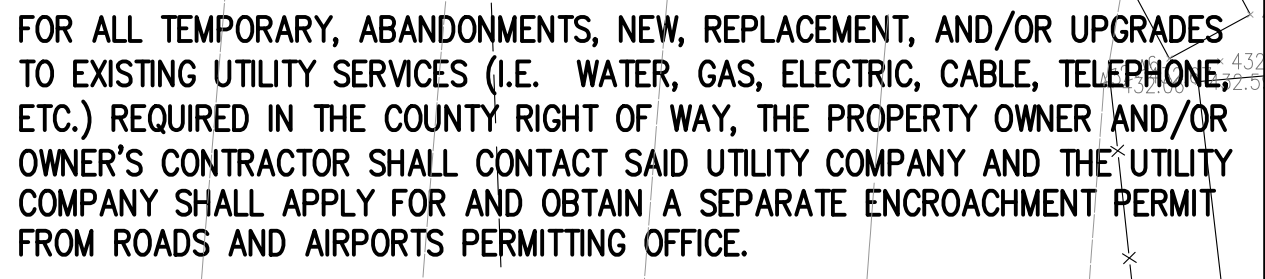
SANTA CLARA COUNTY
CALIFORNIA

JOB NO. 15006

SHEET 3

OF 9

JOB NO. 15006



- ### CONSTRUCTION NOTES:
- ① PROVIDE SAWCUT LINE 12 INCHES FROM EXISTING EDGE OF PAVEMENT.
 - ② CONSTRUCT ALLAN BLOCK (OR EQUAL) WALL PER MANUFACTURE STANDARDS, REQUIREMENTS, AND DETAIL ON SHEET 5 & 6.
TOP WALL (TW), EDGE PAVEMENT (EP),
EXISTING GROUND (EX) CONFORM TO EP AND/OR EXISTING GROUND.
HEIGHT WALL (H) MAX 3'.
 - ③ REMOVE EXISTING GATES AND FENCING IN COUNTY ROW.
 - ④ WIDEN SHAFER AVE AND CDS PER COUNTY STDS A/4
AND A/6. 2.5" AC OVER 6" CL II AGG. BASE MINIMUM;
CONFORM TO SHAFER AVE AND CONFORM TO SAW
CUT PER CONSTRUCTION NOTE 1. PROPOSED BULB
RADIUS SHALL BE 40 FOOT RADIUS
 - ⑤ EXTEND EXISTING AC FOR COUNTY STD. TURNOUT
(PER CO STD 1273.1) 2.5" AC OVER 6" CL II AGG. BASE;
CONFORM TO EXISTING EDGE OF PAVEMENT.
 - ⑥ WIDEN EXISTING DRIVEWAY APPROACH - CONSTRUCT 2.5" AC
OVER 6" CL 11 AGG BASE TO CONFORM TO EXISTING PCC DW.
DRIVEWAY SHALL BE PER SANTA CLARA COUNTY STANDARD B/5
MODIFIED PER GRADING AND DRAINAGE PLAN.



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EST. 1910

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date: _____ 20
Hanna - Brunetti

Amanda Joy Musy-Verdel

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



Shafer Avenue Tentative Parcel Map - Grading & Drainage

Lands of Burke - 2460 Shafer Avenue - apn 728-04-007

SANTA CLARA COUNTY
CALIFORNIA

PLAN # _____
SHEET _____ OF _____



TYP SECTION TO CONFORM TO COUNTY STD DETAIL SD 2
NO SCALE

CONNECT
15" SD INV 426.55 TO
EX 24" SD INV 425.80±
CONSTRUCT DRIVEWAY
APPROACH PER COUNTY
STANDARD SD4

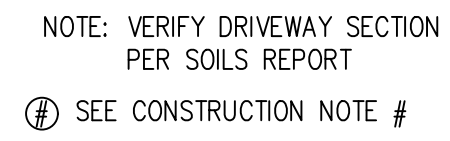
- ① PROVIDE SAWCUT LINE 12 INCHES FROM EXISTING EDGE OF PAVEMENT.
- ② CONSTRUCT ALLIAN BLOCK (OR EQUAL) WALL PER MANUFACTURE STANDARDS, REQUIREMENTS, AND DETAIL ON SHEET 5 & 6. TOP WALL (TW) EDGE PAVEMENT (EP). EXISTING GROUND (EX) CONFORM TO EP AND/OR EXISTING GROUND HEIGHT WALL (H) MAX '3'.
- ③ REMOVE EXISTING GATES AND FENCING IN COUNTY ROW.
- ④ WIDEN SHAFER AVE AND CDS PER COUNTY STD, MINIMUM: AND A/6, 2.5" AC OVER 6" CL II AGG. BASE STD/M; CONFORM TO SHAFER AVENUE AND CONFORM TO SAW CUT PER CONSTRUCTION NOTE 1. PROPOSED BULB RADIUS SHALL BE 40 FOOT RADIUS
- ⑤ EXTEND EXISTING AC FOR COUNTY STD, TURNOUT (PER CO STD 1273.1) 2.5" AC OVER 6" CL II AGG. BASE; CONFORM TO EXISTING EDGE OF PAVEMENT.
- ⑥ WIDEN EXISTING DRIVEWAY APPROACH - CONSTRUCT 2.5" AC OVER 6" CL II AGG BASE TO CONFORM TO EXISTING PCC DW. DRIVEWAY SHALL BE PER SANTA CLARA COUNTY STANDARD B/S MODIFIED PER GRADING AND DRAINAGE PLAN.



RETAINING WALL SHALL BE CONSTRUCTED PER
PLANS, SPECIFICATIONS AND CALCULATIONS
FOR 2640 SHAFER
BY SAN BENITO ENGINEERING
PROJECT NO 118042
DATED JUNE 6, 2018

Note: Details Not To Scale

I hereby certify that these calculations were prepared by me or under my direct supervision and that I am a duly licensed engineer certified and responsible for the content of these calculations.		Project:
Signature:		
Engineer: Anne E. Hall		
License Number: 55611	Date:	
(Blank space for additional information or signature)		



TYPICAL TURNOUT NO. 1
NO SCALE

NOTE:
DRIVEWAY AND TURNOUTS TO BE ALL WEATHER
(ASPHALT OVER AGG BASE) AND CAPABLE OF
HOLDING 75,000 LBS.

NOTE:
CONSTRUCT TURNOUT PER COUNTY
STANDARDS; 10' WIDE x 30' LONG



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

date: _____20
Hanna - Brunetti

Amanda Joy Musy-Verde

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



REFERENCES	

SHAFAER AVENUE TENTATIVE PARCEL MAP - Lands of Burke - 2460 Shafer Avenue - apn 728-04-007
UNINCORPORATED
OCTOBER 2020
SANTA CLARA COUNTY
CALIFORNIA

