



## County of Santa Clara

### Department of Planning and Development

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STAFF REPORT  
Zoning Administration  
January 12, 2023  
**Item #2**

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### File: PLN21-098

### Concurrent Land Use Permit for a Building Approval on Slopes Exceeding 30%, Variance, Design Review (scenic road), and Grading Approval for a New Single-Family Residence

**Summary:** Consider recommendation for a concurrent land use permit for a Building Approval on Slopes Exceeding 30%, Variance, Design Review (scenic road) and Grading Approval. The request includes the construction of a new two-story, 4,866 square-foot residence on a 14.3 acre parcel. Associated improvements include a new driveway, septic system, and water tanks located within the front yard setback. The Variance request is to reduce the front yard setback for water tanks from the required 30'-0" setback to 14'-0". Total grading quantities for the proposed project include 927 cubic yards of cut and 367 cubic yards of fill with a maximum vertical depth of 10.5 feet for the foundation of the residence.

**Owner:** Anna & Antonio Sinapi

**Applicant:** Tom Sloan

**Address:** Bohlman Road, Saratoga, CA

**APN:** 517-30-013

**Supervisory District:** 5

**Gen. Plan Designation:** Hillside

**Zoning:** HS-d1-sr

**Lot Size:** 14.3 acres

**Present Land Use:** Vacant

**HCP:** Not in HCP Area

### RECOMMENDED ACTIONS

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- A. Accept a Categorical Exemption under Section 15303 (Class3)(a) of the CEQA Guidelines, Attachment A; and
- B. Grant concurrent land use permit for a Building Approval on Slopes Exceeding 30%, Design Review (scenic road), Grading Approval, and Variance, pursuant to the Conditions of Approval outlined in Attachment B.

### ATTACHMENTS INCLUDED

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Attachment A – CEQA Determination  
 Attachment B – Preliminary Conditions of Approval  
 Attachment C – Plans and Vicinity Map  
 Attachment D – Average Height Calculation Exhibit  
 Attachment E – Public Comment

## PROJECT DESCRIPTION

The proposed project is a request for a concurrent land use permit for a Building Approval on Slopes Exceeding 30% (BA), Design Review (scenic road), Grading Approval (G) and a Variance (V) for the construction of a new 4,866 square-foot single-family residence with an attached garage. The Variance would accommodate a reduction in the required 30'-0" front yard setback to 14'-0" for water tanks. Associated site improvements include leach fields, a driveway, and a wharf fire hydrant.

The property takes access from Bohlman Road, which is a County maintained road, and is designated as a scenic road. The subject property has approximately a 37% downhill slope from Bohlman Road. It would access water through an existing on-site well. Eight retaining walls are proposed, which range from approximately 1' – 6' in height and are utilizing existing and proposed landscaping, and the overall site topography to minimize retaining wall visibility from the valley floor and scenic road. The follow retaining walls are proposed:

Location	Use	Heights
Northwest of the residence	Create a pad for the domestic propane and water tanks	3.8' - 4.6'
West of the residence, west of the pool	Two-tiered retaining walls to create a flat yard	0' – 2' 0' – 3.5'
West of the residence, east of the pool	Create a patio to connect the pool to the residences lower floor	1.3' – 4.2'
West of the residence, south of the pool, adjacent to the residence's lower floor	Create stairs and a walkway to get around the front of the residence to the rear yard	0' – 6.3'
East of the residence	Pad for the residence and driveway	0' – 4'
East go the driveway	Area for the driveway	0 – 5.7'
Northwestern corner of the property	Pad for fire suppression water tanks	0' – 5.7'

The proposed project includes the construction of a new two story, 26.5' tall residence (refer to Attachment D - Average Height Calculation) on a vacant lot. The proposed 4,866 square-foot residence would qualify for Tier 1 Design Review, which is 134 square feet below the Tier 2 review threshold. Typically proposed residences of this size require an Administrative Design Review (Section 3.20.04). However, the residence is located within 100 feet of a scenic road (33 feet from Bohlman Road), which necessitates the processing of a Design Review application with a public hearing (Section 5.50.020). Proposed grading quantities consist of 927 cubic yards of cut and 367 cubic yards of fill (total 1,294 cubic yards), and a maximum 10.5 feet in vertical depth to establish the driveway and building pad.

As part of the development, ten (10) trees are proposed for removal. Pursuant to the *County Guidelines for Tree Protection and Preservation for Land Use Applications*, the applicant is proposing to replant nine (9) 24" box California Bay Laurel trees and nine (9) 24" box Coast Live Oak trees. This is two (2) trees short of the recommended twenty (20) replacement trees cited in the *Guidelines*. However, the applicant is planting the trees to the west of the property, outside of the 100-foot Wildfire Urban Interface (WUI) defensible space area from the residence. This leaves only a portion of the property available for replanting. The applicant proposes planting the eighteen (18) trees in this area at a density that does not compromise the health of the proposed tree replacement. Additionally, tree planting in this area (west of the residence) will provide additional screening for the proposed residence from the valley floor and neighboring properties (refer to Attachment C for the proposed landscaping plan).

The subject property is not located in the Santa Clara Valley Habitat Plan (HCP) permit area and therefore is not subject to Habitat Plan review.

### **Setting/Location Information**

The 14.3-acres parcel is currently undeveloped with steep terrain and thick vegetation. Although large in area, the majority of the property includes slopes that exceed 50%, which are considered extreme slopes. The proposed residence would be located in the flattest area of the lot, 33'-00" away from Bohlman Road right-of-way. The average slope of the development area is 37.3%, and although it exceeds 30%, it is the flattest portion of the property. Surrounding properties include single family residential uses to the north, south, and east. Property to the west is open space land owned by Midpeninsula Regional Open Space District. Properties in this area range from 2 acres to 160 acres. The single-family residences in the nearby neighborhood range from approximately 2,300 square feet to 6,000 square feet.

## **REASONS FOR RECOMMENDATIONS**

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### **C. Environmental Review and Determination (CEQA)**

The proposed project's environmental impacts were analyzed, resulting in a Categorical Exemption (Attachment A). The aesthetic impacts of the scenic road and -d1 viewshed are addressed through the required Design Review process. Existing and required landscaping, and other design measures required through the design review process, including Light Reflectivity Value (LRV), contribute to mitigating aesthetic impacts. The project will not create any significant environmental impacts as the project minimizes grading and impacts to the natural terrain. Additionally, there are no watercourses, special status species or habitat mapped on the site. As such, the project qualifies for a Class 3, Section 15303 (a) new single-family residence Exemption from CEQA.

### **D. Project/Proposal**

1. **General Plan:** Hillsides
2. **Approved Building Site:** The subject property is *not* an Approved Building Site, as it is not a numbered tract on a numbered Tract Map or a whole Parcel on a Parcel Map from a legal subdivision. Additionally, no Building Site Approval was issued for the

subject property in the past. Pursuant to Ordinance Code Section C12-350, properties that exceed 30% slope, require additional review and findings to secure site approval. As such, Building Approval on Slopes Exceeding 30% is required as the average slope of the development area is 37.3%. A full analysis of site approval can be found in Subsection C of this staff report.

3. **Zoning Standards:** The Zoning Ordinance specifies the required development standards for single-family residences in the HS-d1-sr Zoning District, as summarized below, followed by Table A, noting the project's conformance with Section 3.20.040 "-d1" Combining District. Apart from the proposed location of the water tanks (Accessory Structures – Zoning Ordinance Section 4.20.020(O)), the proposed project meets the required development standards for single-family residences.

<b>Setbacks (HS):</b>	30'-0" feet from all property lines (front, side, and rear)
<b>Height:</b>	35'-0"
<b>Stories:</b>	3-stories
<b>Scenic Road Setback:</b>	Within 100'-0"

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

<b>STANDARDS &amp; REQUIREMENTS</b>	<b>CODE SECTION</b>	<b>Assessed (Y)*</b>
Color & LRV	§ 3.20.040 (B)	Y
Building Form & Massing	§ 3.20.040 (C)	Y
Retaining Walls	§ 3.20.040 (D)	Y
Ridgeline Development	§ 3.20.040 (E)	N/A
Design Review Guidelines	§ 3.20.040 (F)	Y

\* For full analysis of these development standards, see discussion of Design Review Findings below.

#### **E. Building Approval on Slopes Exceeding 30% Findings:**

Pursuant to Ordinance Code Section C12-350, the County discourages development on slopes of 30% or more due to the additional site constraints and challenges typically occurring in such hillside environments, including but not limited to steep terrain, geologic and seismic hazards, difficulties in designing and constructing safe and sustainable onsite wastewater systems, meeting access standards for regular and emergency vehicles, potentially significant tree removal, and the need for significant grading, terrain alteration, and retaining walls. Consequently, Building Site Approval on slopes 30% or more shall only be granted where the parcel has no feasible alternative location for development on slopes less than 30%, all necessary health and safety issues are adequately addressed, and the resulting visual impacts of such development are addressed or mitigated through appropriate conditions. By establishing these additional review and regulatory standards for development of parcels on areas of 30% slope or more, the intent is to ensure that such development conforms to the County General Plan policies, demonstrates maximum health and safety



protection and preservation of the natural environment, ensures that development does not result in unsafe or unsustainable conditions, and avoids or mitigates potentially significant environmental impacts.

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

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

With the exception of the proposed location of the water tanks (see Variance findings – Subsection D below), the proposed project meets the required development standards for construction of a single-family residence. Single-family residences are permitted uses within the Hillside (HS) zoning district. As proposed, the single-family residence complies with the HS zoning regulations, including required setbacks and height requirements. The overall average height of the proposed two-story residence is 26’-6” tall, where 35’-0” is allowed by Zoning Ordinance, and the residence meets all required 30’-0” setbacks. The proposed site and architectural design are also in keeping with the Santa Clara Design Review standards, in that the building massing and exterior colors of less than 45 LRV will minimize visual impacts (See Design Review Findings below). A summary of conformance with the County’s Design Review development standards can be found in Section B(2) of this Staff Report.

The project was reviewed and approved with conditions by all applicable County agencies (Land Development Engineering, Department of Environmental Health, Fire Marshal’s Office, Geology, and Roads and Airports). Pursuant to the Conditions of Approval required by each agency, the project will meet all applicable codes and standards.

For these reasons, the project meets or exceeds the requirements of any applicable County agency, or other affected public agency, and conforms to all applicable development standards. As such, this finding can be made.

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

The proposed project meets Zoning Ordinance requirements (with the exception of the water tanks), applicable General Plan Policies, Design Review Findings, Design Review Guidelines, Grading Approval Findings, Guidelines for Grading and Hillside Development, and Variance Findings, which are discussed throughout this report. The proposed project includes a new single-family residence, with limited grading that conforms to the natural terrain, as well as undulating facades and varied roof heights to minimize the building’s massing. The residence is located in the most appropriate

location on the property, within the flattest area of the lot that is closest to the road access. See further analysis of each requirement, policy, finding and guideline in the subsequent sections below.

As mentioned above, all applicable County agencies reviewed and conditionally approved the proposed project. To specifically address the Fire Marshal's Office requirement that water tanks be located at a higher elevation than the wharf hydrant, the applicant proposes the water tank's location within the front yard setback (30'-0", Section 4.20.020(O)). If the water tanks were located 30'-0" away from the Bohlman Road right-of-way, this requirement would not be satisfied, as all locations in that area have a lower elevation than the wharf hydrant. The applicant considered several factors to accommodate the Fire Marshal's requirement, (which necessitates a Variance - see Variance Findings below), and ultimately proposed a location within 14'-0" of Bohlman Road right-of-way, which utilizes existing trees to minimize their visibility from the scenic road.

For the reasons mentioned above, the project integrates design solutions to address site constraints and satisfy the requirements for all reviewing and responsible agencies. With the approval of the Variance as part of the application for the water tanks, this finding can be made.

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

Based on county GIS analysis, the only areas of the subject property with slopes less than 30% are located within the area where the residence and driveway are proposed to be cited. All other locations range from 40% to 80% slope. The average slope of the entire development area is 37.3%, as it includes a 25-foot buffer around the development area which encompasses slopes which range from 30% to 55% (Attachment C). For these reasons, additional alternative site locations were not required to be analyzed. The applicant has located the new residence on the flattest portion of the property that is nearest to the public road access, thereby reducing the grading to the maximum extent possible. Additionally, the applicant revised their proposal to remove a pedestrian staircase to further reduce the proposed grading quantities (Attachment C). As such, the project cannot be located elsewhere on the property in areas with slopes less than 30%, and this finding can be made.

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

According to GIS visibility layers, the proposed building site is located within an area of medium to high visibility, as seen from the valley floor. However, the subject property is located behind two ridges, one located to the north along Bohlman Road and the other to

the southwest which is used for open space by Midpeninsula Regional Open Space Authority. These ridges hide the property from being visible from the valley floor. Additionally, the proposed residence is not visible from the southern portions of Bohlman Road (farther uphill past the residence) due to the steep topography of the area, existing vegetation, and the proposed building location tucked into the hillside.

Despite the limited visibility of the proposed residence, the applicant proposes planting eighteen (18) 24-inch box California native trees on the eastern side of the residence to further minimize its visibility from the valley floor and nearby residences. Furthermore, the majority of vegetation is proposed to remain in order to continue using it for visibility mitigation purposes from the valley floor and portions of Bohlman Road. Lastly, consistent with the County Design Review Guidelines, natural colors and materials with a Light Reflectivity Value (LRV) of 45 or less are proposed in order to blend with the surrounding landscape.

Proposed grading for the project is minimal as the building site is located on the flattest portion of the property, closest to the roadway, and the applicant revised their proposal to remove a pedestrian staircase to further reduce the proposed grading quantities. The majority of cut is necessary for the foundation of the home. Additional proposed grading includes landscaping along the eastern side of the building footprint to establish a retaining wall and a small yard adjacent to the proposed pool, along with grading to accommodate the driveway.

Due to the location of the proposed building site, the existing topography and vegetation of the neighborhood, and the proposed tree planting, the proposed residence is in harmony with the natural landscape, minimizes overall grading and terrain alteration, and reasonably mitigates the visual impacts of development. As such, this finding can be made.

#### **D. Variance Findings:**

Pursuant to Section 5.70.020 of the County Zoning Ordinance, a Variance may be considered and justified to enable discretionary relief from the development standards of the Zoning Ordinance where it can be clearly determined that based on the unique circumstances and characteristics of the lot, enforcement of the applicable standards would preclude reasonable use and development of the lot. Furthermore, the unique circumstances involved must be substantial and detrimental, and must relate directly to the characteristics and circumstances of the lot, such that any Variance approved logically and reasonably provides a remedy for a specific hardship(s). In the following discussion, the scope of review findings are identified in **bold** text, and an explanation of how the project meets or doesn't meet the required finding is followed in plain text.

1. **Because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance deprives such property of privileges enjoyed by other properties in the vicinity and under identical zoning classification; and**

The proposed Variance is to reduce the front yard setbacks for the required water tanks from 30'-0" to 14'-0". The subject lot is 14.3 acres, with extremely steep topography and thick vegetation. The only location on the property with a slope less than 30% is the proposed location of the residence, which is immediately adjacent to Bohlman Road.

As mentioned in BA Finding (b) above, the water tank must be located within the front yard setback in order to be at an elevation higher than the wharf hydrant. If the water tanks were located outside the 30'-0" setback and met the Fire Marshal's requirement of a 55'-0" distance from the residence, additional fill of approximately 20'-0" in height would be required to increase the elevation pad of the tanks, and the tanks would be located on top of the proposed leach field. These measures would be contrary to existing County guidelines which emphasize minimizing fill and impacts to the natural terrain and environment.

To further meet to applicable policies, findings, and guidelines, the applicant proposed to locate the water tanks in an area that utilizes existing trees and shrubs to hide the tanks from Bohlman Road. Additionally, the tanks' location is at an elevation 8'-0" lower than Bohlman Road, further minimizing its visibility.

The request to reduce the water tank setback of 30'-0" to 14'-0" meets the requirements of this finding. The steep topography across a majority of the lot and the limited flat development area of the subject property constitutes relatively unique circumstances. As such, Staff can make the finding to reduce the water tank front yard setback to be 14'-0". This would allow the construction of the proposed single-family residence, which is a use permitted in the HS zoning district. Therefore, for the reasons discussed above, this finding can be made.

**2. The grant of the variance does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the zoning district in which the subject property is located.**

As noted in the Project Description section of this report, the subject property has an extremely steep topography that restricts the development area of the property. The Project is seeking to develop a single-family residence in a neighborhood which is primarily developed with single-family residences. Although most surrounding residences meet applicable Zoning Ordinance setbacks, another nearby property, 16951 Bohlman Road, received a Variances for the water tank front yard setback to be reduced from 30' to 4' (File No. 9319) due to site constraints such as steep topography and lot configuration. As such, the County recognizes that the area may not meet the applicable development standards with relation to setbacks due to the steep topography of the parcel and the site planning constraints.

Based on the steep topography of the property, the associated site planning constraints, and other Variance approved within the area, Staff has determined the subject request to reduce the front yard setback of the water tanks from 30'-0" to 14'-0" does not constitute

a special privilege inconsistent with the limitations upon other properties within the vicinity and the HS zoning district. As such, this finding can be made.

## **E. Design Review Findings**

Pursuant to Zoning Ordinance Code Section 3.30.030 any structure, including signs, that is located within 100'-0" of the right-of-way of a designated scenic roadway shall be subject to Design Review, as described in Chapter 5.50 of this Zoning Ordinance. The overall purpose of Design Review is to encourage quality design and mitigate potential adverse visual impacts of development. All Design Review applications are subject to the scope of review listed in §5.50.040 of the County Zoning Ordinance. In the following discussion, the scope of review criteria is in **bold**, and an explanation of how the project meets the required standard is in plain text below.

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

The subject property is located within the Hillside zoning district, has a -d1 and -sr combing district that necessitates Design Review findings listed in section 5.50.040 of the Zoning Ordinance. As noted in BA Finding (c) above, the subject property is hidden from the valley floor due to its location behind two ridgelines, is hidden from nearby residences due to existing and proposed landscaping/vegetation and will be located on the flattest portion of the lot that is nearest to the public road access point, thereby reducing grading to the minimum necessary to establish the residence. All existing vegetation is to remain to utilize it for visibility mitigation purposes from the valley floor and Bohlmand Road. Furthermore, the applicant proposes to eighteen (18) 24-inch box trees along the eastern side of the residence to further reduce the residence's visibility from neighboring properties and the valley floor.

As such, due to the location of the proposed building site, the topography of the neighborhood, the existing vegetation, and the proposed tree planting, the proposed residence does not have an adverse visual impact to the valley floor and scenic road. As such, this finding can be made.