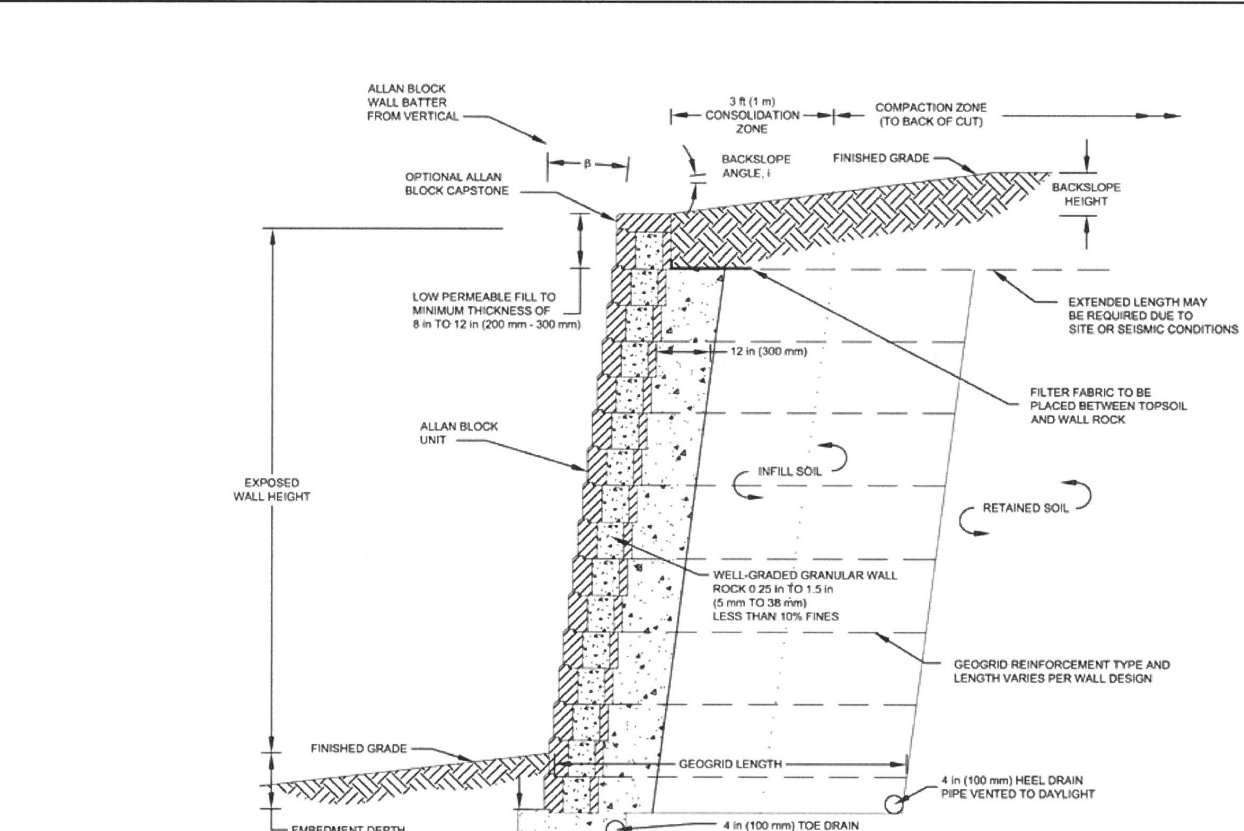
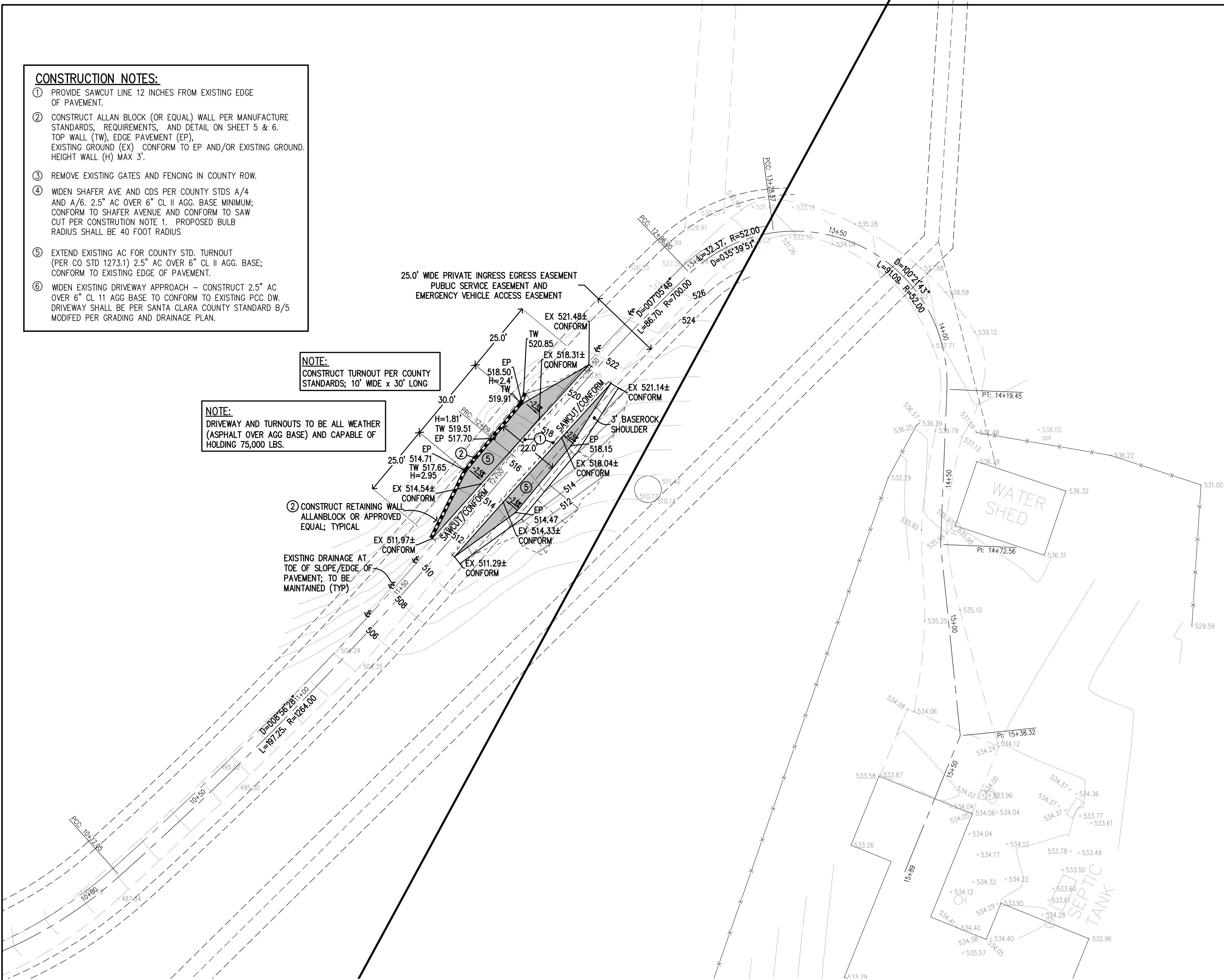
SHEET
5
OF 9
JOB NO. 15006

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

- CONSTRUCTION NOTES:**
1. PROVIDE SAWCUT LINE 12 INCHES FROM EXISTING EDGE OF PAVEMENT.
 2. CONSTRUCT ALLAN BLOCK (OR EQUAL) WALL PER MANUFACTURE STANDARDS, REQUIREMENTS, AND DETAIL ON SHEET 5 & 6. TOP WALL (TW), EDGE PAVEMENT (EP), EXISTING GROUND (EX) CONFORM TO EP AND/OR EXISTING GROUND. HEIGHT WALL (H) MAX 3'.
 3. REMOVE EXISTING GATES AND FENCING IN COUNTY ROW.
 4. WIDEN SHAFER AVE AND CDS PER COUNTY STDs A/4 AND A/6. 2.5" AC OVER 6" CL II AGG. BASE MINIMUM; CONFORM TO SHAFER AVENUE AND CONFORM TO SAW CUT PER CONSTRUCTION NOTE 1. PROPOSED BULB RADIUS SHALL BE 40 FOOT RADIUS
 5. EXTEND EXISTING AC FOR COUNTY STD. TURNOUT (PER CO STD 1273.1) 2.5" AC OVER 6" CL II AGG. BASE; CONFORM TO EXISTING EDGE OF PAVEMENT.
 6. WIDEN EXISTING DRIVEWAY APPROACH - CONSTRUCT 2.5" AC OVER 6" CL II AGG. BASE TO CONFORM TO EXISTING PCC DW. DRIVEWAY SHALL BE PER SANTA CLARA COUNTY STANDARD B/5 MODIFIED PER GRADING AND DRAINAGE PLAN.

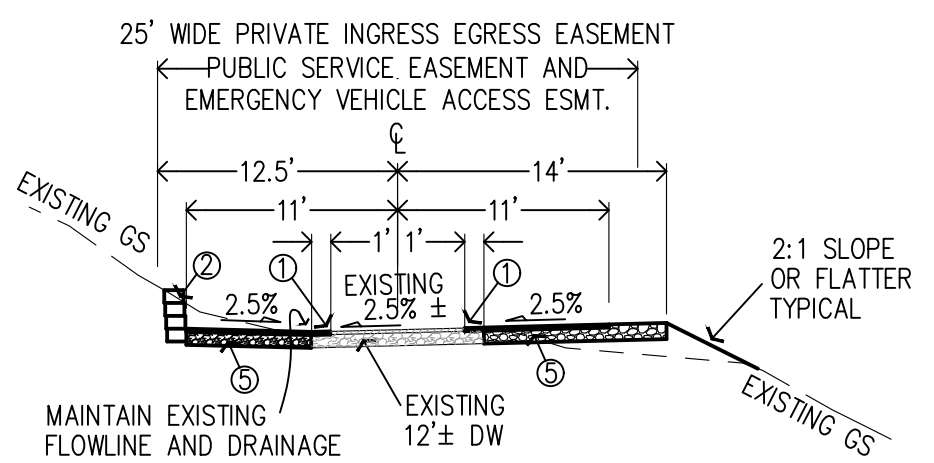
NOTE:
CONSTRUCT TURNOUT PER COUNTY STANDARDS; 10' WIDE x 30' LONG

NOTE:
DRIVEWAY AND TURNOUTS TO BE ALL WEATHER (ASPHALT OVER AGG BASE) AND CAPABLE OF HOLDING 75,000 LBS.



RETAINING WALL SHALL BE CONSTRUCTED PER PLANS, SPECIFICATIONS AND CALCULATIONS FOR 2640 SHAFER BY SAN BENITO ENGINEERING PROJECT NO. 118042 DATED JUNE 6, 2018

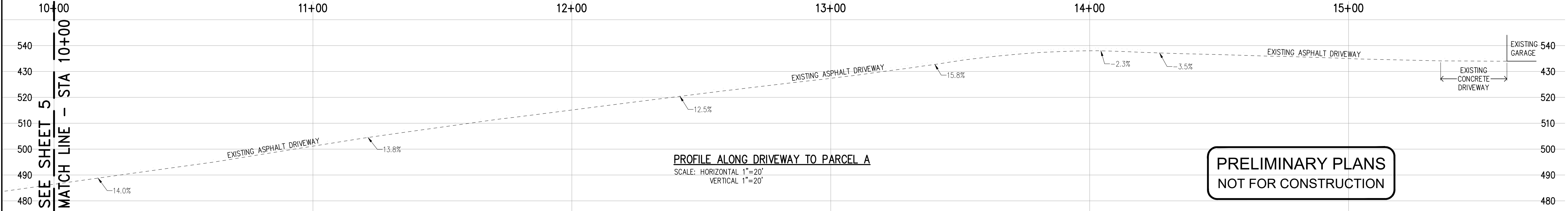
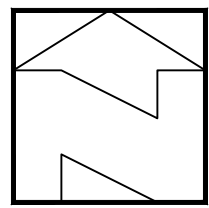
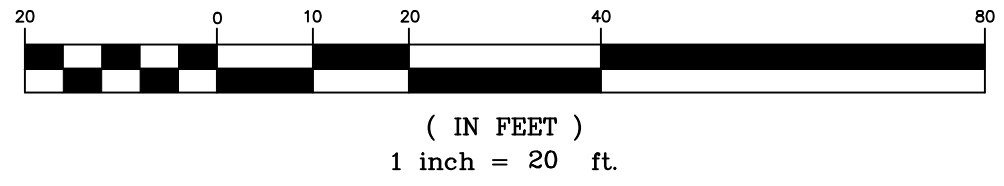
Signature: _____
Engineer: Anne E. Hall
License Number: 55611 Date: _____



NOTE: VERIFY DRIVEWAY SECTION PER SOILS REPORT
SEE CONSTRUCTION NOTE

TYPICAL TURNOUT NO. 2
NO SCALE

GRAPHIC SCALE



PRELIMINARY PLANS
NOT FOR CONSTRUCTION

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

REVISIONS:		
DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1990
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
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OFFICE (408) 842-2173 • FAX (408) 842-3662
EMAIL: ENGINEERING@HANNABRUNETTI.COM

DATE: OCTOBER 2020
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
expires: 6/30/



REFERENCES

Grading & Drainage along Driveway to Parcel A
SHAFAER AVENUE TETATIVE PARCE; MAP - Lands of Burke - 2460 Shafer Avenue - apn 728-04-007
UNINCORPORATED
OCTOBER 2020
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.