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

The proposed development is located on the flattest portion of the site, as the overall average topography of the parcel is 57%, while the average slope of the building site (including leach field) is 37.3%. Minimal site grading is proposed along the eastern and western portions of the driveway to establish compliant access to the residence, along with site grading to the east of the residence to create a small yard near the proposed pool. Several retaining walls are proposed as the building site is constrained by steep slopes. Retaining walls are proposed around the domestic water tanks and propane tanks, along the rear yard for the pool, around the home to establish the building pad, and around the driveway.

The applicant originally proposed a pedestrian staircase to the south of the property. However, they are proposing to remove the staircase the reduce the proposed grading, lower the number of proposed retaining walls, and minimize the impacts the natural hillside. A condition of approval has been included to ensure that the staircase is removed (Condition of Approval No. 2).

The retaining wall and associated improvements cannot be seen from the valley floor or nearby properties (with the exception of adjacent properties to the west, uphill from the subject property) due to the area's steep terrain and existing vegetation (Attachment D). To minimize the residences and retaining wall's visibility, eighteen (18) 24-inch box trees are proposed to the east of the rear yard retaining walls to blend it with the natural environment, and Light Reflective Values of exterior colors, as required by the -d1 combining district development standards and Design Review Guidelines, will be 45 LRV or less.

Additionally, the project proposes preserving existing vegetation to utilize it for screening from the valley floor, the scenic road, and neighboring residences. As such, the proposed residence and associated improvements are designed to be compatible with the natural environment, and this finding can be made.

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

The site design preserves existing natural features by utilizing the flattest area of the subject property and steps the building pad downhill, following the natural slope. The home is located 33'-00" from the Bohlman Road right-of-way, which is over the 30'-0" minimum setback required by Zoning Ordinance, while providing the minimum necessary firetruck access. As such, the proposed driveway is relatively short in length and does not leave visual scarring on the hillside.

The proposed exterior design of the residence utilizes multiple materials such as stucco and stone, finished with tan tones which all have a Light Reflective Value (LRV) of 45 or less (see Architecture Plan Sheet A – 4.0). Additionally, the attached garage, and main residence all have varying roof heights and undulating exterior facades to minimize building massing and potential scale impacts as seen from the valley floor and Bohlman Road. Additionally, the applicant removed a roof line to revise the design to allow the roof line to follow the natural slope of the existing hillside.

All proposed retaining walls are limited to a maximum height of 6'-4" tall, with eighteen (18) 24-inch trees proposed in front of the retaining wall to reduce the apparent height and screen them from view. Therefore, the project conforms with the County *Design Review Guidelines*, and this finding can be made.

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

The subject property is located in a primarily residential area that also consists of open land owned by Mid-Peninsula Regional Open Space. Neighboring residences are single-family, and range in size from approximately 2,300 to 6,000 square feet. The average size of neighboring residences are roughly 4,100 square feet, which is 700 square feet below the size of the proposed residence.

The proposed residence would appear standard in size by comparison to neighboring residences, as the residence appears to be a single story from Bohlman Road due to the downward slope of the site, while the adjacent residences (across Bohlman Road) are two stories and are uphill from the street which make them appear to be larger in scale. Additionally, the design incorporates various materials such as stucco and stone along the structure facades to help break up the structure's appearance. As such, the project is compatible with the immediate neighborhood and this finding can be made.

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

As noted in BA finding of the staff report, with the exception of the proposed location of the water tanks (see Variance Findings in Section D), the proposed project meets the required development standards for single-family residence, which are a permitted use in the HS Zoning district. Additionally, the proposed project meets applicable regulations for the -d1 and -sr districts, as noted in the findings listed above and below. As such, the project is in compliance with applicable zoning district regulations, and this finding can be made.

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

The General Plan Growth and Development Chapter for Rural Unincorporated Areas contains specific policies under Strategy No. 3, to “*Ensure Environmentally Safe and Aesthetic Hillside Development*.” R-GD17 requires that:

*“Design Review Zoning Districts, including Design Review Guidelines, shall apply to primary viewshed areas most immediately and directly visible from the valley floor, lands up to and including the first ridge, or those within approximately one to two miles distance from the edge of the valley floor.”* R-GD 25(a) recommends “*erosion control, landscaping or plantings, retaining wall design, and other design features may be imposed where necessary to ensure that completed work blends as harmoniously as possible with the natural environment and landscape.*”

Design Review is required in this case since the project is located within the Design Review (-d1) and scenic road (-sr) zoning districts. As proposed, eighteen (18) 24-inch box California native trees will provide additional screening of the proposed structure, as seen from the valley floor. Natural colors and materials with an LRV below 45 are shown on plans to blend the residence with the surrounding environment. As such, the project will be in conformance with the General Plan and this finding can be made.

**F. Grading Findings:**

All Grading Approvals are subject to specific findings, pursuant to Ordinance Code sections C12-433. 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 grading quantities for the project include 927 cubic yards of cut and 367 cubic yards of fill (total 1,294 cubic yards). However, grading quantities are anticipated to be reduced as the applicant originally proposed utilizing a pedestrian walkway in the front yard, but they are now proposing to remove it in order to reduce the overall grading quantities of the project. A revised set of plans without the pedestrian walkway is required to be submitted with the grading and building permits.

The two-story, 4,866 square-foot residence would utilize the flattest portion of the lot to minimize grading for the building pad and driveway. As identified on the grading plans (Attachment C), the building pad and finish floor elevation is situated in a location requiring the minimal grading and vertical fill for the proposed development, as it steps downhill with the natural slope. A total of 927 cubic yards of cut is mostly to accommodate the residence and situate it into the hillside to minimize its visibility from the valley floor and Bohlman Road. Grading is also proposed to establish modest landscape areas adjacent to the east of the residence to establish a small yard and swimming pool. The grading design is necessary and appropriate to establish single-family residential uses, permissible in the HS zoning district. As such, this finding can be made.

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

The proposed project will not create any export to public or private property. Standard Conditions of Approval and requirements of final grading plans will ensure that grading around the building pad will not result in slope instability or erosion. No watercourses are located on the subject site. The proposal has been approved by the County Land Development Engineering Division and County Roads and Airports Departments. As such, 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. For these reasons, this finding can be made.

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



The proposed grading has been designed to contour and blend with the natural topography to the maximum extent possible. There is a small amount of cut and fill around the driveway to create a slope that conforms with Fire and Land Development Engineering requirements. The proposed building pad is situated on the most suitable and flattest portion of the lot. The grading will not impose any significant impacts on the natural landscape, biological, or aquatic resources. There are no creeks or other watercourses on the property. Eighteen (18) 24-inch box California native trees are proposed on the eastern side of the residence to further minimize visibility from the valley floor. There are no special status species or habitat mapped on the site. Therefore, the proposed grading will minimize impacts to the natural landscape and resources, and minimize erosion impacts, and this finding can be made.

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

The proposed grading is related to creating a building pad for the new residence and driveway, and designed on the flattest portion of the lot. Other locations on the property are extremely steep (40% to 80% slope) and cannot accommodate a residence without excessive amounts of grading. As mentioned above, the building pad steps downhill with the natural slope and is situated in a location that requires the minimal grading and vertical fill for the proposed development. Furthermore, the proposed building pad is in an area that requires minimal vegetation removal, while other alternative locations on the site would require removing several trees and shrubs to create a building pad.

Additionally, the required water tanks are proposed in a location which is relatively flat compared to other areas of the property and utilizes existing trees and vegetation to minimize its visibility from Bohlmand Road. All alternative locations for the water tanks would require greater quantities of fill to meet the Fire Marshal requirements described in BA Finding (b) of this report.

Given the constraints mentioned above, the subject site shall be one that 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 is designed to conform with the natural terrain and existing topography and will not create a significant visual scar. The residence steps downhill with the natural slope and the driveway length is the minimal length to accommodate adequate site access requirements. The proposed eighteen (18) 24-inch box trees and existing shrubs immediately surrounding the footprint of the home and the retaining walls, will decrease visibility of the proposed project. Furthermore, all proposed grading

contours blend with the existing natural contours without utilizing hard angles. As such, the proposed grading meets this finding.

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

The proposed grading is in conformance with specific findings and policies identified in the County General Plan. The proposed project utilizes the flattest area of the subject property and is situated in an area that requires minimal necessary grading (see Design Review Finding 3). Such design minimizes grading and reduces visual impacts from hillside development in keeping with General Plan policies R-GD 25 and 26, which requires ‘*Grading associated with roads, bridges, retaining walls, or similar improvements related to access requirements should not create a significant visual scar or impact to the environment,*’ and discourages ‘*excessive, non-essential grading.*’ For these reasons, this finding can be made.

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

The proposed grading is in conformance with the adopted “*Guidelines for Grading and Hillside Development,*” in particular, the specific guidelines for siting, road design, building form, and design. The residence utilizes the flattest area of the property located directly adjacent to Bohlmand Road right-of-way, in keeping with “*proposed development in areas with level lands or gentler slopes, adjacent to existing infrastructure, minimizing the need for grading and longer driveways into hillside areas.*”

Furthermore, eighteen (18) 24-inch box California native trees are proposed to the east of the building area, which will decrease the potential visual impacts of the proposed development. Therefore, the proposed grading is designed to follow the natural terrain, minimize grading, and reduce visual impacts of the hillside development and is in keeping with General Plan Policies. For these reasons, this finding can be made.

#### **Staff Recommendation**

In conclusion, based on the unique circumstances and findings of fact described in the body of this report, Staff recommends that the Zoning Administration Hearing Officer grant the concurrent land use permit for a Building Site Approval on Slopes Exceeding 30%, Variance to reduce water tank front setbacks from 30’-0” to 14’-0”, Design Review, and Grading Approval for a new single-family residence. The Variance is reasonably necessary to provide a practical remedy to the substantial and detrimental hardships presented by the lot’s characteristics, and conforms to the applicable policies, findings and guidelines of the Zoning Ordinance, General Plan, and Ordinance Code.

#### **ADDITIONAL INFORMATION**

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#### **Public Comments**

As of the preparation of this Staff Report, one public comment was received by staff regarding the proposed development (Attachment E). The comment included concerns regarding the visibility of the water tanks from Bohlman Road and opposed the Variance for the water tanks to be located 14' from Bohlman Road as opposed to 30'. As detailed in Section D of the staff report, the proposed water tanks would require over 20'-0" of fill in order to locate them outside of the 30' setback and meet Fire Marshal's requirements. Additionally, the tanks are located in an area that utilizes existing vegetation and they are located approximately 8'-0" lower in elevation to screen them from Bohlman Road. As such, staff maintains that the proposed Variance findings cited in Section D above.

## BACKGROUND

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On June 24, 2021, the owner submitted a formal application of Building Site Approval, Design Review, Grading Approval for a new single-family residence on Bolman Road. An initial incomplete letter was issued on July 23, 2021, which included a request for an average slope calculation of the development area and CalFire State Minimum Fire Safe Regulations.

On May 16, 2022, the applicant requested an exception from the CalFire State Minimum Fire Safe Regulations which was denied by CalFire on May 17, 2022. Also on that same day, the applicant requested staff work with County Roads and Airports and Santa Clara County Counsel to determine if the CalFire State Minimum Fire Safe Regulations related to off-site road improvements are in conflict with other state and federal laws. On August 3, 2022, staff provided the applicant with a memorandum stating:

*"After consultation with the Roads and Airports Department and County Counsel, the Department of Planning and Development (Department) has determined that regarding your specific application, requirements related to off-site road improvements are in conflict with other state and federal laws. As such, the Department will no longer require compliance with the regulations."*

Therefore, CalFire State Minimum Fire Safe Regulation requirements were removed from the incomplete items and the Conditions of Approval.

After August 3, 2022, the applicant resubmitted on several occasions revising the design to meet County development standards, Design Review Guidelines and Grading findings. Specifically, the applicant removed a roof line so the proposed residence would step down with the natural contours of the land. Included in the resubmittal was a Variance application to reduce the water tank setbacks from 30'-0" to 14'-0" based on site constraints. Additionally, the applicant submitted development area slope calculations demonstrating the overall development area exceed 30%. As such, the application was revised to include a Variance and Building Sites Over 30%.

The applicant was also informed on August 26, 2022, (before the application was deemed complete) that removal of the staircase would minimize the proposed grading, lessen impacts to the natural environment and overall would help the project meet the Design Review Guidelines and Grading findings. On November 20, 2022, the application was deemed complete, although the submitted plans included the staircase. Staff met with the applicant on December 13, 2022, to discuss the grading findings and the staircase. The applicant and owner were amenable to

removing the staircase from the proposal and would provide a revised plan set upon building and grading permit submittal (refer to Condition of Approval 19 – Attachment B). They subsequently submitted modified plans with a note that the staircase is to be removed as shown in Attachment C.

On December 20, 2022, a public notice was mailed to all property owners within a 300 radius and was also published in the Post Records on December 22, 2022. As of January 3, 2021, staff has received one comment from the public related to the project.

## STAFF REPORT REVIEW

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Prepared by: Joanna Wilk, Senior Planner



Reviewed by: Lara Tran, Senior Planner

DocuSigned by:



Samuel Gutierrez, Principal Planner

DocuSigned by:



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# **Attachment A**

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

**Attachment A**

# STATEMENT OF EXEMPTION


## from the California Environmental Quality Act (CEQA)

<b>FILE NUMBER</b>	<b>APN(S)</b>	
PLN21-098	517-30-013	1/6/2023
<b>PROJECT NAME</b>	<b>APPLICATION TYPE</b>	
Single-Family Residence; 16968 Bohlman Road, Saratoga CA	Building Approval on Slopes Exceeding 30%, Design Review (scenic road), Grading Approval and Variance	
<b>OWNER</b>	<b>APPLICANT</b>	
Anna & Antonio Sinapi	Tom Sloan	
<b>PROJECT LOCATION</b>		
16968 Bohlman Road, Saratoga CA		
<b>PROJECT DESCRIPTION</b>		
<p>Building Site Approval on Slopes Exceeding Thirty Percent, Design Review (scenic road), Grading Approval, and Variance for the construction of a new two story 4,866 square foot residence on a 14.3-acre parcel. Associated improvements include a new driveway, septic system, and water tanks located within the front yard setback. Total grading quantities for the proposed project include 927 cubic yards of cut and 367 of fill with a maximum vertical depth of 10.5 feet for the foundation of the residence.</p> <p>All discretionary development permits processed by the County Planning Office must be evaluated for compliance with the California Environmental Quality Act (CEQA) of 1970 (as amended). Projects which meet criteria listed under CEQA may be deemed exempt from environmental review. The project described above has been evaluated by Planning Staff under the provisions of CEQA and has been deemed to be exempt from further environmental review per the provision(s) listed below.</p>		
<b>CEQA (GUIDELINES) EXEMPTION SECTION</b>		
<p>Section 15303(a) - Class 3(a): One single-family residence in a residential zone. The proposed project's environmental impacts were analyzed, resulting in a Categorical Exemption. The aesthetic impacts of the scenic road and -d1 viewshed are addressed through the required Design Review process. Landscaping, and other design measures including Light Reflectivity Value (LRV) contribute to avoiding aesthetic impacts. The project will not create any significant environmental impacts as the project minimizes grading and impacts to the natural terrain. Additionally, there are no watercourses, special status species or habitat mapped on the site. As such, the project qualifies for a Class 3, Section 15303 (a) new single-family residence Exemption from CEQA.</p>		
<b>COMMENTS</b>		

The subject property is in a residential zoned area developed with single family residences of similar size. The new residence will utilize the flattest area available to minimize impacts to the natural landscape. All trees proposed for removal are replanted in accordance with the County of Santa Clara Tree Preservation and Removal Guidelines. No special status species or habitat exists on the site, and the project will not create any impacts to a watercourse, or sensitive or protected wildlife or plant species.

**APPROVED BY:**

Joanna Wilk, Senior Planner

  
\_\_\_\_\_  
Signature

1/6/23  
\_\_\_\_\_  
Date

# **Attachment B**

## **Preliminary Conditions of Approval**



**ATTACHMENT B**  
**PRELIMINARY CONDITIONS OF APPROVAL FOR BUILDING APPROVAL ON  
SLOPES EXCEEDING 30 PERCENT, VARIANCE, DESIGN REVIEW (SCENIC  
ROAD), AND GRADING APPROVAL**

**Date:** January 12, 2022

**Owner/Applicant:** Anna & Antonio Sinapi / Tom Sloan

**Location:** 16968 Bohlman Road, Saratoga (APN: 517-30-013)

**File Number:** PLN21-098

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

**Project Description:** Building Approval on Slopes Exceeding 30%, Variance, Design Review (scenic road) and Grading Approval. The request includes the construction of a new two-story, 4,866 square-foot residence on a 14.3-acre parcel. Associated improvements include a new driveway, septic system, and water tanks located within the front yard setback. The Variance request is to reduce the front yard setback for water tanks from the required 30'-0" setback to 14'-0". Total grading quantities for the proposed project include 927 cubic yards of cut and 367 cubic yards of fill with a maximum vertical depth of 10.5 feet for the foundation of the residence. Approval is based on plans architect plans submitted on July 27, 2022, and revised grading plans on December 13, 2022.

The project is not located within the Santa Clara Valley Habitat Plan Area.

If you have any question regarding the following 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	Joanna Wilk	(408) 299- 5799	<a href="mailto:joanna.wilk@pln.sccgov.org">joanna.wilk@pln.sccgov.org</a>
Environmental Health	Darrin Lee	(408) 299 – 5748	<a href="mailto:darrin.lee@cep.sccgov.org">darrin.lee@cep.sccgov.org</a>
Fire Marshal	Alex Goff	(408) 299 – 5763	<a href="mailto:alex.goff@sccfd.org">alex.goff@sccfd.org</a>
Land Development Engineering	Ed Duazo	(408) 299 - 5733	<a href="mailto:ed.duazo@pln.sccgov.org">ed.duazo@pln.sccgov.org</a>
Geology	David Seymour	(408) 299 - 6711	<a href="mailto:David.seymour@pln.sccgov.org">David.seymour@pln.sccgov.org</a>
Roads & Airports	Tom Esch	(408) 573 - 2450	<a href="mailto:Tom.esch@rda.sccgov.org">Tom.esch@rda.sccgov.org</a>
Building Inspection		(408) 299 - 5700	

**STANDARD CONDITIONS OF APPROVAL**

**Building Inspection**

1. For detailed information about the requirements for a building permit, obtain a Building Permit Application Instruction handout from the Building Inspection Office or visit the website at [www.sccbuilding.org](http://www.sccbuilding.org).

Planning

2. Development must take place in substantial conformance with the approved plans, architect plans submitted on July 27, 2022, and revised grading plans on December 13, 2022, and the Conditions of Approval. The building permit and grading permit plan submittal are required to remove the staircase shown leading to the access road along the front of the property in the July 27, 2022, approved plans. Any additional changes to the proposed project, or any increase in grading quantities, or modification to the grading or design may require a modification to the concurrent land use permit for the Building Approval for Slopes Exceeding 30%, Design Review, Grading Approval, and Variance, and associated fees, and may result in additional environmental review, pursuant to the California Environmental Quality Act.
3. This approval does not otherwise approve any unpermitted structures located on the property. All structures and grading located within Santa Clara County jurisdiction that require a permit are subject to compliance with and issuance of County permits.
4. Building and grading permits shall be submitted to the Building Inspection Office concurrently.
5. Existing zoning is HS-d1-sr (Hillsides - Design Review Combining District – Scenic Road Combining District). Maintain the following minimum dwelling setbacks (Zoning Ordinance Sections 2.20.030):
 

Front: 30'-0"	Sides: 30'-0"	Rear: 30'-0"
The maximum height of dwellings is 35'-0" and shall not exceed three (3) stories.		
6. Two (2) off-street parking spaces are required, one (1) of which must be covered.
7. With the exception of trim and minor details, the exterior surfaces of the house shall be painted muted colors with a light reflectivity value (LRV) of 45 or lower and shall be consistent with the color samples provided with this approval.
8. Pursuant to the approved **Variance**, water tanks shall maintain the following minimum setbacks:
 

Front: 14'-0"	Sides: 3'-0" (height up to 12'-0" tall)	Rear: 3'-0" (height up to 12'-0" tall)
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9. Tree replacement and planting. As part of the development, ten (10) trees are proposed for removal. Pursuant to the *County Guidelines for Tree Protection and Preservation for Land Use Applications*, the project is required to replant nine (9) 24" box California Bay Laurel trees and nine (9) 24" box Coast Live Oak trees as indicated within the approved architect plans submitted on July 27, 2022.

Archaeological Resources

10. In the event that human skeletal remains are encountered, the applicant is required by County

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

#### Land Development Engineering

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

#### Environmental Health

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

#### Roads & Airports

13. A Tree Removal Approval Board of Supervisor process is required prior to any tree removal, replacement, or relocation within the County right-of-way (ROW). A tree within the ROW requiring removal approval is any tree at least 20'-0" in height or at least 12" in diameter measured 4'-6" feet above grade. The process for obtaining approval for a tree removal and the forms that are required can be found at: [www.countyroads.org](http://www.countyroads.org) > Services > Apply for Permits > Tree Removal from County Right-of-Way.

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

#### Planning

14. **Prior to issuance of any permits**, the applicant shall pay all reasonable costs associated with the work by the Department of Planning and Development.
15. **Prior to issuance of a building permit**, and pursuant to Zoning Ordinance Section 5.20.125 record a Notice of Permit and Conditions with the County Office of Clerk-Recorder to ensure that successor property owners are aware that certain conditions of approval shall have enduring obligation. Evidence of such recordation shall be provided **prior to building permit issuance**.
16. **Prior to issuance of a building permit**, submit final color samples for the house facade, trim and roof indicating the Light Reflectivity Value (LRV) is less than or equal to 45 LRV, pursuant to Zoning Ordinance Section 3.20.040B, consistent with the project, color samples and plans approved at the January 12, 2023, Zoning Administration Hearing.

17. **Prior to issuance of any permits**, provide a final landscaping plan utilizing eighteen (18) 24-inch box sized California native trees to reduce the apparent height of the eastern retaining walls and to blend them in with the natural surroundings. The final landscaping must be in substantial conformance with the landscaping plan approved at the January 12, 2023, Zoning Administrator hearing.
18. The requirements of Division B33 of the County Ordinance Code (Sustainable Landscape Ordinance) shall apply. Calculate square footage of new landscaped area and it exceeds 500 sq. ft. – obtain landscaping permit. The landscape ordinance and supporting information can be found on the following web page:  
<https://www.sccgov.org/sites/dpd/PlansOrdinances/Landscape/Pages/welo-apply.aspx>
19. For all trees to be retained with a canopy in the development area, or that interfaces with the limits of grading for any proposed development on-site, the trees shall be protected by the placement of five (5)-foot tall rigid tree protective fencing, as shown on final grading and final building plans and must include the following:
  - a. Fencing should be placed along the outside edge of the dripline of the tree or grove of trees.
  - b. The fencing should be maintained throughout the site during the entire construction period and should be inspected periodically for damage and proper functions.
  - c. Fencing should be repaired as necessary to provide a physical barrier from construction activities.
  - d. The following sign shall be placed on all tree protection fencing and must remain until final occupancy. The sign must read: “Warning. This fencing shall not be removed without permission from the Santa Clara County Planning Office. County of Santa Clara tree protection measures may be found at: <http://www.sccplanning.gov>, or call 408-299-5770 for additional details.”
  - e. Protection measures must be in place **prior to construction activity** commencing.
  - f. Evidence of tree protective fencing can be provided by taking photos and emailing to the project planner.
20. The grading and building permit plans submitted into plan check shall be revised without the pedestrian staircase as noted on the site plans submitted to the Planning and Development Department on December 13, 2022.

#### Land Development Engineering

21. Obtain a Grading Permit from Land Development Engineering (LDE) **prior to beginning any construction activities**. Issuance of the grading permit is required prior to LDE clearance of the building permit (building and grading permits may be applied for concurrently). The process for obtaining a grading permit and the forms that are required can be found at the following web page: <https://plandev.sccgov.org/home> > How to > Apply for a Development Permit or Planning Application > Grading Permit

If the County Roads and Airports Department provides a condition of approval to obtain an encroachment permit, for your convenience, the grading and encroachment permits

will be processed concurrently under one set of improvement (grading) plans.

22. 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.
23. 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:

§ March 1981 Standards and Policies Manual, Volume 1 (Land Development)  
<https://plandev.sccgov.org/home> > Ordinances & Codes > Land Development Standards and Policies

§ 2007 Santa Clara County Drainage Manual  
<https://plandev.sccgov.org/home> > Ordinances & Codes > Grading and Drainage Ordinance

24. 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.
25. 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.
26. All applicable easements affecting the parcel(s) with benefactors and recording information shall be shown on the improvement plans.
27. Provide landscaping and disturbed area quantities on the final plans. If more than 500 square feet of landscaping is proposed, then apply for a landscape permit. Additional

information on landscape permit applicability and requirements is available at:  
<https://plandev.sccgov.org/landscape-ordinance>.

28. Provide a drainage analysis prepared by a licensed civil engineer in accordance with criteria as designated in the 2007 County Drainage Manual (see Section 6.3.3 and Appendix L for design requirements). The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow for the 10-year and 100-year storm event or cause a hazard or public nuisance. The mean annual precipitation is available on the on-line property profile.
29. All new on-site utilities, mains and services shall be placed underground and extended to serve the proposed development. All extensions shall be included in the improvement plans. Off-site work should be coordinated with any other undergrounding to serve other properties in the immediate area.
30. Include one of the following site design measures in the project design: (a) direct hardscape and/or roof runoff onto vegetated areas, (b) collect roof runoff in cisterns or rain barrels for reuse, or (c) construct hardscape (driveway, walkways, patios, etc.) with permeable surfaces. Though only one site design measure is required, it is encouraged to include multiple site design measures in the project design. For additional information, please refer to the C.3 Stormwater Handbook (June 2016) available at the following website:  
  
 § [www.scvurppp.org](http://www.scvurppp.org) > Elements > New Development and Redevelopment > C.3 Stormwater Handbook (June 2016)
31. Submit one copy of the signed and stamped geotechnical report for the project.
32. 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.
33. Indicate on the improvement plans the land area that will be disturbed. If one acre or more of land area will be disturbed, file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) for coverage under the State General Construction Permit. The SWRCB will issue a Waste Discharge Identification number (WDID). The WDID number shall be shown on the on the final improvement plans. The SWRCB web site is at: [www.waterboards.ca.gov](http://www.waterboards.ca.gov) > Water Issues > Programs > Stormwater

#### Environmental Health

34. Based upon a percolation rate of 3.05 minutes per inch (application rate 1.20 gallons per day per square feet), onsite sewage disposal conditions have been determined as follows: 1500-gallon septic tank, 1500-gallon pump tank, and dual dispersal field sized 99 lineal plus 99 lineal feet (utilizing high capacity Infiltrator chambers). This onsite wastewater treatment system is sized to accommodate a maximum design flow of 675-gallons per day.

Submit an onsite wastewater treatment system (OWTS) design/site plan to the Department of Environmental Health (DEH) for review/approval. The final plan shall be overlaid onto the final grading and drainage plan. The plan shall show the proposed dwelling, required OWTS, driveway, water well, and onsite drainage features. Maintain all setbacks as outlined within the County of Santa Clara Onsite Manual.

35. The proposed OWTS appear to be in area greater than 20 percent slope, obtain and provide a geotechnical report that addresses the geotechnical report requirements as described with County of Santa Clara Onsite Manual, Attachment D.
36. As confirmation of final OWTS sizing, provide to DEH the final floor plans for the proposed single-family dwelling.
37. Contact the DEH (Jeff Camp, 408-918-3473) for individual water clearance for the proposed development. This is a separate submittal to Environmental Health subject to completion of service application, submission of documents to include a well completion log detailing depth of sanitary seal (minimum 50 feet), well yield test report, and results from bacterial and chemical constituents from water sampling, and payment of applicable review fees.

#### Fire Marshal

##### *Fire Protection – Water*

38. Fire protection water system shall be installed, functioning and inspected **prior to approval of the foundation**. System shall be maintained in good working order and accessible throughout construction. A stop work order may be placed on the project if the required hydrant systems are not installed, accessible, and/or functioning.
39. Where on-site storage tanks are required, details for fire protection water supply shall be included with the building permit set of drawings. Submittal shall include, but not be limited to, location of water supply, (e.g., onsite well, shared well; tank location and capacity, pipe size, wharf hydrant orifice size and location, domestic and fire protection water tanks and piping configuration).
  - a. All installations shall include a primary aboveground storage tank with a capacity of not less than 3,000 gallons dedicated to domestic and fire sprinkler system demand. Storage capacity may be increased due to sprinkler design demand or additional domestic (including landscaping) required by the Environmental Health Department.
  - b. Provide 2-5,000-gallon secondary aboveground storage tanks dedicated to the wharf hydrant. Final amount of water to be based off the size of structures at Building Permit submittal meeting CFMO-W1.
  - c. Installation of the water tank system shall comply with Fire Marshal Standard CFMO-W5.
  - d. A standard fire hydrant may be required in lieu of water tanks and a wharf hydrant if a water purveyor is available to supply water to the parcel.

40. One on-site wharf hydrant with 2-1/2-inch orifice is required to be installed when fire protection water is supplied by on-site aboveground storage tank(s). Installation of hydrants shall be in accordance with Fire Marshal Standard Detail CFMO-W4. Minimum distance to structure shall not be less than 55 ft. from the closest portion of the structure and shall not exceed 400 ft. from the furthest portion of non-sprinklered structures and 600 ft. of sprinklered structures (measured along path of travel).

#### *Fire Department Access*

41. These are minimum Fire Marshal standards. Should these standards conflict with any other local, state or federal requirement, the most restrictive shall apply. All required access roads, driveways, turnarounds, and turnouts shall be installed, and serviceable prior to approval of the foundation, and shall be maintained throughout construction. A stop work order may be placed on the project if required driving surfaces are not installed, accessible, and/or maintained at all times.
42. Access roads (roads serving more than two lots) and driveways (roads serving no more than two lots) for fire department access shall comply with the following:
- a. Width: Driveways are to have a 12 ft. drivable width and a 3 ft. shoulder.
  - b. Vertical Clearance: Minimum vertical clearance of 15 ft. shall be maintained to building site (trim or remove, tree limbs, electrical wires, structures, and similar improvements) for access roads and 13 ft. 6 in for driveways.
  - c. Curve Radius: Driveway inside turn radius for curves shall be a minimum of 42 ft.
  - d. Grade: Driveway maximum grade shall not exceed 15%.
  - e. Surface: All driving surfaces for driveways and fire department turnarounds shall be all-weather and capable of sustaining 75,000-pound gross vehicle weight.
  - f. Turnouts: Passing turnouts in compliance with SD-16 shall be provided wherever hydrants are placed adjacent to a driveway.
  - g. Turnarounds: Turnaround shall be provided for access roads or driveways in excess of 150 ft. (as measured along the path of travel from the centerline of the access road to the structure). Acceptable turnaround shall comply with County Standard SD-16. All turnarounds shall have a slope of not more than 5% in any direction.
  - h. Gates: Gates shall not obstruct the required width or vertical clearance of the driveway and may require a Fire Department Lock Box/Gate Switch to allow for fire department access. Installation shall comply with CFMO-A3.
  - i. Address: Numbered address to be easily recognizable from the street.

#### *Miscellaneous*

43. Property is located within the Santa Clara County Fire Department response area, the State Response Area (served by Cal Fire), and the Wildland/Urban Interface Fire Area. All of the following conditions shall apply:
- a. A Class "A" roof assembly is required. Detail shall be included in plans submitted for building permit.
  - b. Meet Chapter 7A of the CBC.



- c. Remove significant combustible vegetation within 30 feet of the structure to minimize risk of wildfire casualty. Maintain appropriate separation of vegetative fuels in areas between 30 and 100 feet from the structure.

#### Maintenance

- 44. Fire protection water systems and equipment shall be accessible and maintained in operable condition at all times and shall be replaced or repaired where defective. Fire protection water shall be made available to the fire department.

Fire department access roads, driveways, turnouts, and turnarounds shall be maintained free and clear and accessible at all times for fire department use. Gates shall be maintained in good working order and shall remain in compliance with Fire Marshal Standard CFMO-A3 at all times.

#### Geology

- 45. GeoForensics' report (dated 3-9-2021) indicates *"borings found that the site is underlain by dense to very dense sandstone below the upper few feet of soil. Therefore, the hazard due to large-scale seismically-induced landsliding is ... relatively low for the site."* The report is approved with the requirements that **prior to permit issuance**, submit a Plan Review Letter that confirms the plans conform with the recommendations presented in the approved report.

#### Roads & Airports

- 46. Obtain a Santa Clara County Roads and Airports Department (RDA) Encroachment Permit for the following required improvements:
  - a. Improvement of the property's Bohlman Rd frontage to County Standard B/4A.
  - b. Installation of the driveway approach to County Standard B/4.
  - c. Removal of any vegetation or other obstructions necessary to provide adequate line-of-sight at the driveway approach location.
  - d. Enter into a Maintenance and Indemnification Agreement (MIA) recorded against the property for the retaining wall, fixed appurtenances, etc. necessary to support the driveway and walkway.
  - e. The process for obtaining an Encroachment Permit and the forms that are required can be found at: [www.countyroads.org](http://www.countyroads.org) > Services > Apply for Permits > Encroachment Permit.
- 47. 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 OF APPROVAL TO BE COMPLETED PRIOR TO OCCUPANCY OR ONE YEAR FROM THE DATE OF THE LAND DEVELOPMENT AGREEMENT, WHICHEVER COMES FIRST.**

#### Planning

48. **Prior to final inspection**, contact Joanna Wilk, Associate Planner, **at least two weeks in advance** to schedule a site visit to verify the approved exterior colors and landscaping have been installed, as approved.

#### Land Development Engineering

49. 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.

50. Construction staking is required and shall be the responsibility of the developer.

#### Environmental Health

51. **Prior to building final**, provide proof of garbage service at the time of final occupancy sign-off. Garbage service in the unincorporated areas of Santa Clara County is mandatory.

#### Fire Marshal

52. An approved residential fire sprinkler system complying with CFMO-SP6 shall be installed throughout the structure.

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

#### Geology

53. GeoForensics' report (dated 3-9-2021) indicates *"borings found that the site is underlain by dense to very dense sandstone below the upper few feet of soil. Therefore, the hazard due to large-scale seismically-induced landsliding is ... relatively low for the site."* The report is approved with the requirements that **prior to Final Inspection**, submit a Construction Observations Letter that verifies the work was completed in accordance with the approved plans. (A note to that effect must be stamped on the plans.)