APPROVED FOR ISSUANCE
REFER TO ENCROACHMENT AND/OR
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REVISIONS:		
DATE	DESCRIPTION	BY:



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DRAWN BY: TM

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Hanna - Brunetti

Amanda Joy Musy-Verdel

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expires: 6/30/



REFERENCES

SHAFAER AVENUE TENATIVE PARCEL MAP Lands of Burke - 2460 Shafer Avenue - apn 728-04-007
UNINCORPORATED
OCTOBER 2020

Erosion Control Plan

COUNTY FILE NO.: 10505-15DR

SHEET

7

OF 9

JOB NO.

15006

APPLICANT: BURKE

ROAD: 2460 SHAFAER AVENUE

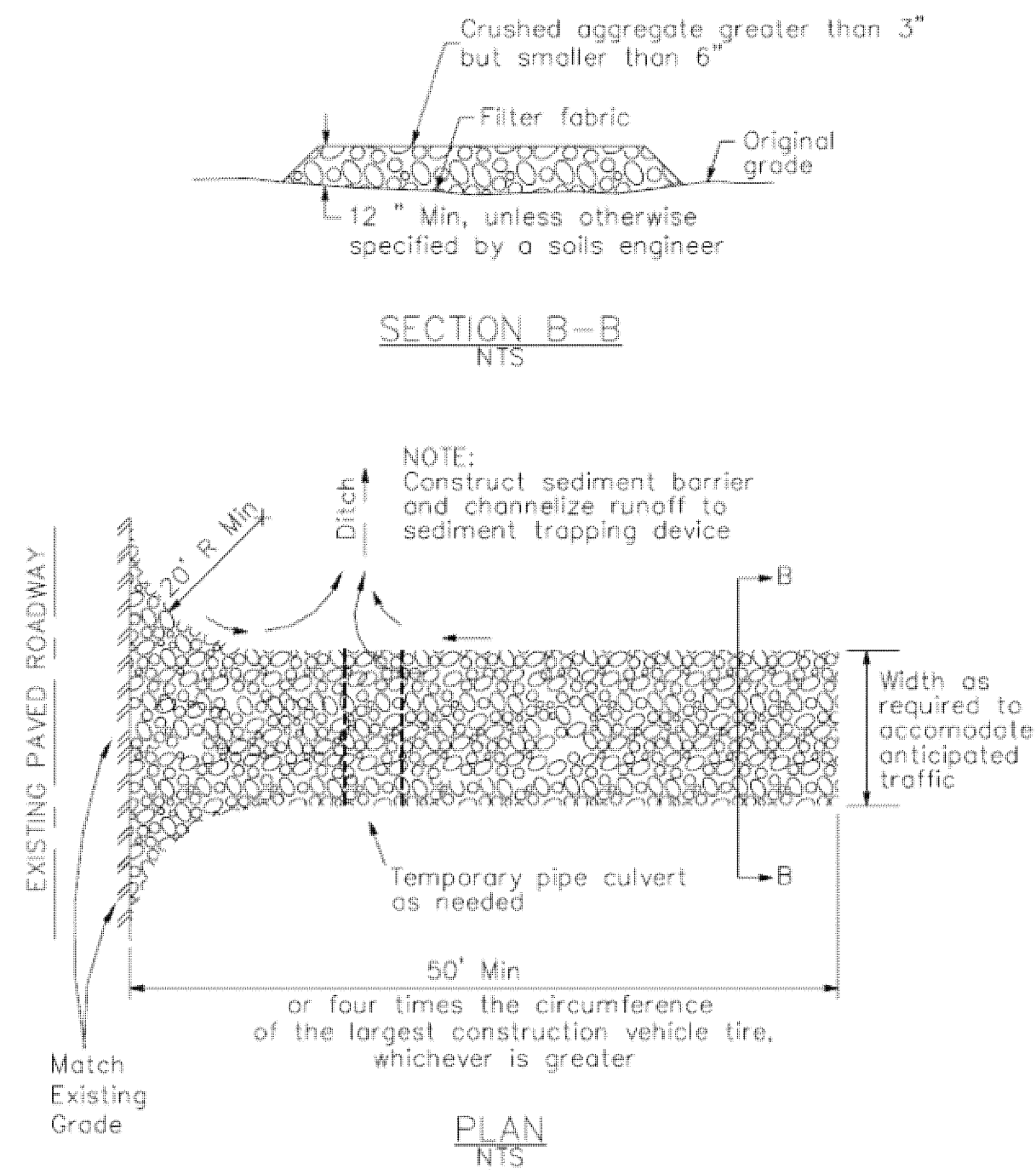
SANTA CLARA COUNTY
CALIFORNIA

JOB NO. 15006

3

Stabilized Construction Entrance/Exit

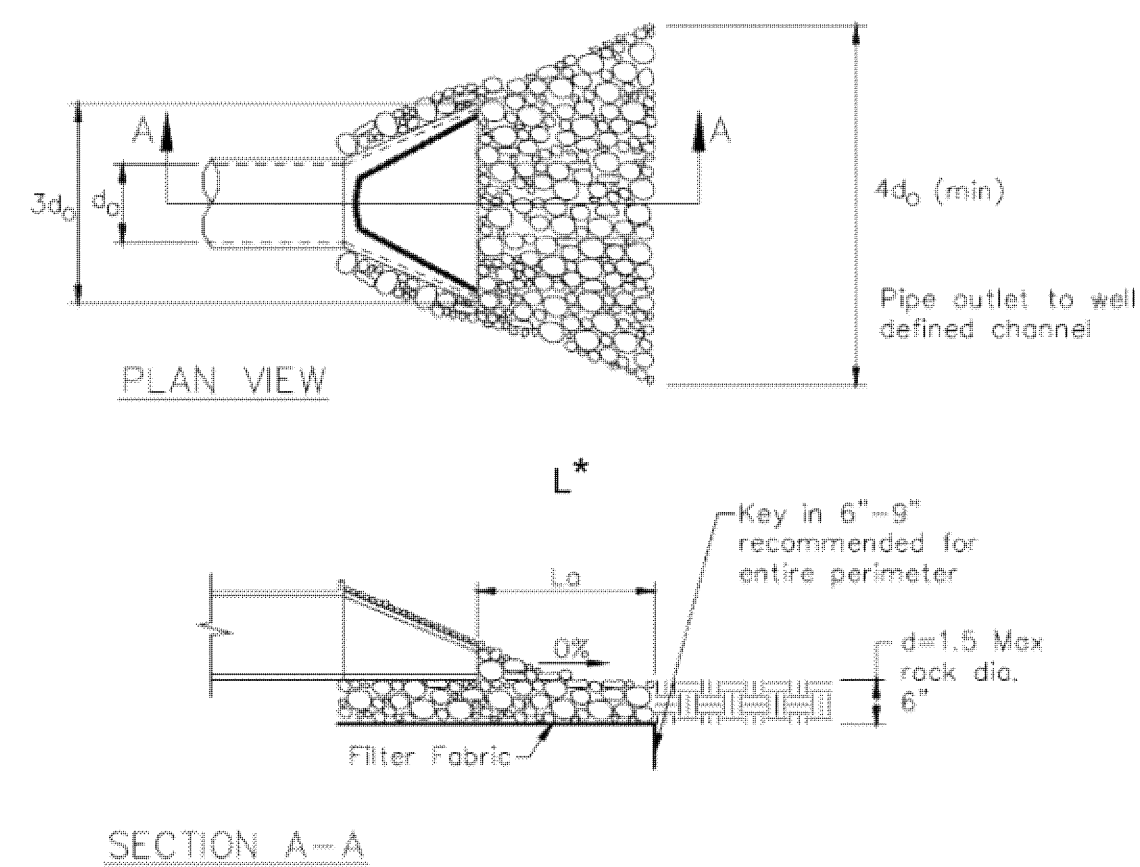
CASQA Detail TC-1



4

Velocity Dissipation Devices

CASQA Detail EC-10



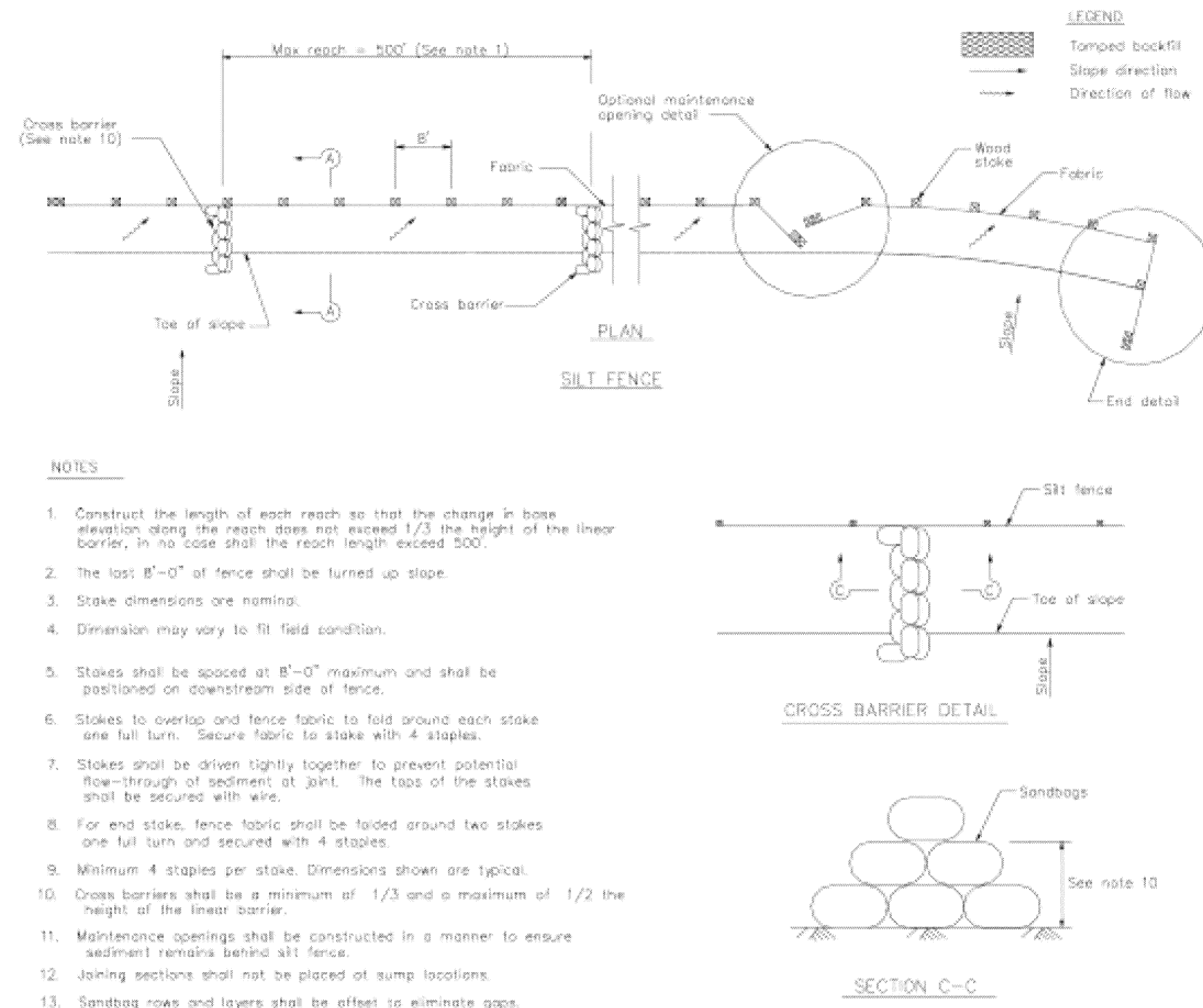
* Length per ABAG Design Standards

Source for Graphics: California Stormwater BMP Handbook, California Stormwater Quality Association, January 2003.
Available from www.cabmphandbooks.com.

1

Silt Fence

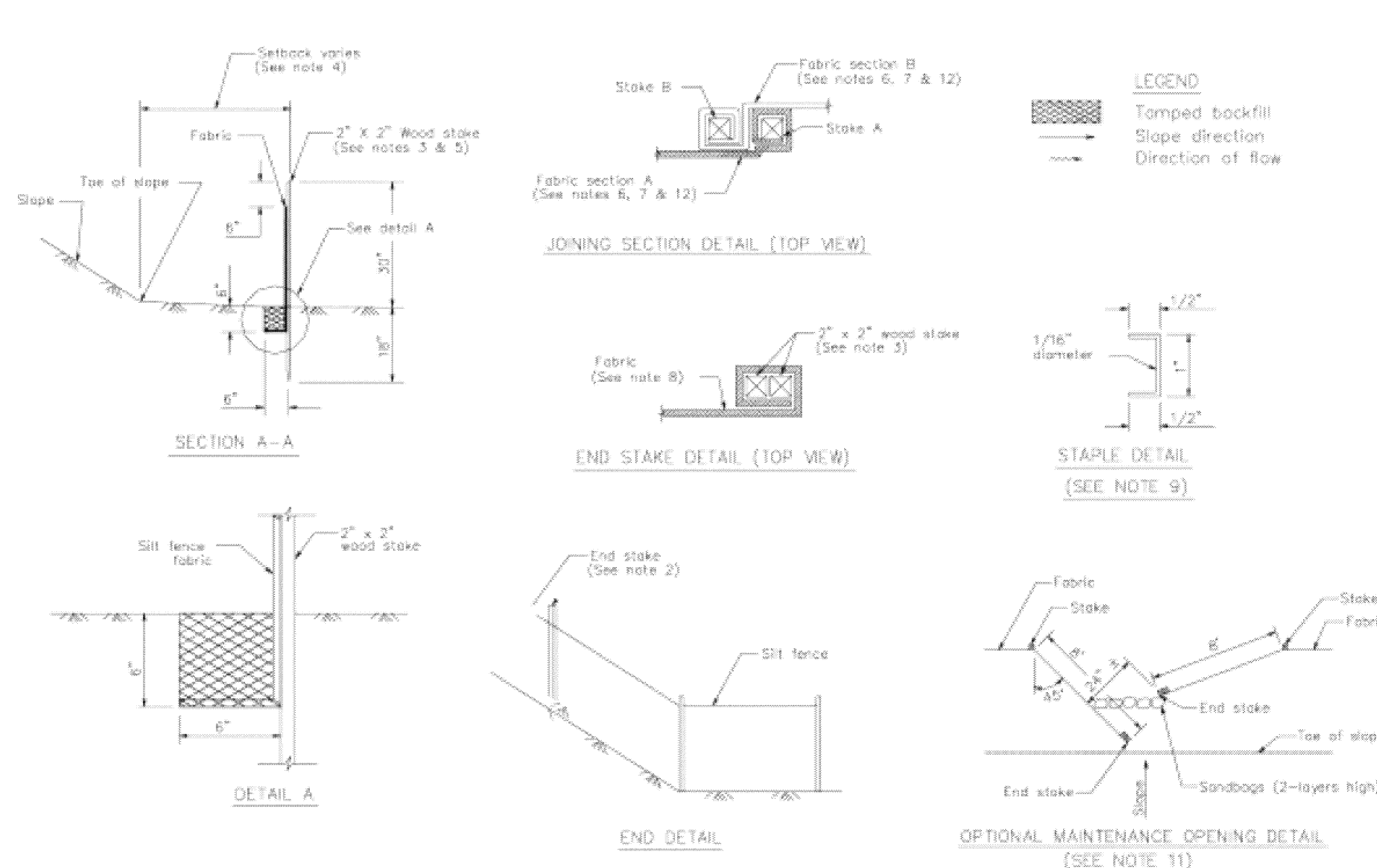
CASQA Detail SE-1



2

Silt Fence

CASQA Detail SE-1

**STANDARD BEST MANAGEMENT PRACTICE NOTES**

- Solid and Demolition Waste Management:** Provide designated waste collection areas and containers on site away from streets, gutters, storm drains, and waterways, and arrange for regular disposal. Waste containers must be watertight and covered at all times except when waste is deposited. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C3) or latest.
- Hazardous Waste Management:** Provide proper handling and disposal of hazardous wastes by a licensed hazardous waste material hauler. Hazardous wastes shall be stored and properly labeled in sealed containers constructed of suitable materials. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-5 to C-6) or latest.
- Spill Prevention and Control:** Provide proper storage areas for liquid and solid materials, including chemicals and hazardous substances, away from streets, gutters, storm drains, and waterways. Spill control materials must be kept on site where readily accessible. Spills must be cleaned up immediately and contaminated soil disposed properly. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-7 to C-8, C-13 to C-14) or latest.
- Vehicle and Construction Equipment Service and Storage:** An area shall be designated for the maintenance, where on-site maintenance is required, and storage of equipment that is protected from stormwater run-on and runoff. Measures shall be provided to capture any waste oils, lubricants, or other potential pollutants and these wastes shall be properly disposed of off site. Fueling and major maintenance/repair, and washing shall be conducted off-site whenever feasible. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C9) or latest.
- Material Delivery, Handling and Storage:** In general, materials should not be stockpiled on site. Where temporary stockpiles are necessary and approved by the County, they shall be covered with secured plastic sheeting or tarp and located in designated areas near construction entrances and away from drainage paths and waterways. Barriers shall be provided around storage areas where materials are potentially in contact with runoff. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-11 to C-12) or latest.
- Handling and Disposal of Concrete and Cement:** When concrete trucks and equipment are washed on-site, concrete wastewater shall be contained in designated containers or in a temporary lined and watertight pit where wasted concrete can harden for later removal. If possible have concrete contractor remove concrete wash water from site. In no case shall fresh concrete be washed into the road right-of-way. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-15 to C-16) or latest.
- Pavement Construction Management:** Prevent or reduce the discharge of pollutants from paving operations, using measures to prevent run-on and runoff pollution and properly disposing of wastes. Avoid paving in the wet season and reschedule paving when rain is in the forecast. Residue from saw-cutting shall be vacuumed for proper disposal. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-17 to C-18) or latest.
- Contaminated Soil and Water Management:** Inspections to identify contaminated soils should occur prior to construction and at regular intervals during construction. Remediating contaminated soil should occur promptly after identification and be specific to the contaminant identified, which may include hazardous waste removal. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-19 to C-20) or latest.
- Sanitary/Septic Water Management:** Temporary sanitary facilities should be located away from drainage paths, waterways, and traffic areas. Only licensed sanitary and septic waste haulers should be used. Secondary containment should be provided for all sanitary facilities. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C-21) or latest.
- Inspection & Maintenance:** Areas of material and equipment storage sites and temporary sanitary facilities must be inspected weekly. Problem areas shall be identified and appropriate additional and/or alternative control measures implemented immediately, within 24 hours of the problem being identified.