#### Roads & Airports

54. Construct all the improvements approved under the Encroachment Permit.

# Attachment C

## Plans and Vicinity Map





GENERAL NOTES		AREA TABULATIONS		PROJECT INFORMATION		SHEET INDEX		VICINITY MAP	
CODES AND REGULATIONS	ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWING CODES, AS WELL AS ALL APPLICABLE STATE CODES & LOCAL CITY ORDINANCES, 2019 CALIFORNIA BUILDING CODE (C.B.C.) 2019 CALIFORNIA RESIDENTIAL CODE (C.R.C.) 2019 CALIFORNIA ELECTRICAL CODE (C.E.C.) 2019 CALIFORNIA PLUMBING CODE (C.P.C.) 2019 CALIFORNIA MECHANICAL CODE (C.M.C.) 2019 CALIFORNIA FIRE CODE (C.F.C.) 2019 CALIFORNIA ENERGY CODE (C.E.C.) 2019 CALIFORNIA GREEN CODE (C.G.C.) NOTHING ON THE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES & REGULATIONS.	<b>1. SITE AREA</b>  GROSS AREA : = 13.41 AC.  NET AREA : = 13.28 AC.		<b>PROPERTY OWNERS</b>  ANTHONY & ANNA NATASHA SINAPI  <b>PHONE:</b>  (669) 400-6406  <b>MAILING ADDRESS</b>  19982 LANARK LANE SARATOGA CA, 95070  <b>PROJECT ADDRESS</b>  16968 BOHLMAN ROAD SARATOGA, CA 95070  <b>SITE GROSS AREA</b>  13.41 AC  <b>SITE NET AREA</b>  13.28 AC  <b>A.P.N.</b>  517-30-013  <b>TRACT MAP:</b>  317-30 , PARCEL B  <b>ZONING</b>  HS-d1 -sr (100%)  <b>SETBACK REQUIREMENTS</b>  REQUIRED FRONT: 30' SIDE: 30' REAR: 30' SCENIC ROAD: 100'  PROPOSED FRONT: 30'-5" SIDE: 30'-0"; 70'-4" REAR: +/- 1,085'  <b>LOCATED WITHIN DESIGNATED WILDLAND URBAN INTERFACE FIRE AREA</b>  YES  <b>MAX HEIGHT</b>  ALLOWED 35'  PROPOSED 30.56'		<b>ARCHITECTURAL INDEX</b>  A-0.0 COVER SHEET C-1.0 TOPOGRAPHIC MAP A-1.0 PROPOSED SITE PLAN A-1.1 PROPOSED LANDSCAPE PLAN A-1.2 FIRE DEPARTMENT REQUIREMENTS A-2.0 MAIN FLOOR PLAN A-2.1 LOWER FLOOR PLAN A-2.2 FLOOR PLAN TABULATIONS A-3.0 PROPOSED ROOF PLAN A-4.0 EXTERIOR ELEVATIONS A-4.1 EXTERIOR ELEVATIONS A-5.0 SECTIONS A-5.1 SECTIONS SS-1 ON-SITE SEPTIC PLAN SS-2 ON SITE DETAILS SS-3 DETAILS SS-4 NOTES  <b>CIVIL</b>  C1 TITLE SHEET & NOTES C2 SITE PLAN C3 PRELIMINARY GRADING & DRAINAGE PLAN C4 PRELIMINARY GRADING & DRAINAGE PLAN C5 SECTIONS DETAILS & NOTES C6 EROSION CONTROL PLAN C7 BMP'S C8 BMP'S		 <b>PROJECT SITE</b>	
		<b>2. FLOOR AREA</b>  LOWER FLOOR AREA : = 1,428 SQ. FT. UPPER FLOOR AREA : = 2,484 SQ. FT. UPPER FLOOR AREA DBL. COUNTED: = 276 SQ. FT. <b>TOTAL CONDITIONED FLOOR AREA : = 4,188 SQ. FT.</b>  LOWER FLOOR CABANA/ KITCHEN: = 353 SQ. FT. UPPER FLOOR AREA PORCH & BALCONY: = 67 SQ. FT. UPPER FLOOR AREA DBL.COUNTED @ BALCONY = 6 SQ. FT. <b>GARAGE AREA : = 602 SQ. FT.</b> <b>TOTAL UNCONDITIONED FLOOR AREA : = 1,028 SQ. FT.</b> <b>TOTAL FLOOR AREA: = 5,216 SQ. FT.</b>							
SITE VERIFICATION	GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL EXAMINE THOROUGHLY THE SITE AND SATISFY THEMSELVES AS TO THE CONDITIONS TO WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS WORK, AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE SAME. NO EXTRA COST TO THE OWNER WILL BE ALLOWED RESULTING FROM HIS NEGLIGENCE TO EXAMINE OR FAILURE TO DISCOVER CONDITIONS AFFECTING HIS WORK.								
MEASUREMENTS	CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS BY TAKING FIELD MEASUREMENTS; FOR PROPER FIT AND ATTACHMENT OF ALL PARTS IS REQUIRED. SHOULD THERE BE ANY DISCREPANCIES, IMMEDIATELY REPORT TO THE ARCHITECT IN WRITING PRIOR TO COMMENCEMENT OF ANY RELATED WORK. IN THE EVENT OF THE CONTRACTOR'S FAILURE TO DO SO, THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE CORRECTION OR ADJUSTMENT OF ANY SUCH RELATED WORK OR ERRORS.								
DIMENSIONS	DO NOT SCALE THESE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS.								
DISCREPANCIES	MINOR DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS ARE TO BE EXPECTED. CONDITIONS REQUIRING CLARIFICATION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.								
MANUFACTURER'S SPECIFICATIONS	CONTRACTOR AND ALL SUBCONTRACTORS SHALL INSTALL OR APPLY, AND PROTECT ALL PRODUCTS, MATERIALS, PROCESSES, METHODS, COATINGS, EQUIPMENT, APPLIANCES, HARDWARE, SOFTWARE, ETC. IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS, DETAILS & INSTRUCTIONS, TYPICAL. ALL MANUALS OR INSTRUCTIONS PROVIDED BY THESE MANUFACTURERS FOR PROPER OPERATION AND MAINTENANCE OF THE ABOVE ARE TO BE DELIVERED TO THE OWNER AT THE COMPLETION AND FINAL INSPECTION OF THE PROJECT.								
WINDOWS AND DOORS	CONTRACTOR SHALL VERIFY THE QUANTITY, ROUGH OPENINGS AND TYPES OF DOORS AND WINDOW AND DOOR SCHEDULES IN RELATION TO FRAMING PER FIELD PRIOR TO ORDERING. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.								
CALGREEN STANDARDS	ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AND AEROSOL PAINT CONTAINERS MUST REMAIN ON THE SITE FOR FIELD VERIFICATION BY THE BUILDING INSPECTOR. PER CGBSC SEC. 4.504.2.4  PRIOR TO FINAL INSPECTION, A LETTER SIGNED BY THE GENERAL CONTRACTOR OR THE OWNER/BUILDER (FOR ANY OWNER/BUILDER) PROJECTS MUST BE PROVIDED TO THE COUNTY OF SANTA CLARA BUILDING OFFICIAL CERTIFYING THAT ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AEROSOL PAINTS, AEROSOL COATINGS, CARPET SYSTEMS (INCLUDING CARPETING, CUSHION AND ADHESIVE), RESILIENT FLOORING SYSTEMS, AND COMPOSITE WOOD PRODUCTS INSTALLED ON THIS PROJECT ARE WITHIN THE EMISSION LIMITS SPECIFIED IN CGBSC SECTION 4.504.								
		<b>CONSULTANT DIRECTORY</b>				<b>PROJECT DESCRIPTION</b>			
		<b>ARCHITECT</b>  <b>METRO DESIGN GROUP</b> CONTACT :TOM SLOAN A.I.A. 1475 S. BASCOM AVE. # 208 CAMPBELL, CALIFORNIA 95008 (408) 871-1071 PHONE  <b>CIVIL ENGINEER</b>  <b>HANNA - BRUNETTI ASSOCIATES.</b> CONTACT: AMANDA MUSY - VERDEL 7651 EIGLEBERRY ST. GILROY, CA 95020 (408) 842 - 2173 OFFICE		<b>GEOTECHNICAL ENGINEER</b>  <b>UPP GEOTECHNOLOGY</b> 750 CAMDEN AVE, SUITE A CAMPBELL, CA 95008 (408) 866-5436 PHONE (408) 941-6824 FAX  <b>SEPTIC SYSTEM ENGINEER</b>  <b>S.R. HARTSELL, R.E.H.S.</b> P.O. BOX 342 PACIFICA, CA 94044 (650) 888-2419 PHONE srhartsell@gmail.com  <b>TOPO SURVEY &amp; BOUNDARIES</b>  <b>ALPHA LAND SURVEYS, INC.</b> A. BRODIE FRENCH, PSL 9301 4444 SCOTTS VALLEY DR #7 SCOTTS VALLEY, CA 95066 (831) 229-2032 CELL (831) 438-4453 OFFICE		APPLICATION FOR DESIGN REVIEW TIER II FOR A NEW RESIDENCE ON A VACANT LOT. PROJECT DEVELOPMENT INCLUDES NEW DRIVEWAY, WALKWAYS, PATIOS, WATER STORAGE AND SEPTIC SYSTEM. TWO OAK TREES, ONE FIR TREE AND EIGHT BAY TREES ARE PROPOSED TO BE REMOVED.			



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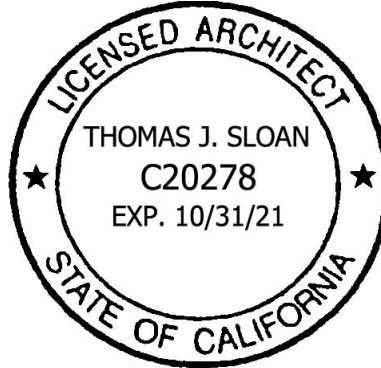
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PROJECT NAME

**SINAPI  
RESIDENCE**

16968 BOHLMAN ROAD  
SARATOGA, CA 95070  
APN 517-30-013

REVISIONS

**COVER SHEET**

GENERAL NOTES  
PROJECT INFORMATION  
AREA TABULATIONS  
PROJECT DESCRIPTION  
VICINITY MAP  
SHEET INDEX  
CONSULTANT DIRECTORY

DATE : 7/27/2022

SCALE : AS-NOTED

DRAWN BY : D.Z. T.S.

CHECKED BY : TS

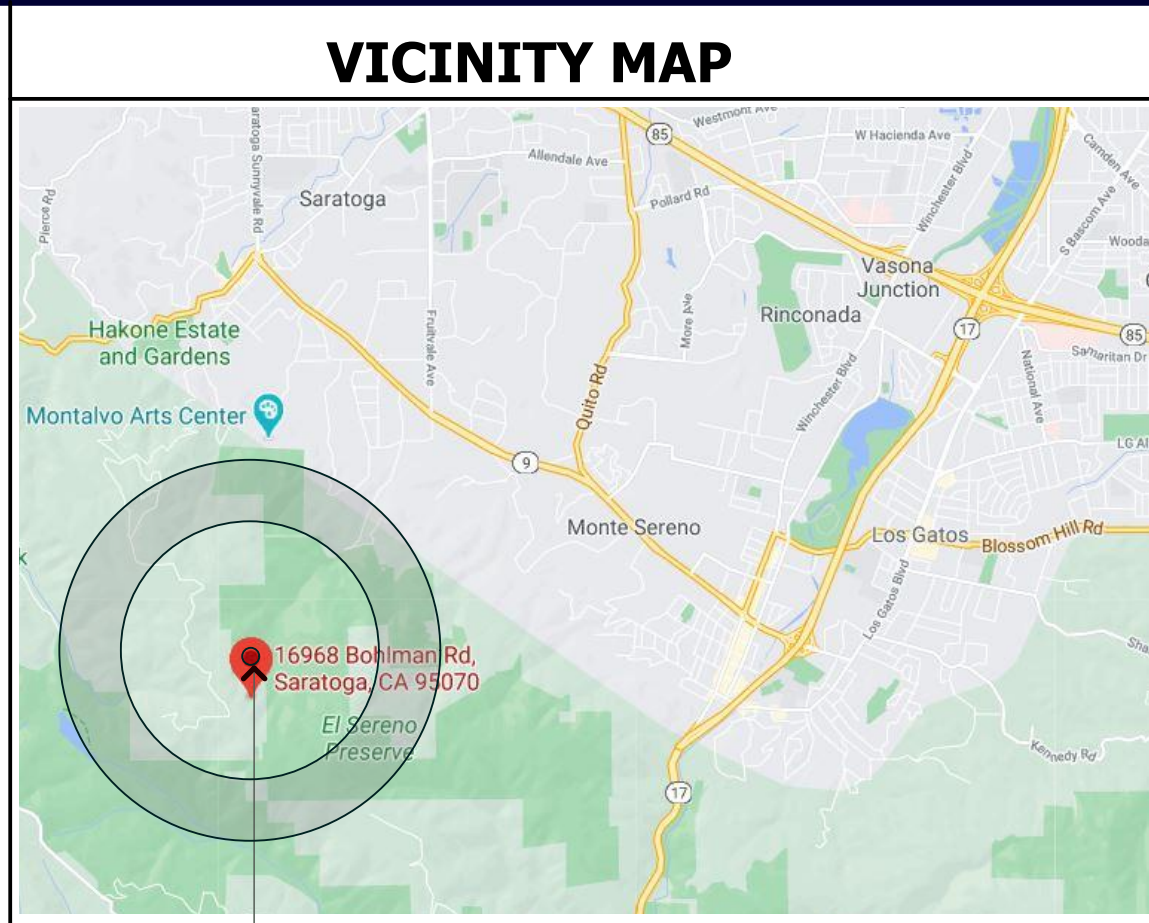
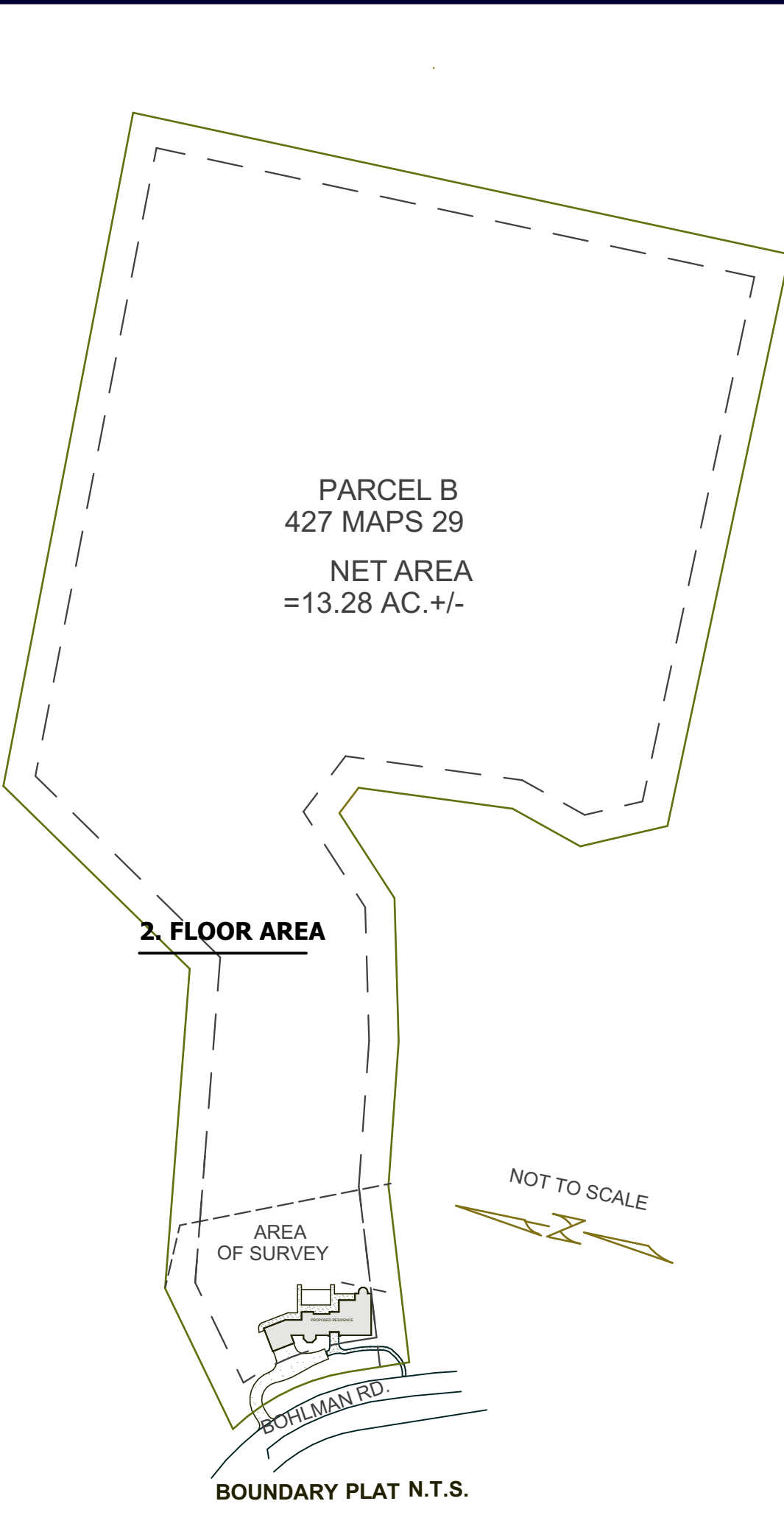
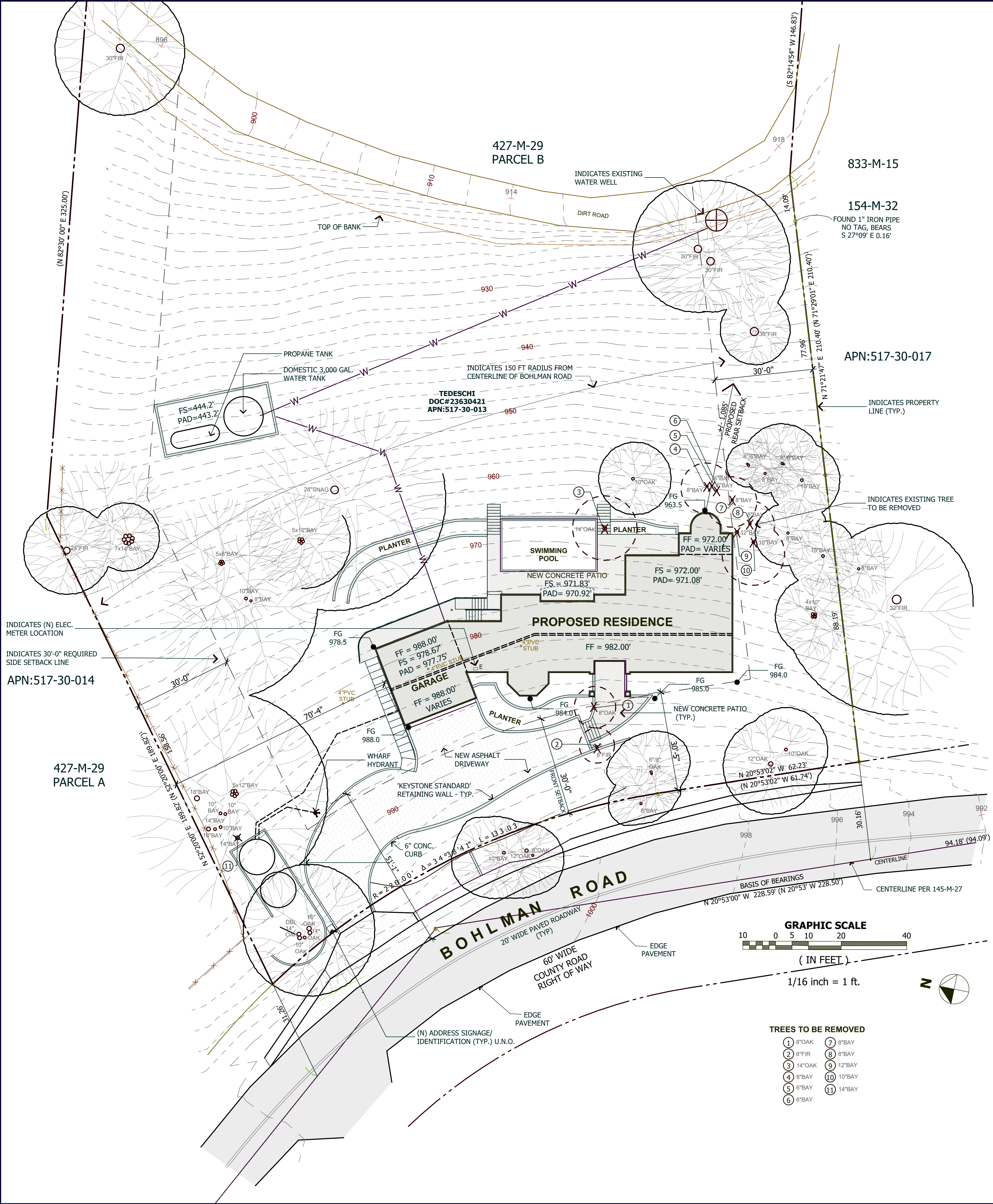
ARCHITECT : TOM SLOAN

PROJECT NO : 20695

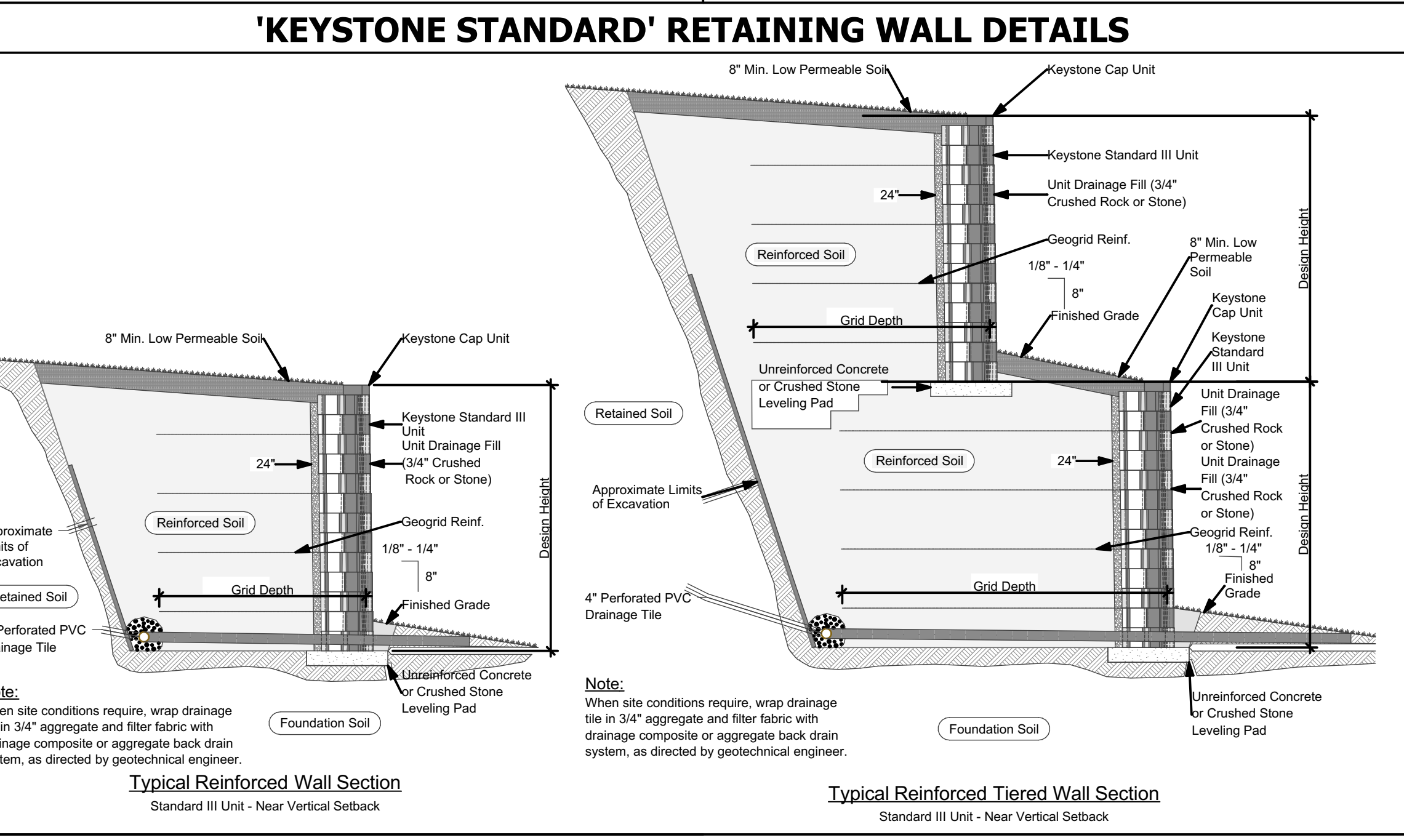
SHEET NUMBER

**A-0.0**





AREA TABULATIONS	
<b>1. SITE AREA</b>	
GROSS AREA :	= 13.41 AC.
NET AREA :	= 13.28 AC.
<b>2. FLOOR AREA</b>	
LOWER FLOOR AREA :	= 1,428 SQ. FT.
UPPER FLOOR AREA :	= 2,484 SQ. FT.
UPPER FLOOR AREA DBL. COUNTED :	= 276 SQ. FT.
TOTAL CONDITIONED FLOOR AREA :	= 4,188 SQ. FT.
LOWER FLOOR CABANA/ KITCHEN:	= 353 SQ. FT.
UPPER FLOOR AREA PORCH & BALCONY:	= 67 SQ. FT.
UPPER FLOOR AREA DBL.COUNTED @ BALCONY :	= 6 SQ. FT.
GARAGE AREA :	= 602 SQ. FT.
TOTAL UNCONDITIONED FLOOR AREA :	= 1,028 SQ. FT.
TOTAL FLOOR AREA:	= 5,216 SQ. FT.
<b>3. IMPEVIOUS AREA</b>	
BUILDING FOOTPRINT :	= 3,098 SQ. FT.
CONCRETE PATIO, WALKS :	= 1,548 SQ. FT.
SWIMMING POOL:	= 497 SQ. FT.
DRIVEWAY:	= 2,082 SQ. FT.
TOTAL AREA :	= 7,225 SQ. FT.



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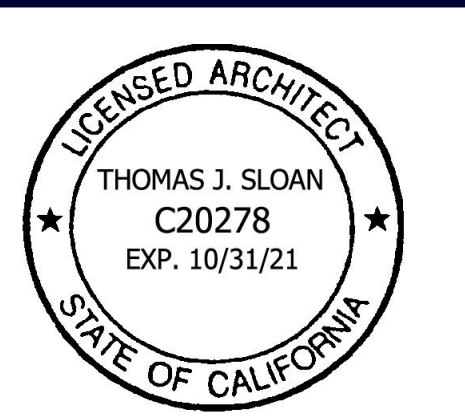
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**SITE PLAN**

BOUNDARY PLAT  
AREA TABULATIONS  
VICINITY MAP  
GRADING QUANTITIES

DATE : 12/10/2022

SCALE : AS NOTED

DRAWN BY : D.Z. T.S.

CHECKED BY : TS

ARCHITECT : TOM SLOAN

PROJECT NO : 20695

SHEET NUMBER

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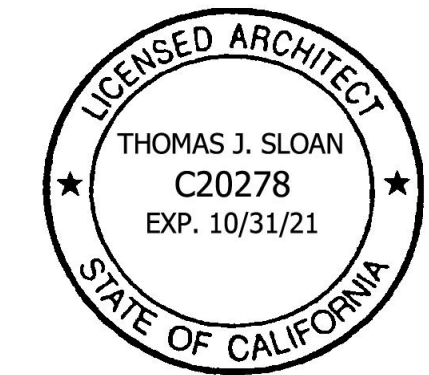
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APN 517-30-013

REVISIONS

**MAIN FLOOR  
PLAN**

DATE : 7/27/2022

SCALE : 1/4" = 1'- 0"

DRAWN BY : TS

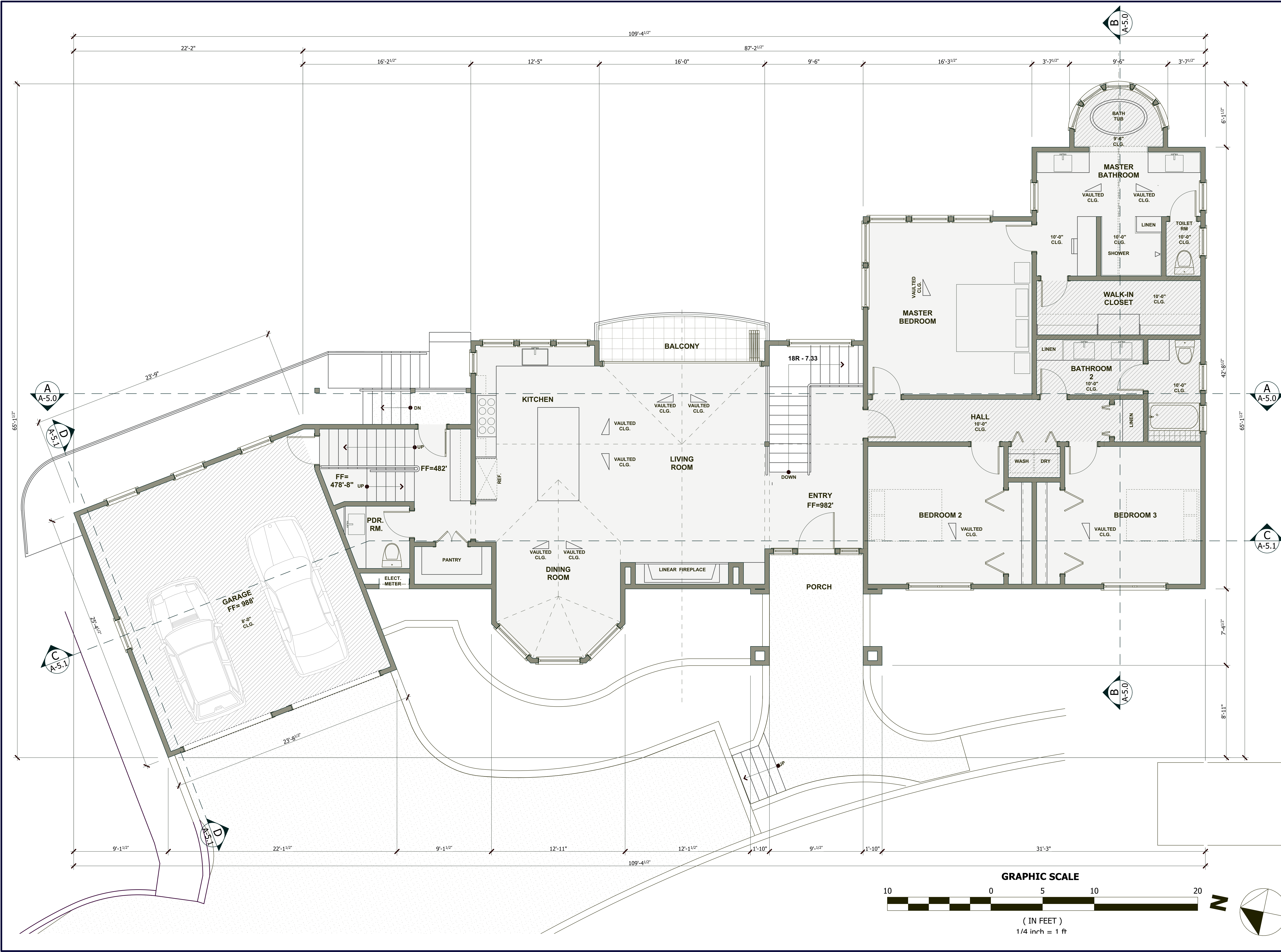
CHECKED BY : TS

ARCHITECT : TOM SLOAN

PROJECT NO : 20695

SHEET NUMBER

**A-2.0**







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APN 517-30-013

REVISIONS

NO.	DESCRIPTION



**UPPER FLOOR  
PLAN**

DATE : 7/27/2022

SCALE : 1/4" = 1'- 0"

DRAWN BY : TS

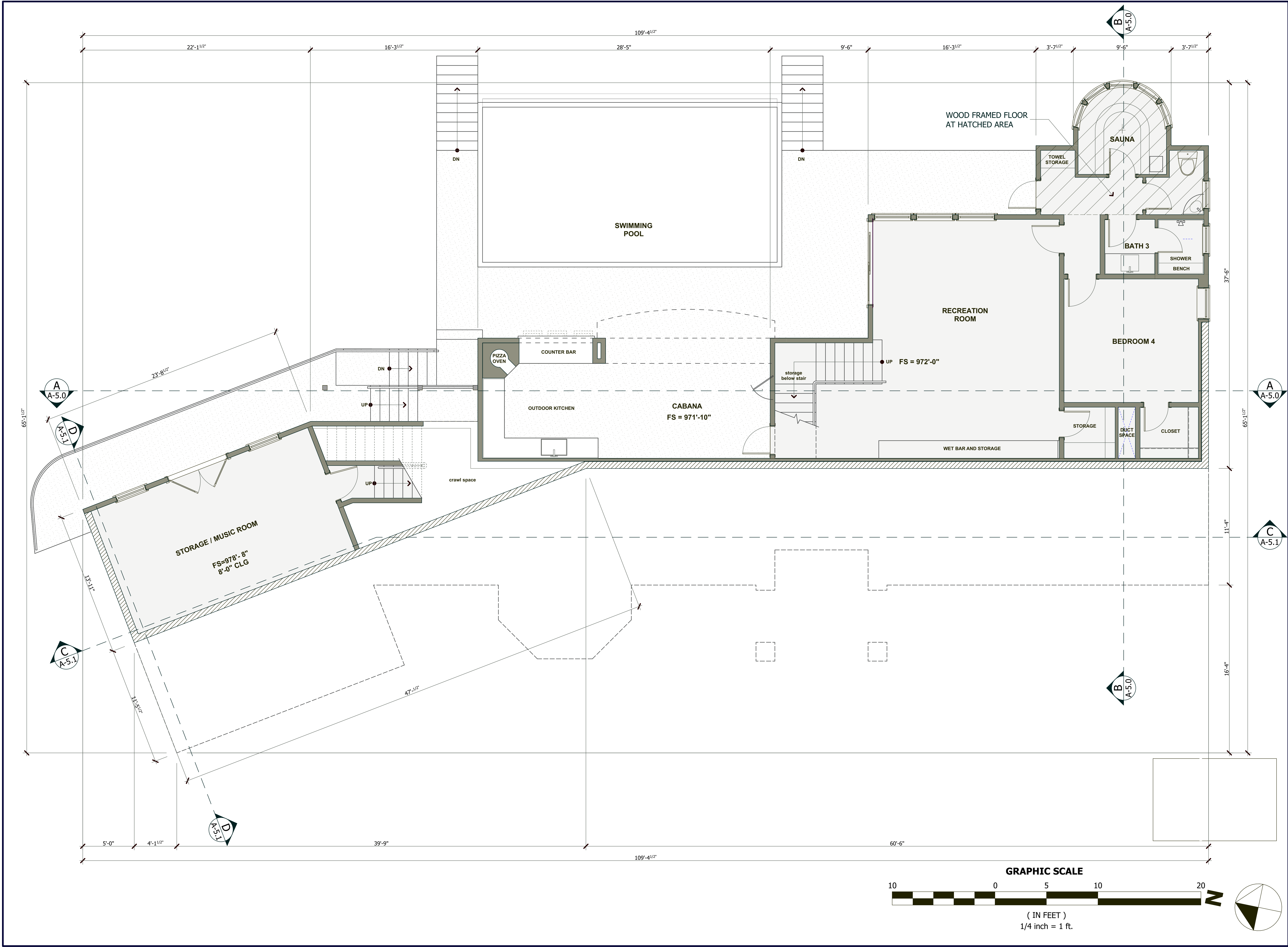
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ARCHITECT : TOM SLOAN

PROJECT NO : 20695

SHEET NUMBER

**A-2.1**





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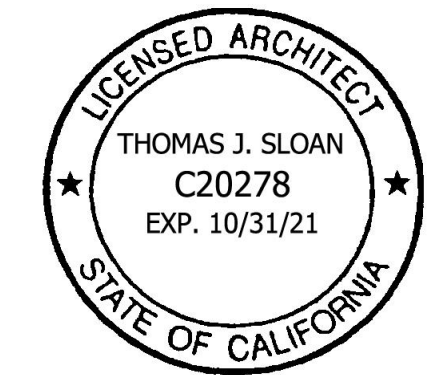
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PROJECT NAME

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APN 517-30-013

### REVISIONS

### MAIN & LOWER FLOOR PLAN

### TABULATIONS

DATE : 7/27/2022

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

DRAWN BY : TS

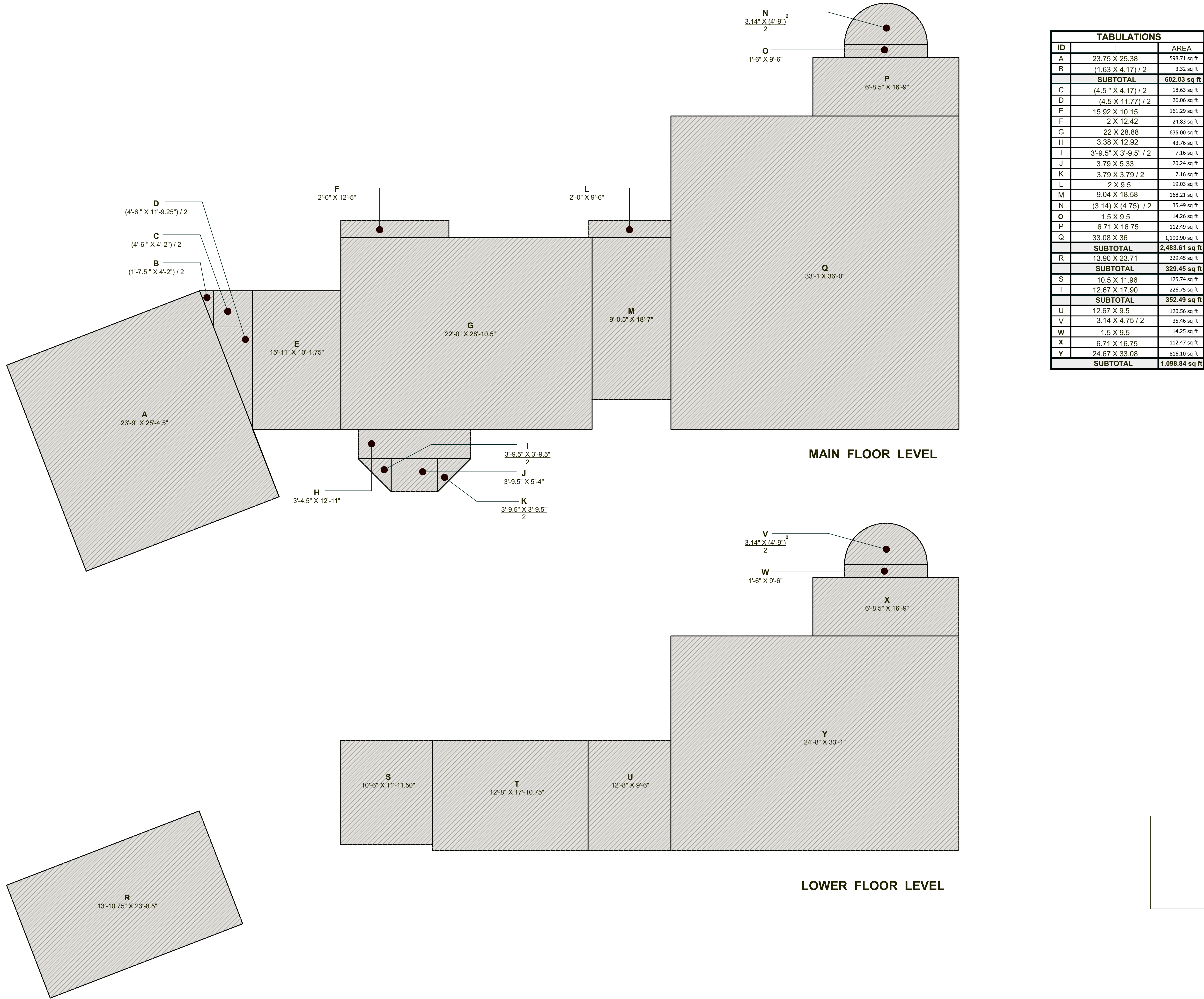
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ARCHITECT : TOM SLOAN

PROJECT NO : 20695

SHEET NUMBER

# A-2.2









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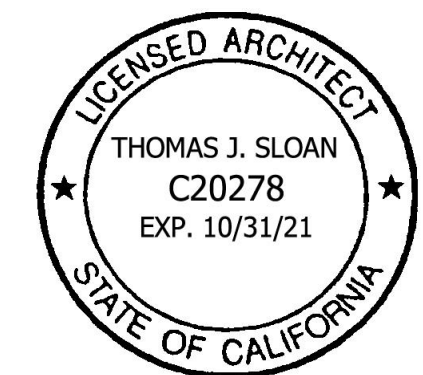
PROJECT NAME

## SINAPI RESIDENCE

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SARATOGA, CA 95070  
APN 517-30-013

### REVISIONS

NO.	DESCRIPTION	DATE



### EXTERIOR ELEVATIONS

WEST ELEVATION  
EAST ELEVATION

DATE : 7/27/2022

SCALE : 1/4" = 1'-0"

DRAWN BY : D.Z. T.S.