STANDARD EROSION CONTROL NOTES

- Sediment Control Management:**
 - Tracking Prevention & Clean Up:** Activities shall be organized and measures taken as needed to prevent or minimize tracking of soil onto the public street system. A gravel or proprietary device construction entrance/exit is required for all sites. Clean up of tracked material shall be provided by means of a street sweeper prior to an approaching rain event, or at least once at the end of each workday that material is tracked, or, more frequently as determined by the County Inspector. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages B-31 to B-33) or latest.
 - Storm Drain Inlet and Catch Basin Inlet Protection:** All inlets within the vicinity of the project and within the project limits shall be protected with gravel bags placed around inlets or other inlet protection. At locations where exposed soils are present, staked fiber roles or staked silt fences can be used. Inlet filters are not allowed due to clogging and subsequent flooding. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages B-49 to B-51) or latest.
 - Storm Water Runoff:** No storm water runoff shall be allowed to drain in to the existing and/or proposed underground storm drain system or other above ground watercourses until appropriate erosion control measures are fully installed.
 - Dust Control:** The contractor shall provide dust control in graded areas as required by providing wet suppression or chemical stabilization of exposed soils, providing for rapid clean up of sediments deposited on paved roads, furnishing construction road entrances and vehicle wash down areas, and limiting the amount of areas disturbed by clearing and earth moving operations by scheduling these activities in phases.
 - Stockpiling:** Excavated soils shall not be placed in streets or on paved areas. Borrow and temporary stockpiles shall be protected with appropriate erosion control measures (tarps, straw bales, silt fences, etc.) to ensure silt does not leave the site or enter the storm drain system or neighboring watercourse.
- Erosion Control:** During the rainy season, all disturbed areas must include an effective combination of erosion and sediment control. It is required that temporary erosion control measures are applied to all disturbed soil areas prior to a rain event. During the non-rainy season, erosion control measures must be applied sufficient to control wind erosion at the site.
- Inspection & Maintenance:** Disturbed areas of the Project's site, locations where vehicles enter or exit the site, and all erosion and sediment controls that are identified as part of the Erosion Control Plans must be inspected by the Contractor before, during, and after storm events, and at least weekly during seasonal wet periods. Problem areas shall be identified and appropriate additional and/or alternative control measures implemented immediately, within 24 hours of the problem being identified.
- Project Completion:** Prior to project completion and signoff by the County Inspector, all disturbed areas shall be reseeded, planted, or landscaped to minimize the potential for erosion on the subject site.
- It shall be the Owner's/Contractor's responsibility to maintain control of the entire construction operation and to keep the entire site in compliance with the erosion control plan.
- Erosion and sediment control best management practices shall be operable year round or until vegetation is fully established on landscaped surfaces.