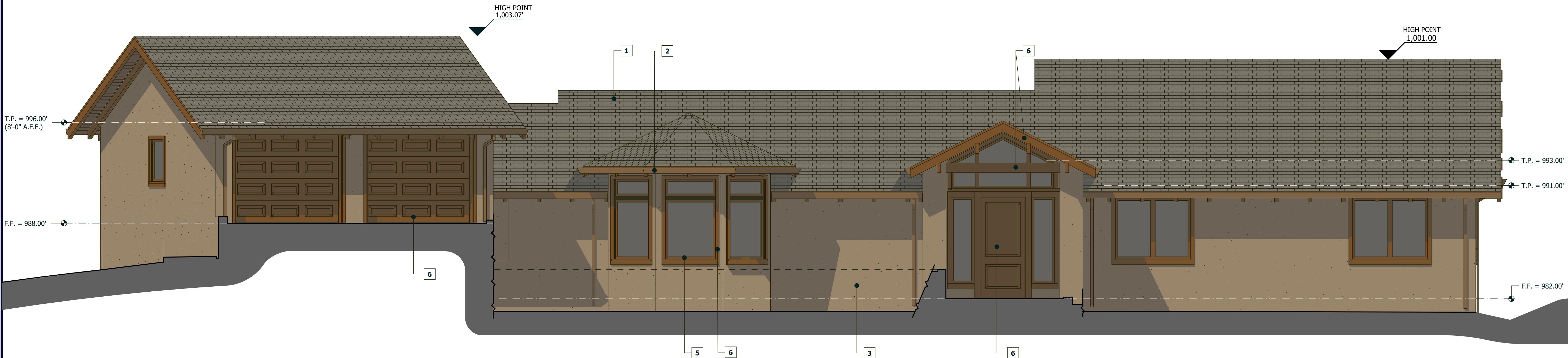
CHECKED BY : TS

ARCHITECT : TOM SLOAN

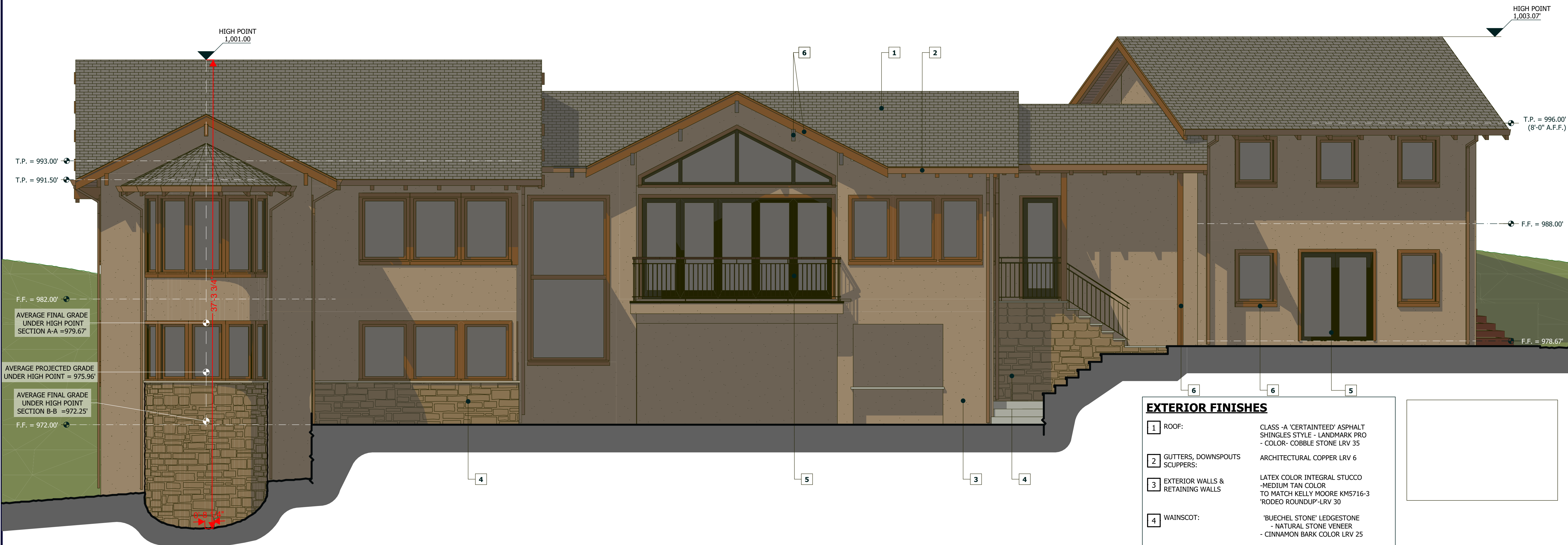
PROJECT NO : 20695

SHEET NUMBER

# A-4.0



WEST ELEVATION



EAST ELEVATION

### EXTERIOR FINISHES

1	ROOF:	CLASS -A 'CERTAINTED' ASPHALT SHINGLES STYLE - LANDMARK PRO - COLOR- COBBLE STONE LRV 35
2	GUTTERS, DOWNSPOUTS SCUPPERS:	ARCHITECTURAL COPPER LRV 6
3	EXTERIOR WALLS & RETAINING WALLS	LATEX COLOR INTEGRAL STUCCO -MEDIUM TAN COLOR TO MATCH KELLY MOORE KM5716-3 'RODEO ROUNDUP'-LRV 30
4	WAINSCOT:	'BUECHEL STONE' LEDGESTONE - NATURAL STONE VENEER - CINNAMON BARK COLOR LRV 25
5	WINDOWS/EXTERIOR DOORS, EXTERIOR WALLS METAL CLAD	ALUMINUM WOOD CLAD / ALUMINUM CLAD 'DARK BRONZE' ANODIZED ALUMINUM, LRV 5
6	BEAMS, RAFTER TAILS, FASCIA BOARD/ WINDOW & DOOR EXTERIOR CASINGS	CINNAMON STAINED DOUGLAS FIR WOOD/ 'AZEK, BORAL OR SIMILAR' TRIMS PAINTED TO MATCH WOOD COLOR, LRV 15









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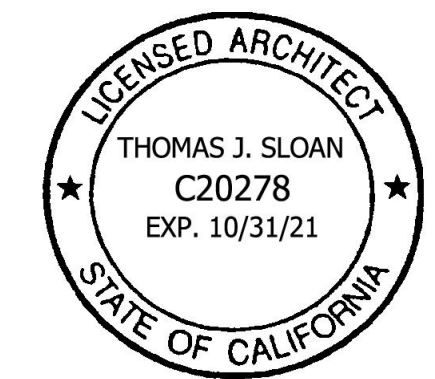
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PROJECT NAME

**SINAPI  
RESIDENCE**

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SARATOGA, CA 95070  
APN 517-30-013

REVISIONS

**PROPOSED  
SECTIONS**

SECTION 'A'  
SECTION 'B'

DATE : 7/27/2022

SCALE : 1/4" = 1'-0"

DRAWN BY : D.Z. T.S.

CHECKED BY : TS

ARCHITECT : TOM SLOAN

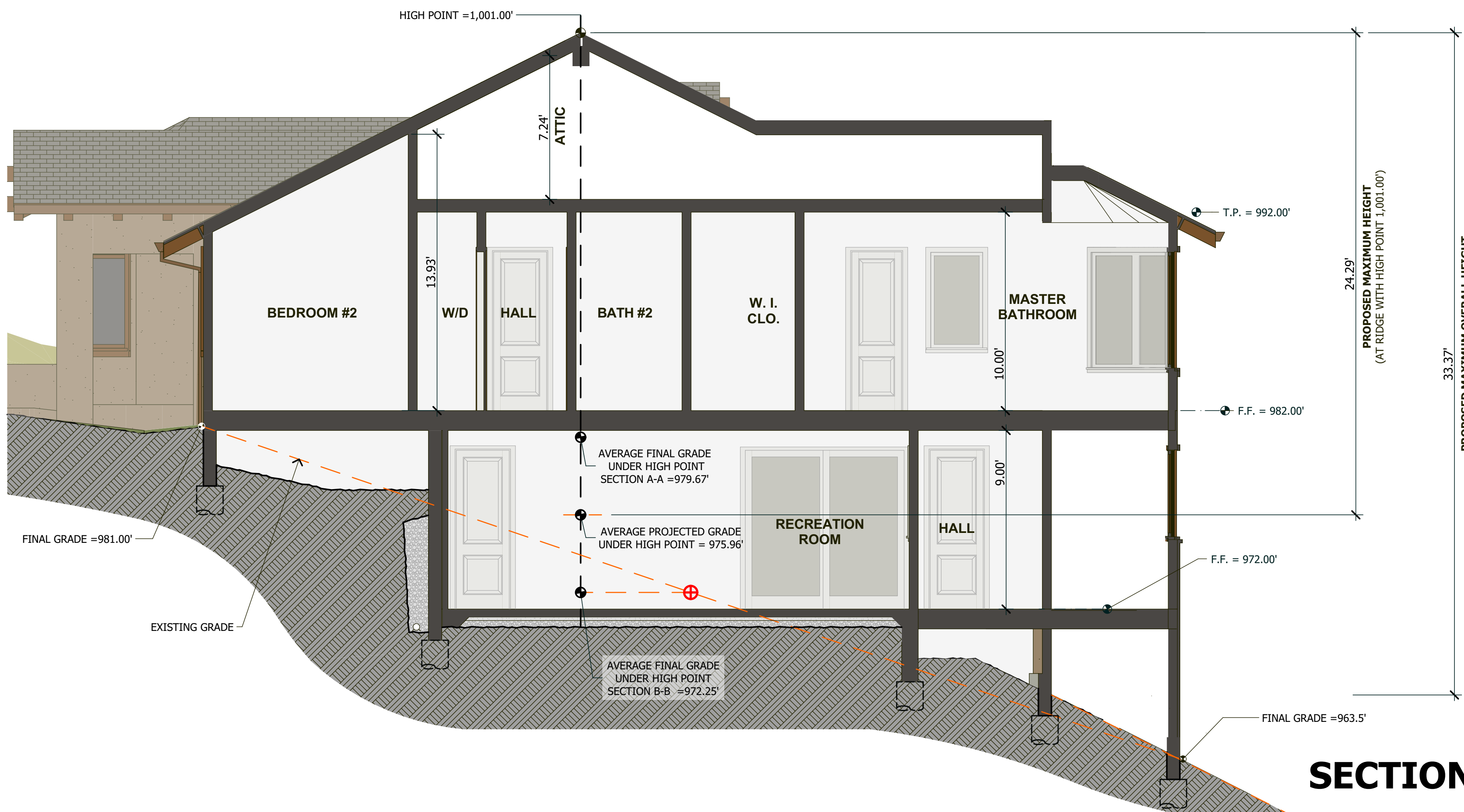
PROJECT NO : 20695

SHEET NUMBER

**A-5.0**



SECTION A-A



SECTION B-B





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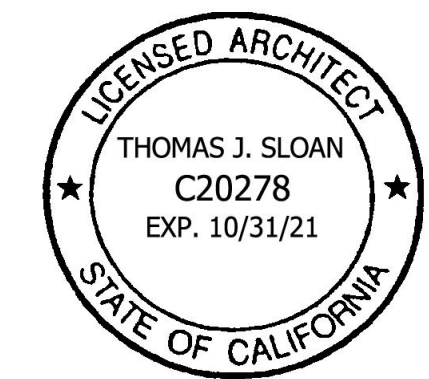
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PROJECT NAME

**SINAPI  
RESIDENCE**

16968 BOHLMAN ROAD  
SARATOGA, CA 95070  
APN 517-30-013

REVISIONS

**PROPOSED  
SECTIONS**

SECTION 'C'  
SECTION 'D'

DATE : 7/27/2022

SCALE : 1/4" = 1'-0"

DRAWN BY : D.Z. T.S.

CHECKED BY : TS

ARCHITECT : TOM SLOAN

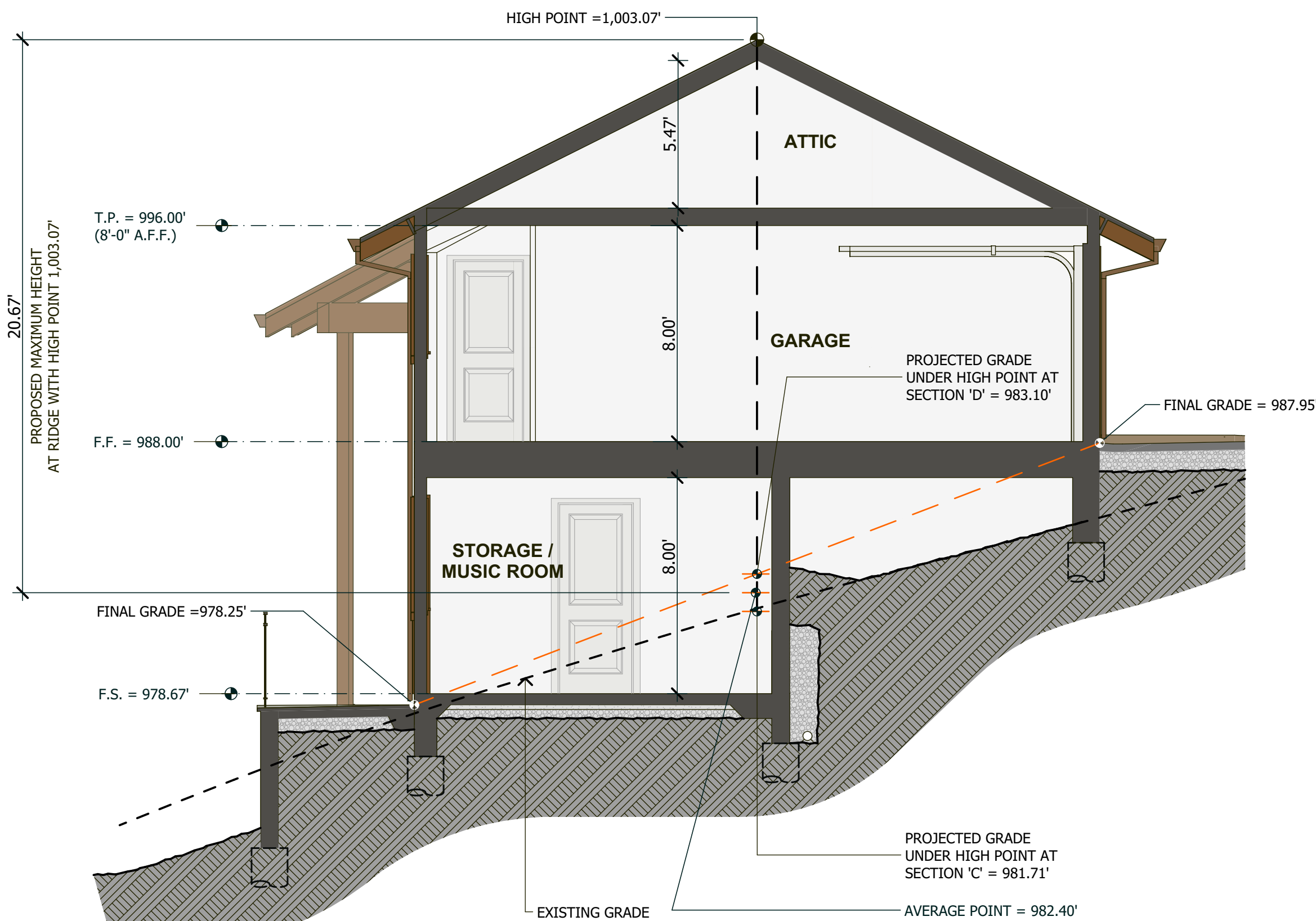
PROJECT NO : 20695

SHEET NUMBER

**A-5.1**



**SECTION C-C**



**SECTION D-D**



COUNTY OF SANTA CLARA

General Construction Specifications

GENERAL CONDITIONS

- ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS AND/OR GEOTECHNICAL REPORT PREPARED BY \_\_\_\_\_ AND DATED \_\_\_\_\_. 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.
- DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF THE IMPROVEMENTS SHOWN ON THESE PLANS AND HE OR HIS SUCCESSOR PROPERTY OWNERS ARE RESPONSIBLE FOR THEIR CONTINUED MAINTENANCE.
- 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.
- 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.
- DEVELOPER SHALL REMOVE OR TRIM ALL TREES TO PROVIDE AN UNOBSTRUCTED FIFTEEN (15) FOOT VERTICAL CLEARANCE FOR ROADWAY AREA.
- 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.
- DEVELOPER SHALL PROVIDE ADEQUATE DUST CONTROL AS REQUIRED BY THE COUNTY INSPECTOR.
- 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.
- 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 THE 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).
- THESE PLANS ARE FOR THE WORK DESCRIBED IN THE SCOPE OF WORK ONLY. A SEPARATE PERMIT WILL BE REQUIRED FOR THE SEPTIC LIN CONSTRUCTION.
- ANY DEVIATION FROM THESE APPROVED PLANS SHALL BE RE-APPROVED IN WRITING BY THE COUNTY ENGINEER PRIOR TO CONSTRUCTION.

CONSTRUCTION STAKING

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

CONSTRUCTION INSPECTION

- CONTRACTOR SHALL NOTIFY PERMIT INSPECTION UNIT, SANTA CLARA COUNTY PRIOR TO COMMENCING WORK AND FOR FINAL INSPECTION OF WORK AND SITE.
- THE COUNTY REQUIRES A MINIMUM OF 24 HOURS ADVANCE NOTICE FOR GENERAL INSPECTION, 48 HOURS FOR ASPHALT CONCRETE INSPECTION.
- 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.
- DEVELOPER AND/OR HIS AUTHORIZED REPRESENTATIVE MUST SUBMIT WRITTEN REQUEST FOR FINAL INSPECTION AND ACCEPTANCE. SAID REQUEST SHALL BE DIRECTED TO THE INSPECTION OFFICE NOTED ON THE PERMIT FORM.
- THE CONTRACTOR SHALL PROVIDE TO THE COUNTY CONSTRUCTION INSPECTOR WITH PAD ELEVATION AND LOCATION CERTIFICATE PREPARED BY THE PROJECT ENGINEER OR LAND SURVEYOR, PRIOR COMMENCEMENT OF THE BUILDING FOUNDATION.

SITE PREPARATION (CLEARING AND GRUBBING)

- 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)
- FROM AREAS AFFECTED BY THE PROPOSED GRADING EXCEPT WHERE NOTED ON THE PLANS.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO MOVE OR RELOCATE UTILITY POLES AND OTHER OBSTRUCTIONS IN THE WAY OF CONSTRUCTION.

UTILITY LOCATION, TRENCHING & BACKFILL

- CONTRACTOR SHALL NOTIFY USA (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.
- 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.
- 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.
- TRENCH BACKFILL IN EXISTING PAVEMENT AREAS SHALL BE SAND MATERIAL IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE STATE SPECIFICATIONS. THE STRUCTURAL SECTION FOR TRENCH REPLACEMENT SHALL CONSIST OF NOT LESS THAN 12 INCHES OF APPROVED AGGREGATE BASE MATERIAL COMPACTED TO A RELATIVE COMPACTION OF AT LEAST 95% AND 4 INCHES OF HOT ASPHALT CONCRETE PLACED IN TWO LIFTS. TRENCH RESTORATION FOR HIGHER TYPE PAVEMENTS SHALL BE MADE IN KIND OR AS DIRECTED BY THE COUNTY.
- TRENCH BACKFILL IN NEW CONSTRUCTION AREAS SHALL BE SAND MATERIAL COMPACTED TO A RELATIVE COMPACTION OF AT LEAST 90%. THE REQUIREMENT FOR SELECT MATERIAL MAY BE WAIVED BY COUNTY IF THE NATIVE SOIL IS SUITABLE FOR USE AS TRENCH BACKFILL BUT THE COMPACTION REQUIREMENTS WILL NOT BE THEREBY WAIVED.
- BACKFILL AND TRENCH RESTORATION REQUIREMENTS SHALL APPLY AS MINIMUM STANDARDS TO ALL UNDERGROUND FACILITIES INSTALLED BY OTHER FIRMS OR PUBLIC AGENCIES.

RETAINING WALLS

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

GRADING

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

LOCATION	CUT (C.Y.)	FILL (C.Y.)	VERT. DEPTH
RESIDENCE	±473	±28	±10.5/±4.4
DRIVEWAY	±200	±175	±8.6/±6.4
YARD	±225	±98	±9.8/±5.1
TANK PAD	±29	±66	±4.9/±6.6
TOTAL	±927	±367	

- NOTE: FILL VOLUMES INCLUDE 10% SHRINKAGE.
- EXCESS MATERIAL SHALL BE OFF HAULED TO A COUNTY APPROVED DUMP SITE.
- NOTIFY SOILS ENGINEER TWO (2) DAYS PRIOR TO COMMENCEMENT OF ANY GRADING WORK TO COORDINATE THE WORK IN THE FIELD.
  - ALL MATERIALS FOR FILL SHOULD BE APPROVED BY THE SOILS ENGINEER BEFORE IT IS BROUGHT TO THE SITE.
  - THE UPPER 6" OF THE SUBGRADE SOIL SHALL BE SCARIFIED, MOISTURE CONDITIONED AND COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 95%.
  - ALL AGGREGATE BASE MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% RELATIVE COMPACTION.
  - THE GEOTECHNICAL PLAN REVIEW LETTER MUST BE REVIEWED AND APPROVED BY THE COUNTY GEOLOGIST PRIOR TO FINAL APPROVAL BY THE COUNTY ENGINEER FOR BUILDING OCCUPANCY. THE PROJECT GEOTECHNICAL ENGINEER SHALL PERFORM COMPACTION TESTING AND PRESENT THE RESULTS TO THE COUNTY ENGINEERING INSPECTOR PRIOR TO THE CONSTRUCTION OF ANY PAVED AREA.
  - GRADING WORK BETWEEN OCTOBER 15TH AND APRIL 15TH IS AT THE DISCRETION OF THE SANTA CLARA COUNTY GRADING OFFICIAL.
  - TOTAL DISTURBED AREA FOR THE PROJECT 23,285 SF.
  - VOID NO.
  - THE INSPECTOR MAY VERIFY THAT A VALID NOTICE OF INTENT (NOI) HAS BEEN ISSUED BY THE STATE AND THAT A CURRENT AND UP TO DATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS AVAILABLE ON SITE.

TREE PROTECTION

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

ACCESS ROADS AND DRIVEWAYS

- 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).
- 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.
- THE OWNER AND PRIME CONTRACTOR ARE RESPONSIBLE FOR MAINTAINING PROJECT SITE ACCESS AND NEIGHBORHOOD ACCESS FOR EMERGENCY VEHICLES AND LOCAL RESIDENTS.
- ROADWAYS DESIGNATED AS NOT COUNTY MAINTAINED ROADS AS SHOWN ON THE PLAN WILL NOT BE ELIGIBLE FOR COUNTY MAINTENANCE UNTIL THE ROADWAYS ARE IMPROVED (AT NO COST TO THE COUNTY) TO THE PUBLIC MAINTENANCE ROAD STANDARDS APPROVED BY THE BOARD OF SUPERVISORS AND IN EFFECT AT SUCH TIME THAT THE ROADWAYS ARE CONSIDERED FOR ACCEPTANCE INTO THE COUNTY'S ROAD SYSTEM.
- ALL WORK IN THE COUNTY ROAD RIGHT-OF-WAY REQUIRES AN ENCROACHMENT PERMIT FROM THE ROADS AND AIRPORTS DEPARTMENT. EACH INDIVIDUAL ACTIVITY REQUIRES A SEPARATE PERMIT - I.E. CABLE, ELECTRICAL, GAS, SEWER, WATER, RETAINING WALLS, DRIVEWAY APPROACHES, FENCES, LANDSCAPING, TREE REMOVAL, STORM DRAINAGE IMPROVEMENTS, ETC..

STREET LIGHTING

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

SANITARY SEWER

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

PORTLAND CEMENT CONCRETE

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

AIR QUALITY, LANDSCAPING AND EROSION CONTROL

- 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.
- 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. THE USE OF DRY POWDER SWEEPING IS PROHIBITED.
- SWEEP STREETS DAILY (WITH WATER SWEEPERS) IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS. THE USE OF DRY POWDER SWEEPING IS PROHIBITED.
- 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.
- ALL VEHICLE SPEEDS ON UNPAVED ROADS SHALL BE LIMITED TO 15 MILES PER HOUR.
- 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.
- 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.
- 15 MILES PER HOUR (MPH) SPEED LIMIT
- 5 MINUTES MAXIMUM IDLING TIME OF VEHICLES
- 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.
- ALL FILL SLOPES SHALL BE COMPACTED AND LEFT IN A SMOOTH AND FIRM CONDITION CAPABLE OF WITHSTANDING WEATHERING.
- ALL EXPOSED DISTURBED AREAS SHALL BE SEEDED WITH BROME SEED SPREAD AT THE RATE OF 5 LB. PER 1000 SQUARE FEET (OR APPROVED EQUAL). SEEDING AND WATERING SHALL BE MAINTAINED AS REQUIRED TO ENSURE GROWTH.
- ALL DITCHES SHALL BE LINED PER COUNTY STANDARD SDB.
- ALL STORM DRAINAGE STRUCTURES SHALL BE INSTALLED WITH EFFECTIVE ENTRANCE & OUTFALL EROSION CONTROLS E.G. SACKED CONCRETE RIP-RAP. ENERGY DISSIPATORS SHALL BE INSTALLED AT ALL DITCH OUTFALLS. WHERE OUTFALLS ARE NOT INTO AN EXISTING CREEK OR WATER COURSE, RUNOFF SHALL BE RELEASED TO SHEET FLOW.
- PRIOR TO GRADING COMPLETION AND RELEASE OF THE BOND, ALL GRADED AREAS SHALL BE RESEEDED IN CONFORMANCE WITH THE COUNTY GRADING ORDINANCE TO MINIMIZE THE VISUAL IMPACTS OF THE GRADE SLOPES AND REDUCE THE POTENTIAL FOR EROSION OF THE SUBJECT SITE.
- 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.
- THE OWNER SHALL PREPARE AND PRESENT A WINTERIZATION REPORT TO THE COUNTY INSPECTOR FOR REVIEW PRIOR TO OCTOBER 15TH OF EVERY YEAR.
- 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.
- 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.
- EROSION CONTROL PLAN IS A GUIDE AND SHALL BE AMENDED AS NECESSARY TO PREVENT EROSION AND ILLICIT DISCHARGES ON A YEAR AROUND BASIS, DEPENDING ON THE SEASON, WEATHER, AND FIELD CONDITIONS. EROSION CONTROL MEASURES IN ADDITION TO THOSE NOTED IN THE PERMITTED PLANS MAY BE NECESSARY. FAILURE TO INSTALL SITE AND SITUATIONALLY APPROPRIATE EROSION CONTROL MEASURES MAY RESULT IN VIOLATIONS, FINES, AND A STOPPAGE OF WORK.

STORM DRAINAGE AND STORMWATER MANAGEMENT

- DEVELOPER IS RESPONSIBLE FOR ALL NECESSARY DRAINAGE FACILITIES WHETHER SHOWN ON THE PLANS OR NOT AND HE OR HIS SUCCESSOR PROPERTY OWNERS ARE RESPONSIBLE FOR THE ADEQUACY AND CONTINUED MAINTENANCE OF THESE FACILITIES IN A MANNER WHICH WILL PRECLUDE ANY HAZARD TO LIFE, HEALTH, OR DAMAGE TO ADJOINING PROPERTY, CONSISTENT WITH NPDES PERMIT CAS612008 / ORDER NO. R2-2009-0047 AND NPDES PERMIT CAS000004 / ORDER NO. 2013-0001-DWQ.
- 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 ALCU CURB LINE TO ACCEPT WATER OR AS SHOWN ON THE PLANS.
- 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.
- THE COUNTY SHALL INSPECT UNDERGROUND DRAINAGE IMPROVEMENTS AND STORMWATER MANAGEMENT FEATURES PRIOR TO BACKFILL.

AS-BUILT PLANS STATEMENT

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

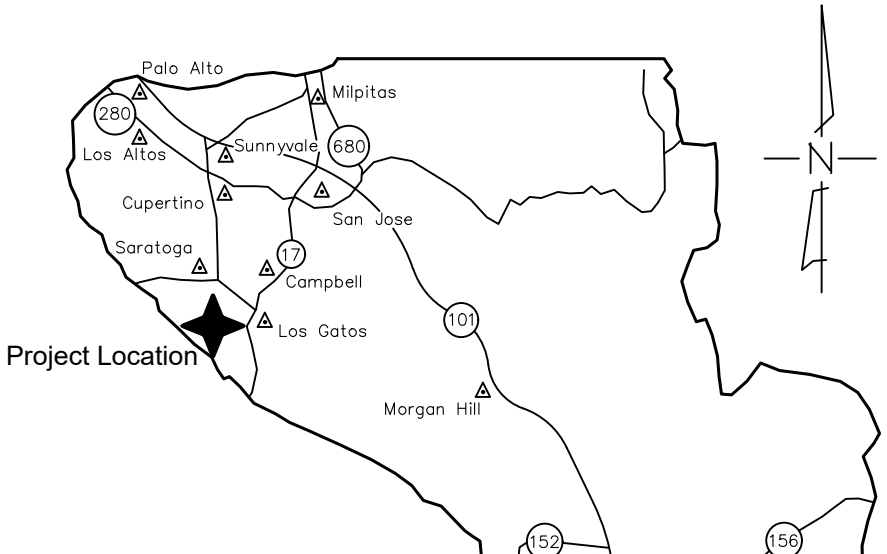
DATE \_\_\_\_\_ 69278 R.C.E. NO. \_\_\_\_\_

DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_

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

GEOTECHNICAL ENGINEER OBSERVATION

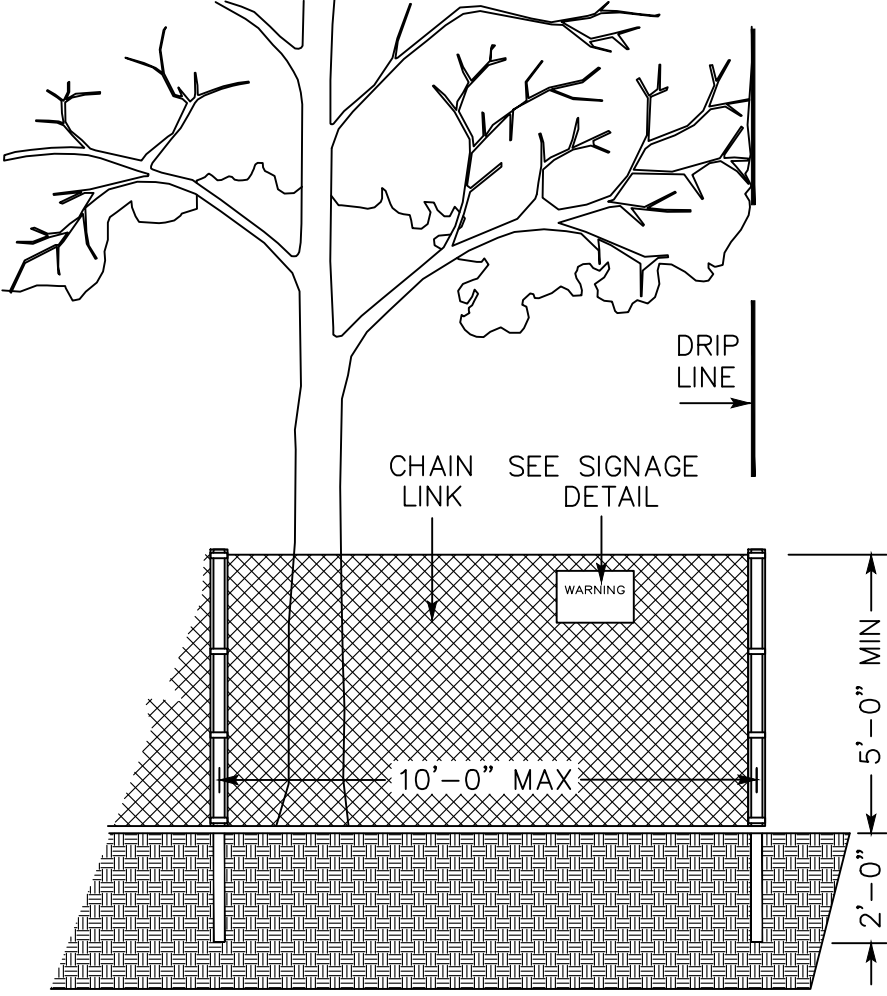
- A CONSTRUCTION OBSERVATION LETTER FROM THE RESPONSIBLE GEOTECHNICAL ENGINEER AND ENGINEERING GEOLOGIST DETAILING CONSTRUCTION OBSERVATIONS AND CERTIFYING THAT THE WORK WAS DONE IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL AND GEOLOGIC REPORTS SHALL BE SUBMITTED PRIOR TO THE GRADING COMPLETION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



COUNTY LOCATION MAP

SURVEY MONUMENT PRESERVATION

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



EXISTING TREE PROTECTION DETAILS

- 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.
- FENCE SHALL BE MINIMUM 5 FEET TALL CONSTRUCTED OF STURDY MATERIAL (CHAIN-LINK OR EQUIVALENT STRENGTH/ DURABILITY).
- FENCE SHALL BE SUPPORTED BY VERTICAL POSTS DRIVEN 2 FEET (MIN) INTO THE GROUND AND SPACED NOT MORE THAN 10 FEET APART.
- THE FENCE SHALL BE MAINTAINED THROUGHOUT THE SITE DURING THE CONSTRUCTION PERIOD. INSPECTION 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.
- A SIGN THAT INCLUDES THE WORDS, "WARNING: THIS FENCE SHALL NOT BE REMOVED WITHOUT THE EXPRESSED PERMISSION OF THE SANTA CLARA COUNTY PLANNING OFFICE," SHALL BE SECURELY ATTACHED TO THE FENCE IN A VISUALLY PROMINENT LOCATION.