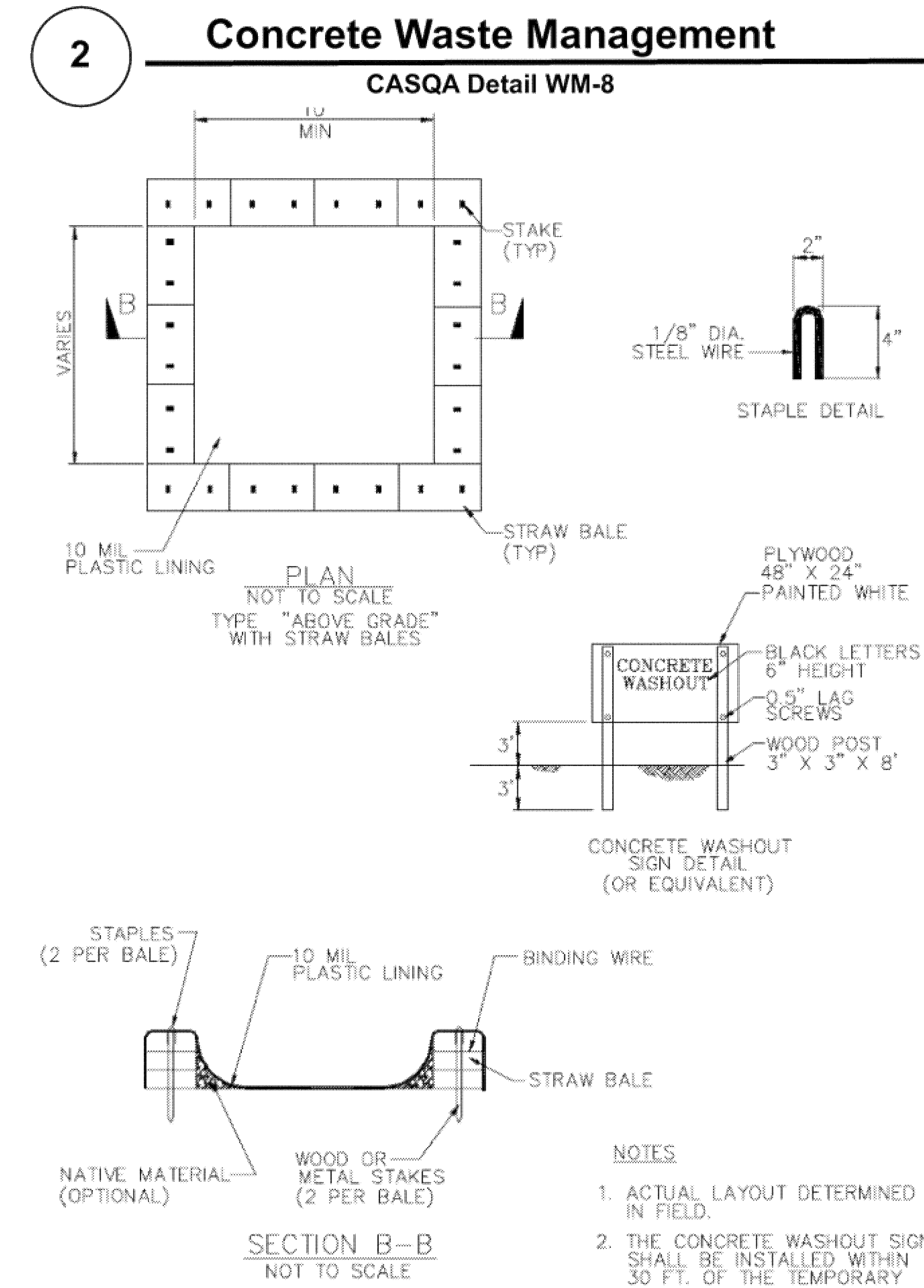
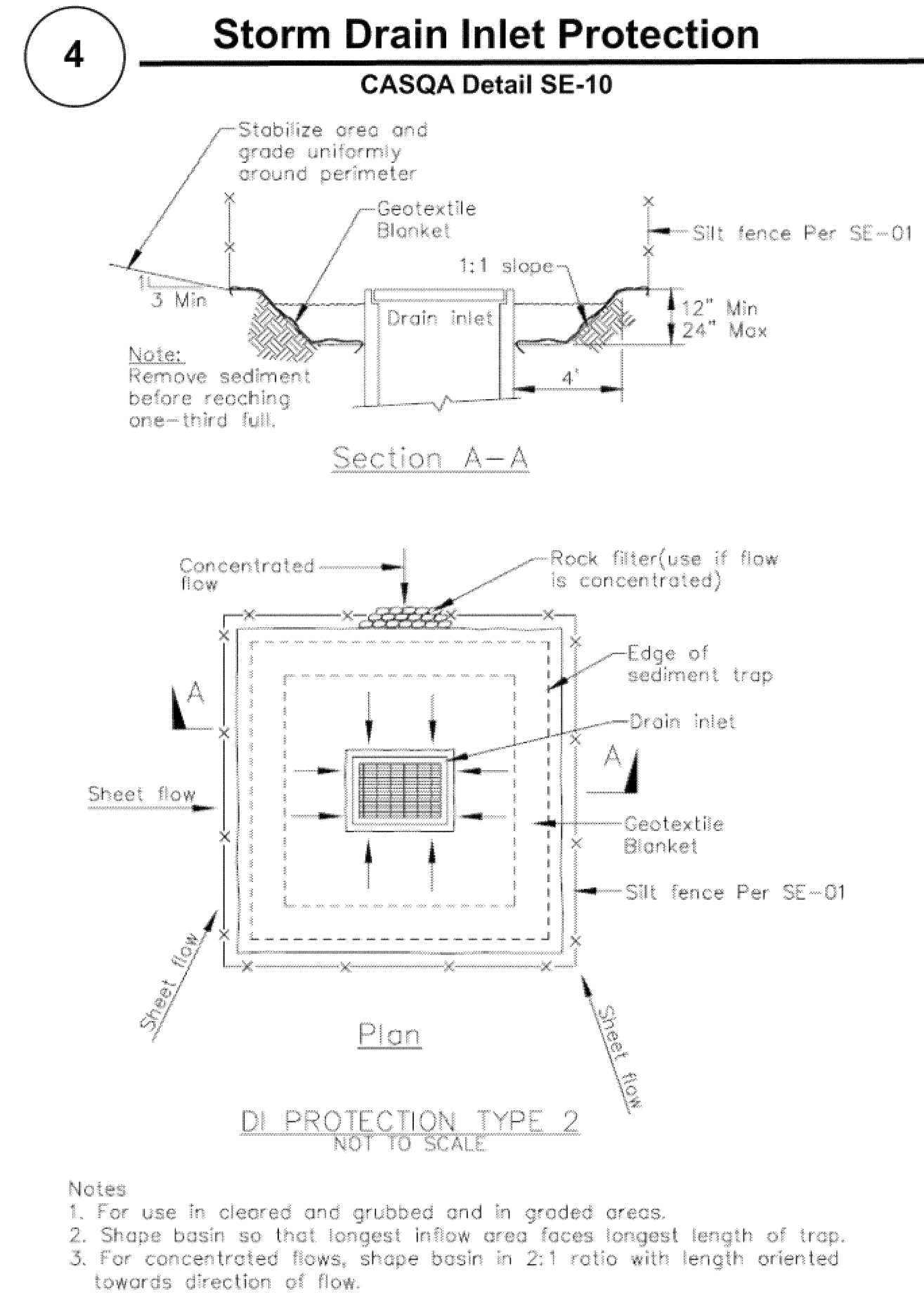
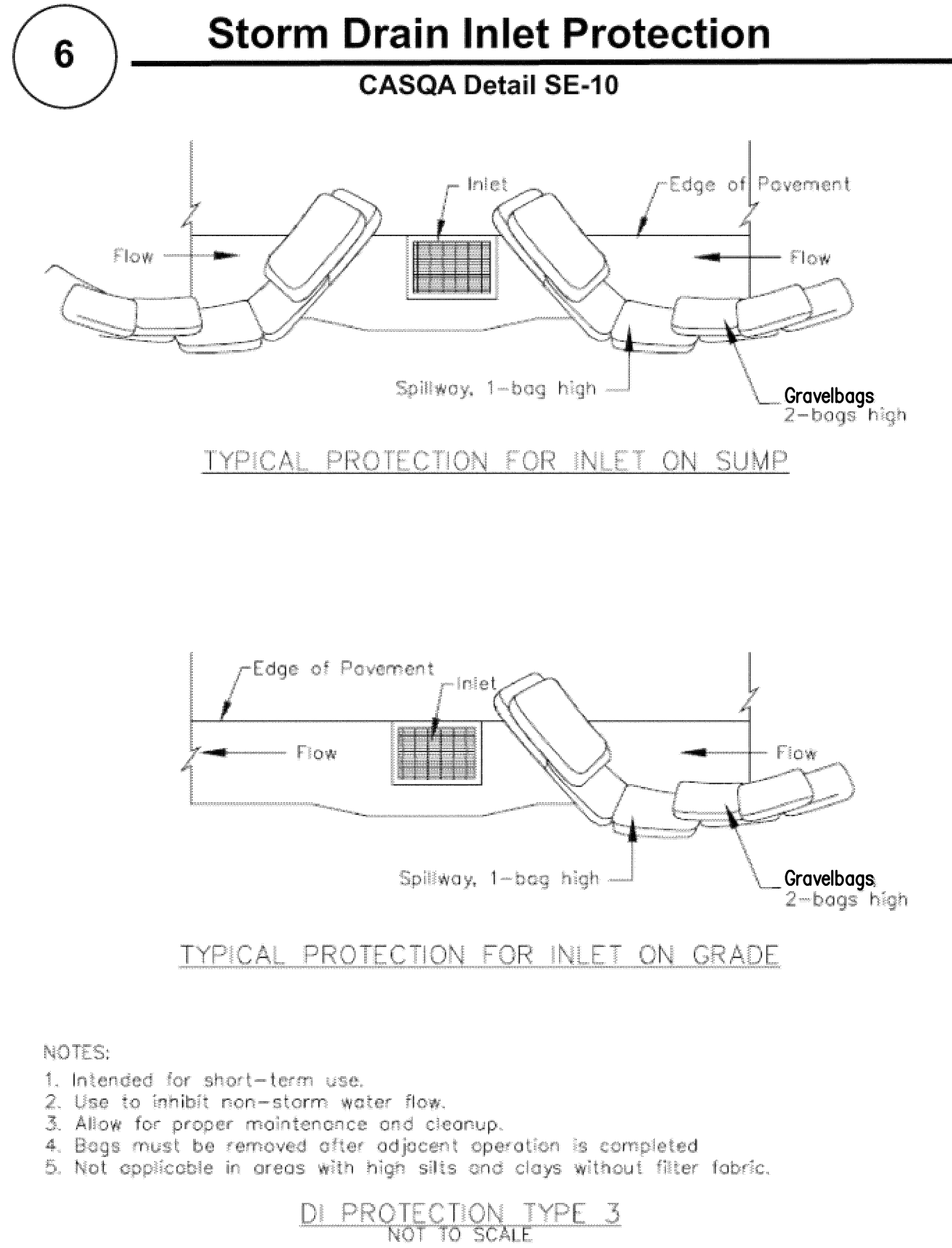
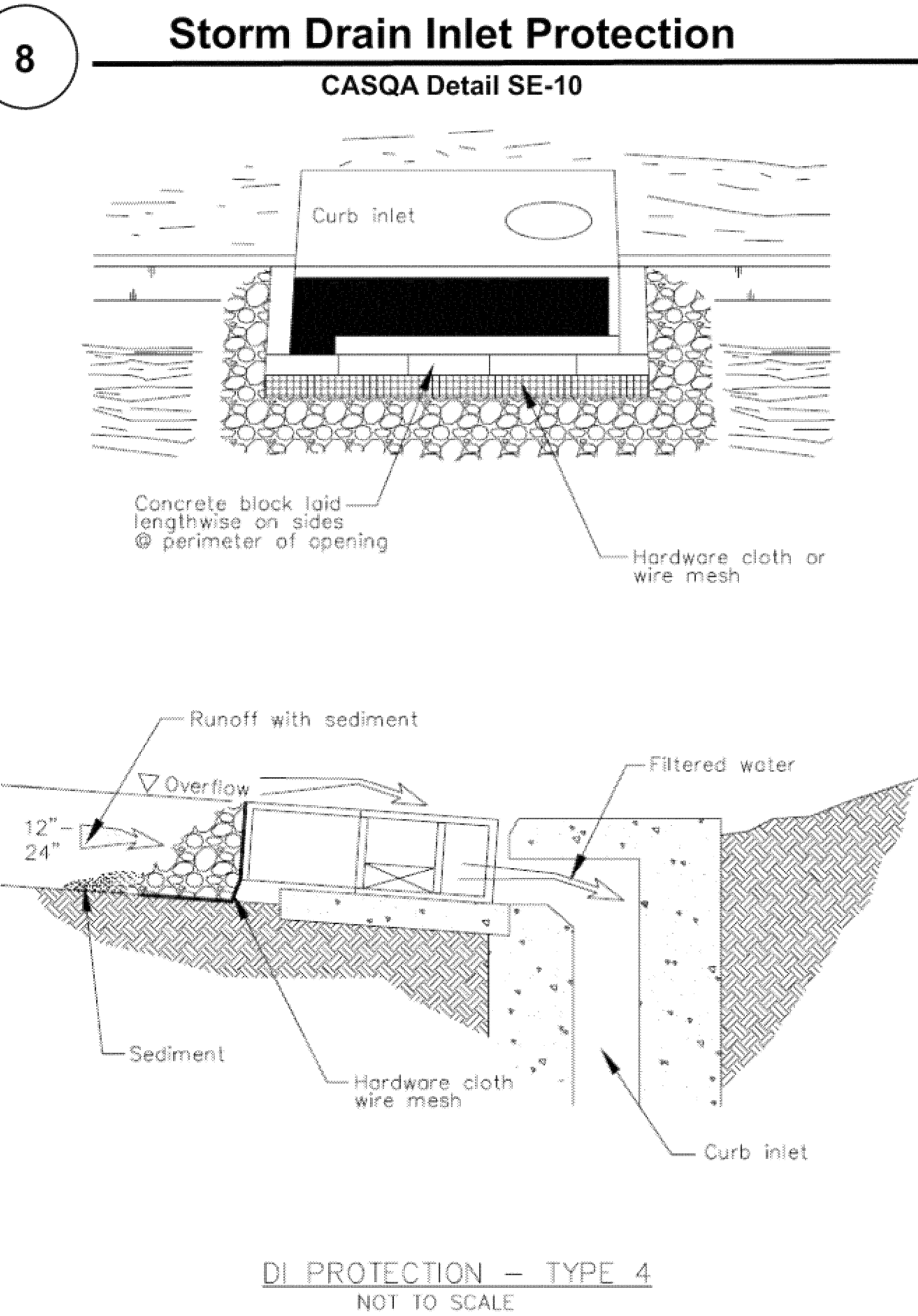
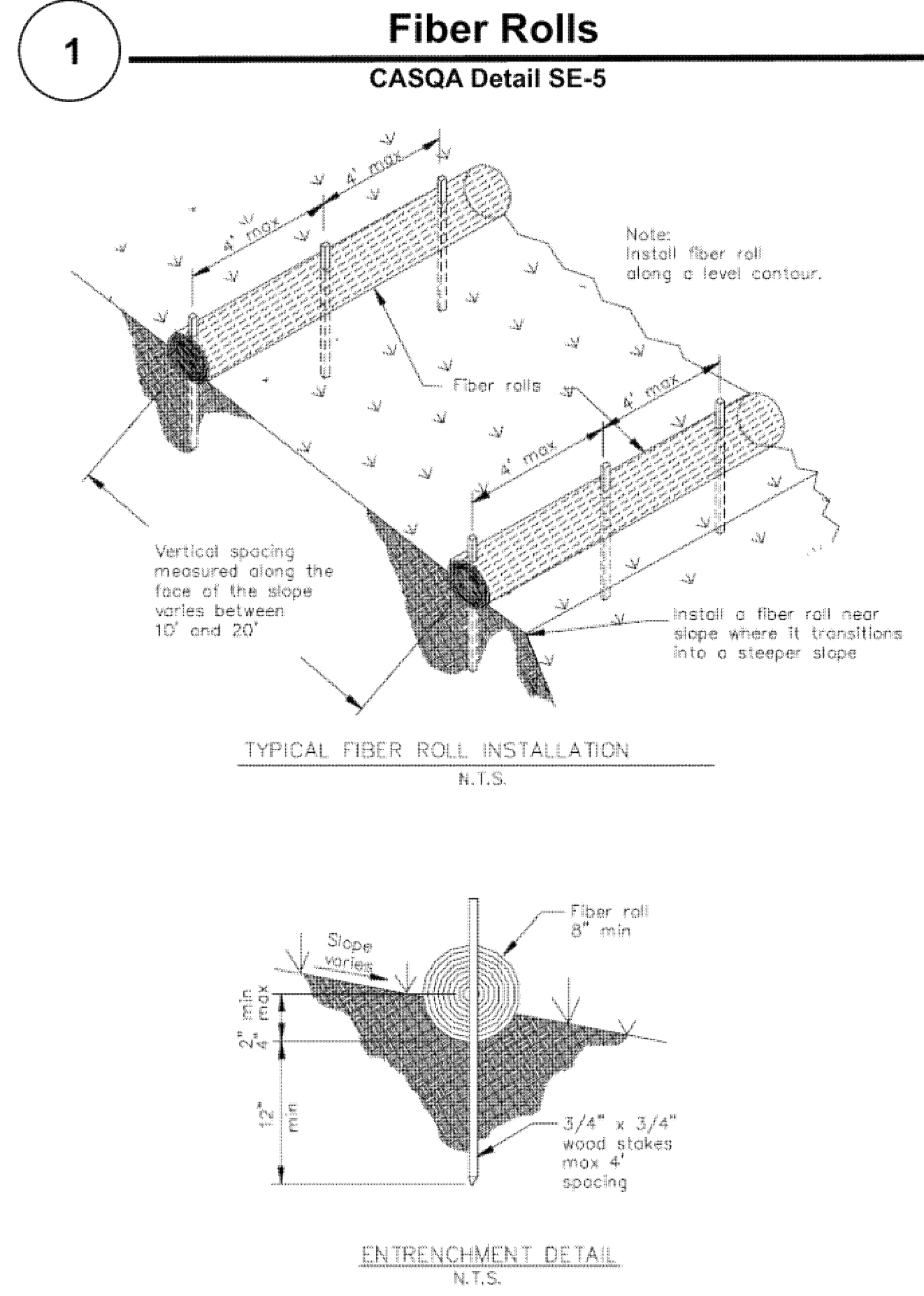
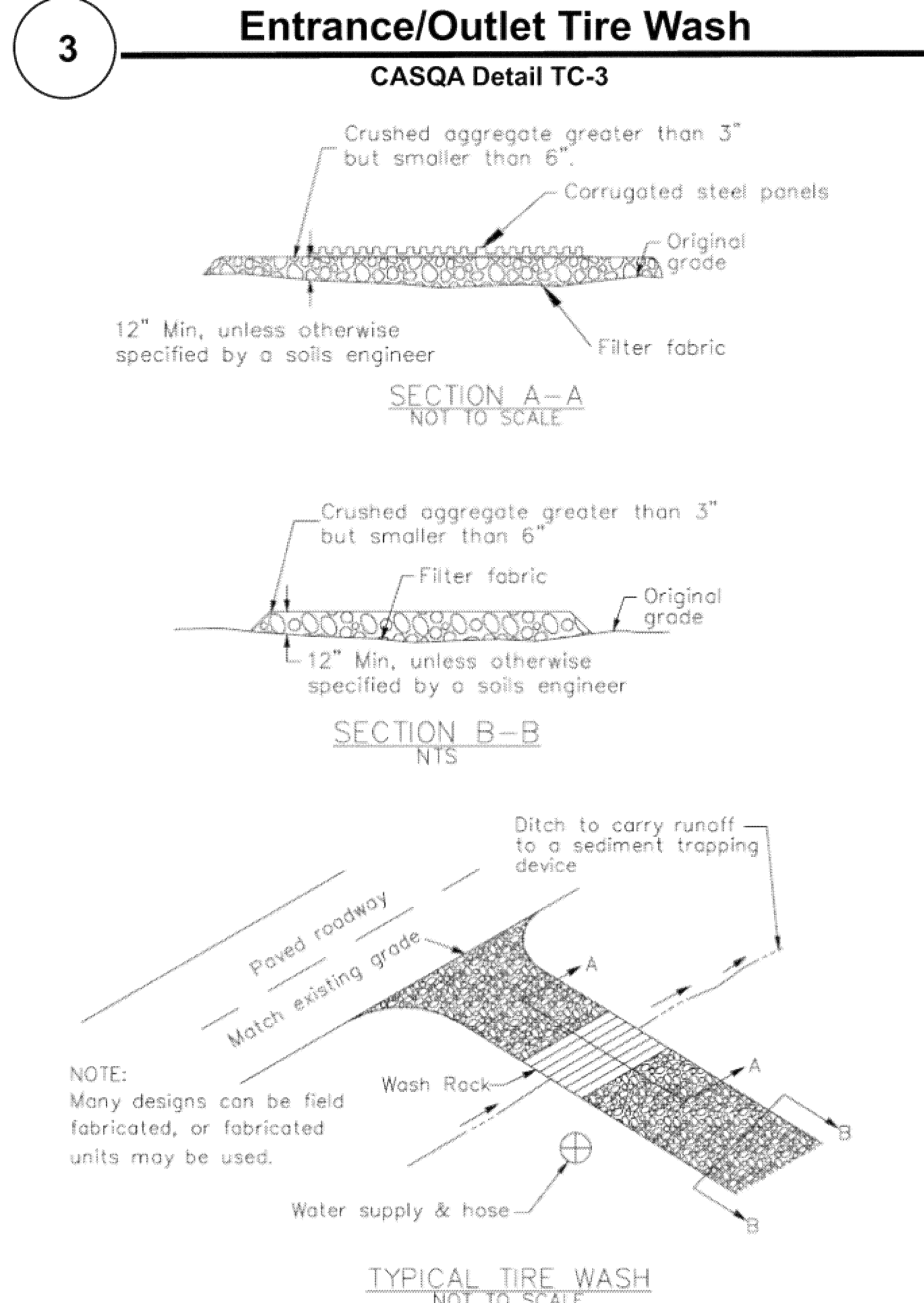
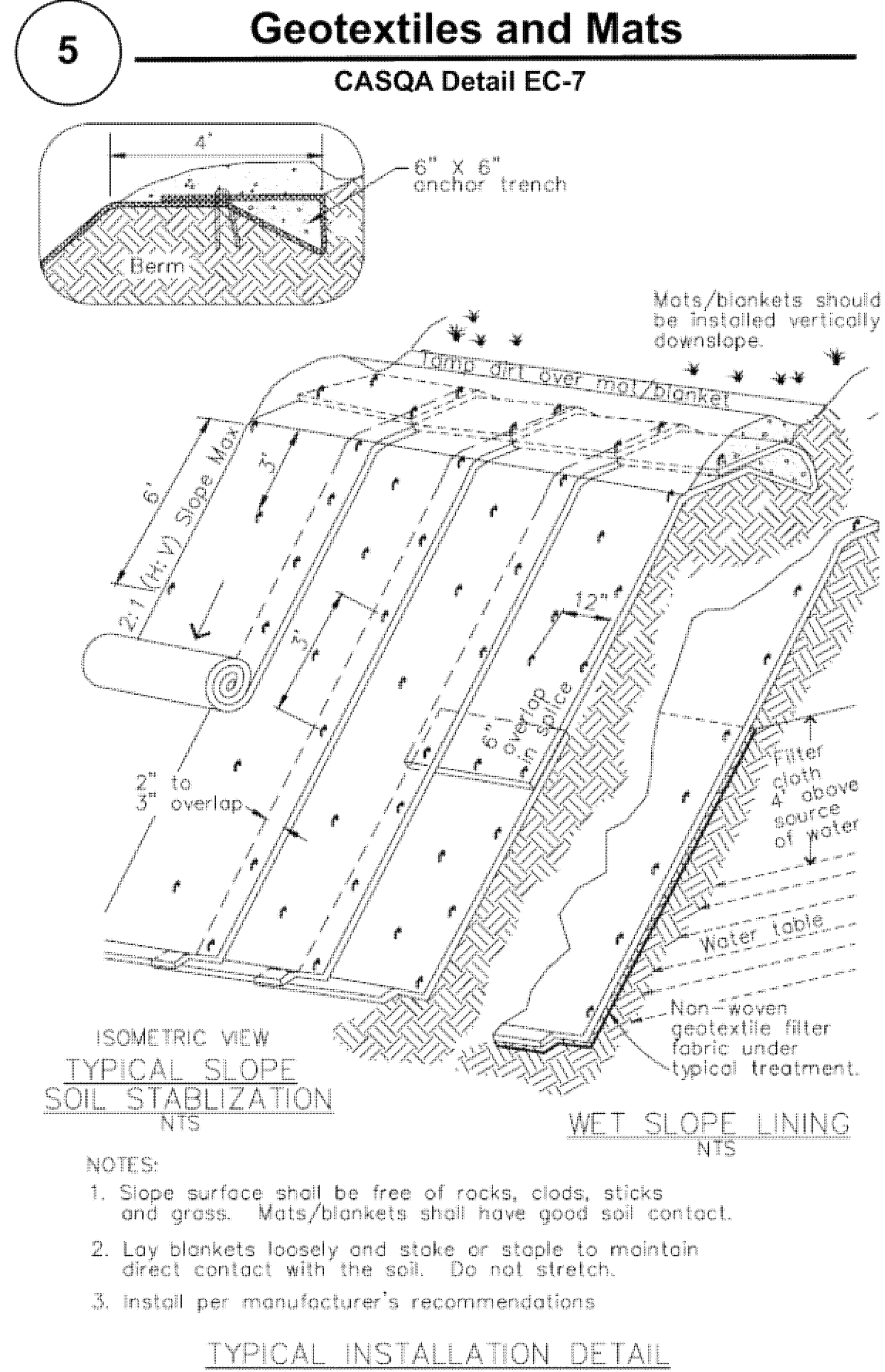
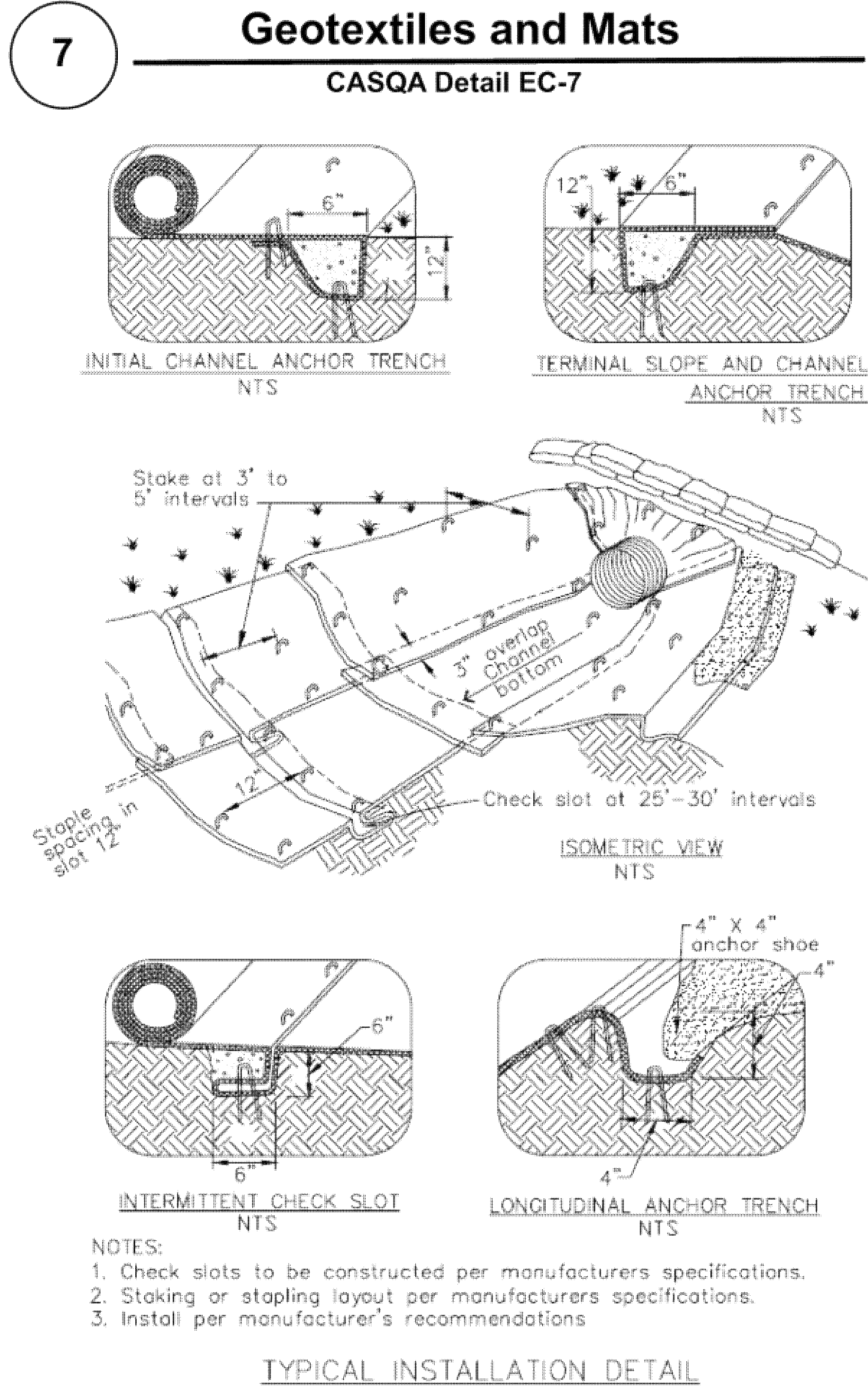
SHAHER AVENUE TENTATIVE PARCEL MAP - BMP

Project Information

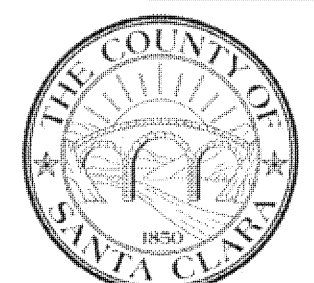
FOR
STREET IMPROVEMENTS
ALONG THE LANDS OF BURKE
2460 SHAHER AVENUE, MORGAN HILL
A PORTION OF PARCEL 2 AND ALL OF PARCEL 3
RECORDED IN BOOK 324 OF MAPS, PAGE 44 ON JUNE 12, 1973
SANTA CLARA COUNTY, CALIFORNIA
A.P.N.: 728-04-007



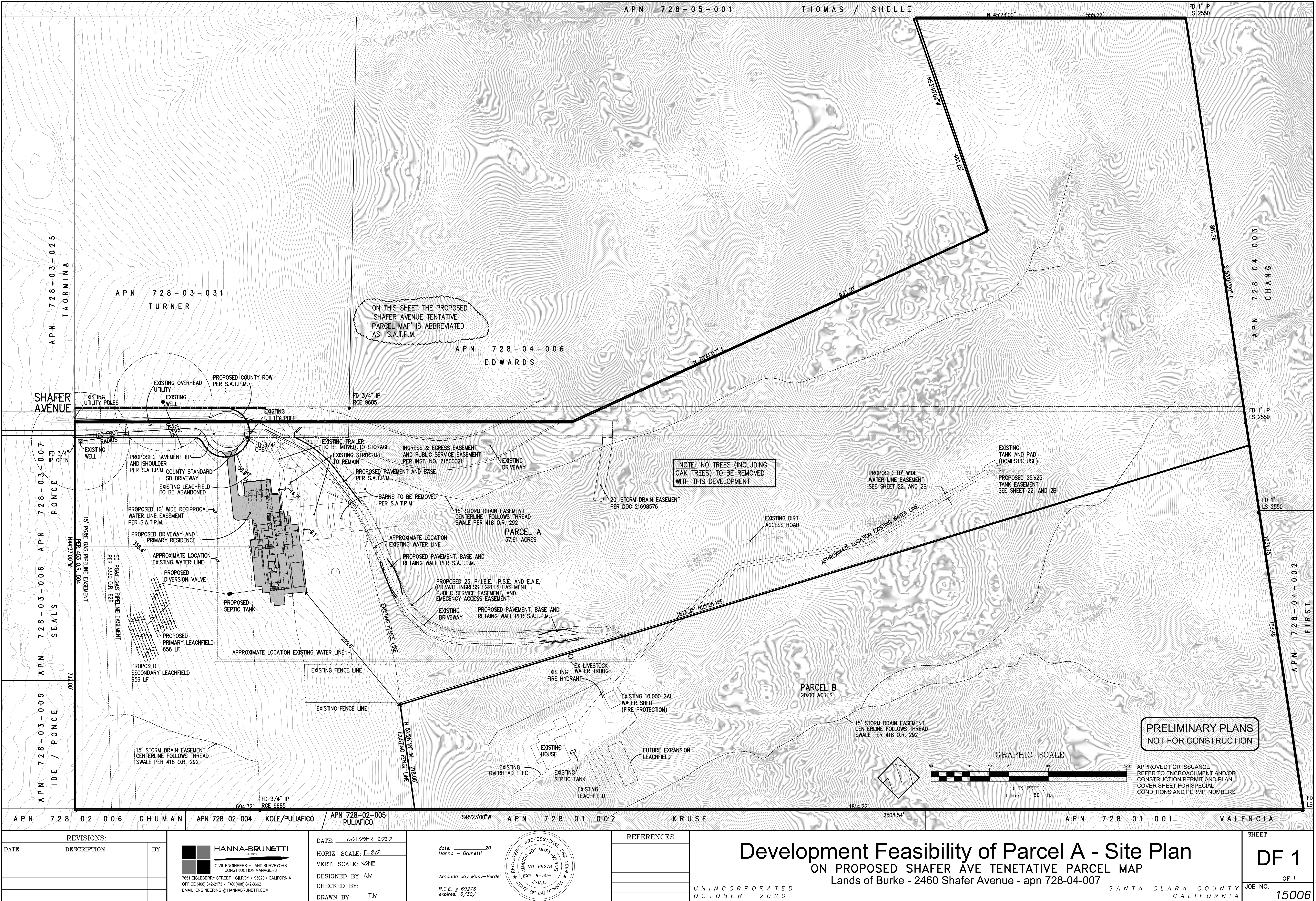
BMP-1



Source for Graphics: California Stormwater BMP Handbook, California Stormwater Quality Association, January 2003.
Available from www.cabmphandbooks.com.



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REVISIONS:		
DATE	DESCRIPTION	BY:

HANNA-BRUNETTI
EST. 1980
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DATE: OCTOBER 2020
HORIZ. SCALE: 1"=80'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: TM
DRAWN BY: TM

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



REFERENCES

Development Feasibility of Parcel A - Site Plan

ON PROPOSED SHAFER AVE TENTATIVE PARCEL MAP
Lands of Burke - 2460 Shafer Avenue - apn 728-04-007

UNINCORPORATED
OCTOBER 2020

SANTA CLARA COUNTY
CALIFORNIA