COUNTY OF SANTA CLARA DEPT. OF ROADS AND AIRPORTS

ISSUED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

ENCROACHMENT PERMIT NO. \_\_\_\_\_

COUNTY OF SANTA CLARA

LAND DEVELOPMENT ENGINEERING & SURVEYING

GRADING/DRAINAGE PERMIT NO. \_\_\_\_\_

ISSUED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

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

ENGINEER'S STATEMENT

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

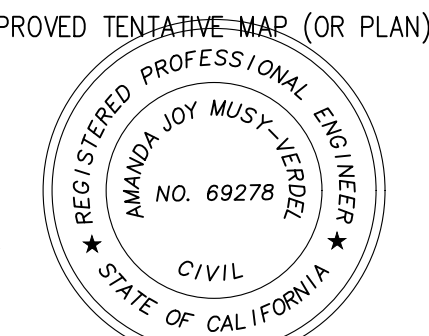
DATE \_\_\_\_\_ 69278 R.C.E. NO. \_\_\_\_\_

COUNTY ENGINEER'S NOTE

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

DATE \_\_\_\_\_ DARRELL K.H. WONG

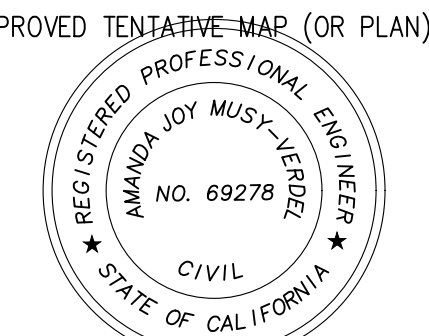
R.C.E. NO. 63958 - EX 9/30/2022



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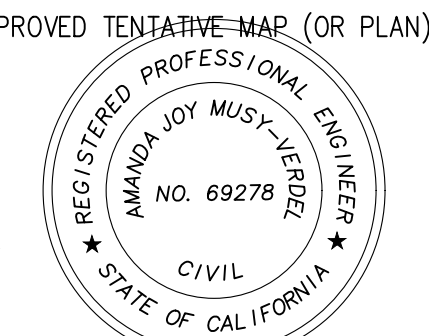
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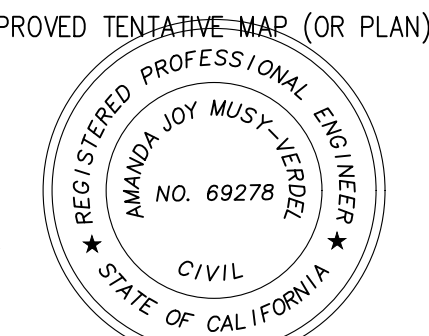
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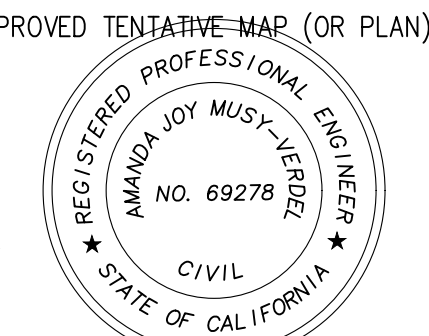
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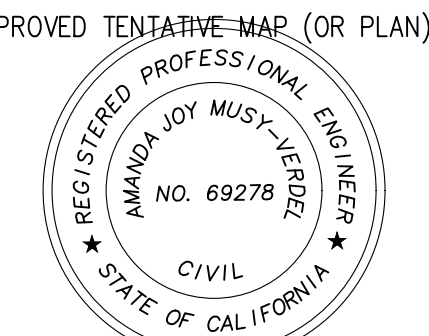
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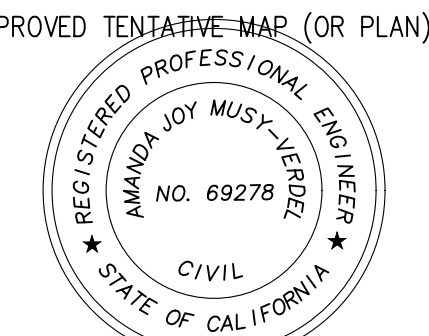
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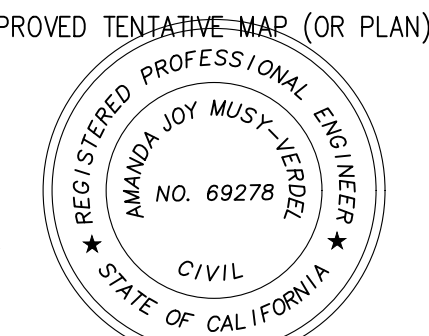
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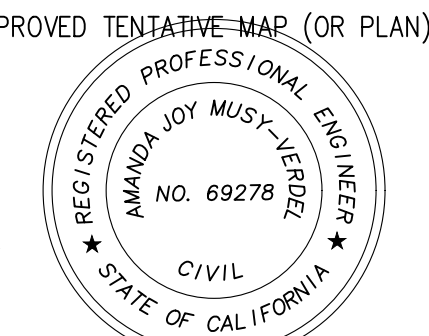
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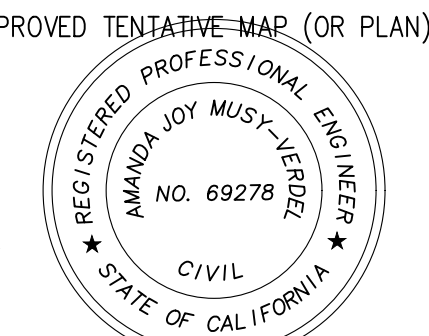
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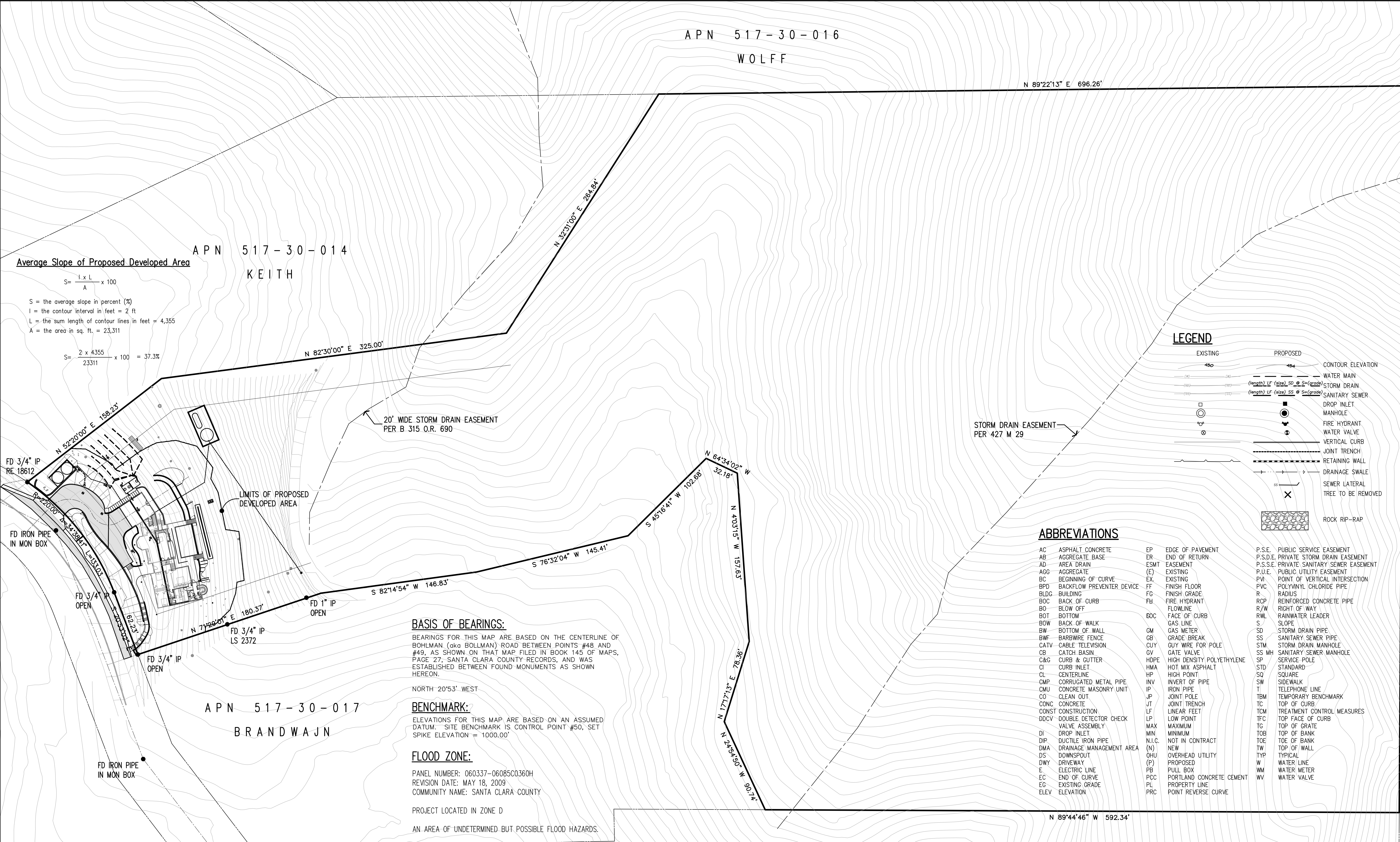
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PLAN # OF SHEET

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S 022°40' W 678.78'

APN 517-17-025 MIDPENINSULA REGIONAL OPEN SPACE DISTRICT

REVISIONS:		
DATE	DESCRIPTION	BY:



DATE: JUNE 2022
HORIZ. SCALE: 1"=40'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY:
DRAWN BY: TM

date: 22  
Hanna - Brunetti

Amanda Joy Musy-Verdel

R.C.E. # 69278



REFERENCES

UNINCORPORATED  
JUNE 2022

Lands of Sinapi - 16968 Bohlman Road - apn 517-30-013

## Site Plan

PRELIMINARY PLANS  
NOT FOR CONSTRUCTION

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

SHEET

2

OF 8

JOB NO.

22022

SANTA CLARA COUNTY  
CALIFORNIA

APPLICANT: SINAPI

ROAD: 16968 BOHLMAN ROAD

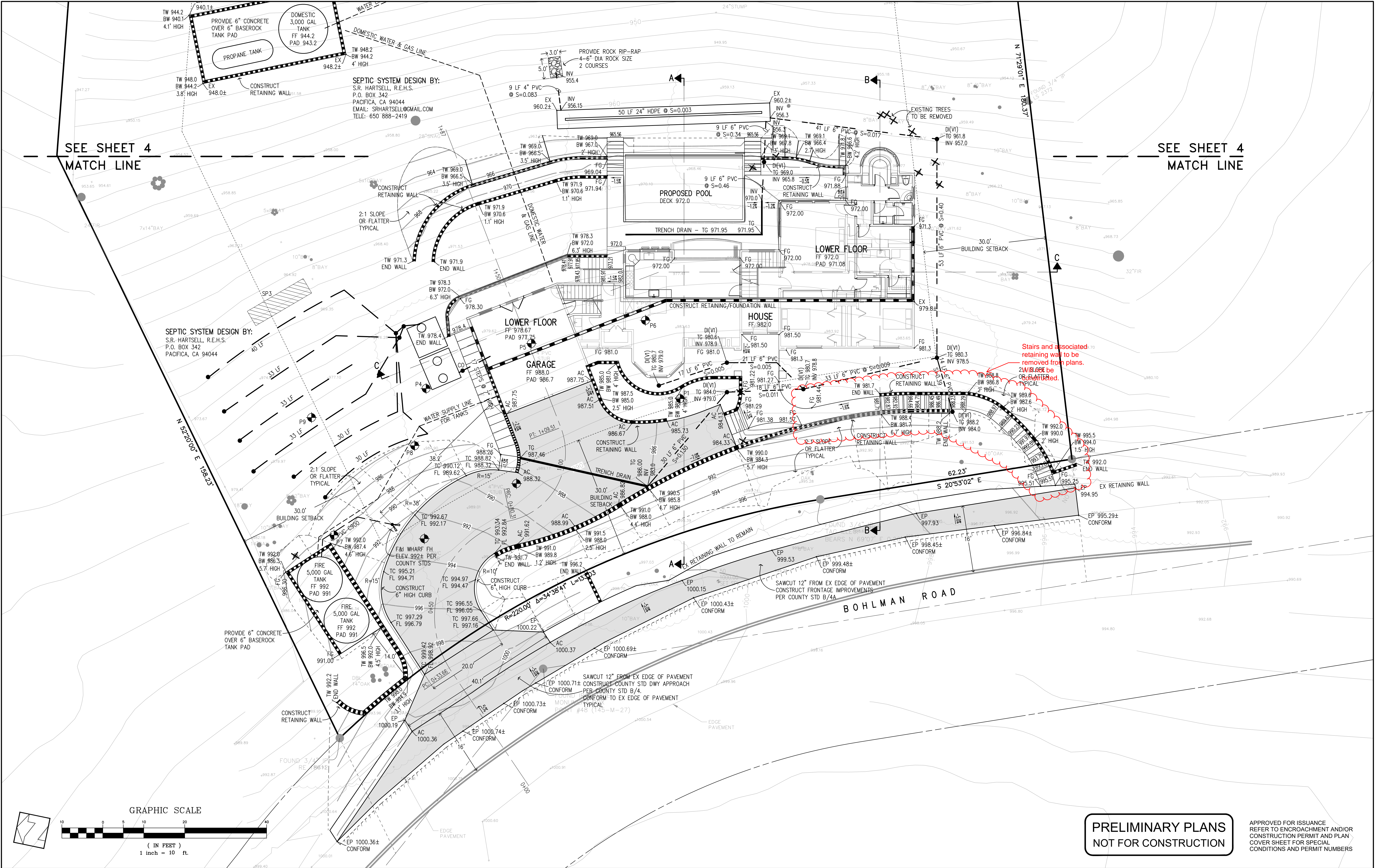
COUNTY FILE NO.:

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

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REVISIONS:			DATE: JUNE 2022		REFERENCES		Preliminary Grading & Drainage Plan		SHEET 3	
DATE	DESCRIPTION	BY:	HORIZ. SCALE: 1"=10'	VERT. SCALE: NONE				Lands of Sinapi - 16968 Bohlman Road - apn 517-30-013	OF 8	
			DESIGNED BY: AM	CHECKED BY:					JOB NO. 22022	
			DRAWN BY: TM						JOB NO. 22022	

HANNA-BRUNETTI

EST. 1980

CIVIL ENGINEERS • LAND SURVEYORS

CONSTRUCTION MANAGERS

7651 EAGLEBERRY STREET • GILROY • 95020 • CALIFORNIA

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

EMAIL: ENGINEERING@HANNABRUNETTI.COM

date: \_\_\_\_\_ 22

Hanna - Brunetti

Amanda Joy Musy-Verdel

R.C.E. # 69278

REGISTERED PROFESSIONAL ENGINEER

AMANDA JOY MUSY-VERDEL

NO. 69278

CIVIL

STATE OF CALIFORNIA

UNINCORPORATED

JUNE 2022

APPROVED FOR ISSUANCE

REFER TO ENCROACHMENT AND/OR

CONSTRUCTION PERMIT AND PLAN

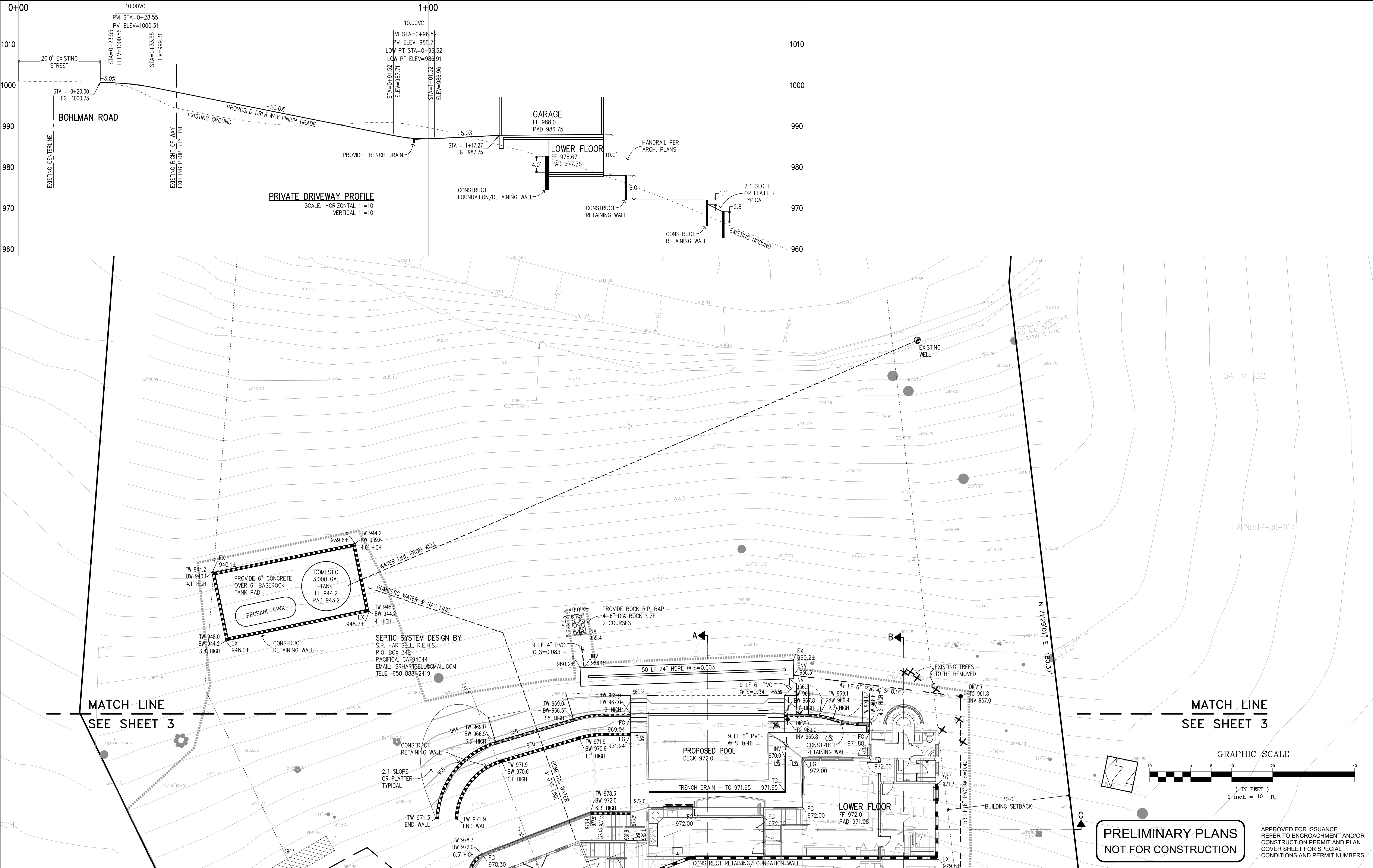
COVER SHEET FOR SPECIAL

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PLAN #  
SHEET



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				VERT. SCALE: NONE							OF 8
				DESIGNED BY: AM	AMANDA JOY MUST-YERDEL						JOB NO.
				CHECKED BY: _____	R.C.E. # 69278						22022
			DRAWN BY: T.M.								

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date: JUNE 22  
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R.C.E. # 69278



UNINCORPORATED  
JUNE 2022

SANTA CLARA COUNTY  
CALIFORNIA



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PLAN #  
SHEET

PROJECT NOTES:

1. THE LOCATION OF THE BUILDING PADS AND/OR FOUNDATIONS ARE TO BE ESTABLISHED BY A PERSON AUTHORIZED TO PRACTICE LAND SURVEYING. A LETTER SIGNED AND SEALED BY THAT AUTHORIZED PERSON, STATING THAT HE/SHE HAS LOCATED THE BUILDING CORNERS, AND THEIR LOCATIONS CONFORM TO COUNTY BUILDING SETBACK REQUIREMENTS PER THE APPROVED BUILDING PLANS IS REQUIRED TO BE SUBMITTED TO THE COUNTY ENGINEER.
2. THIS PLAN AUTHORIZES THE REMOVAL OF ONLY THOSE TREES WITH TRUNK DIAMETERS GREATER THAN 12 INCHES MEASURED 4.5 FEET ABOVE GROUND WHICH ARE SHOWN TO BE REMOVED. ANY OTHER SUCH TREES ARE NOT TO BE REMOVED UNLESS AN AMENDED PLAN IS APPROVED OR A SEPARATE TREE REMOVAL PERMIT IS OBTAINED FROM THE PLANNING OFFICE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT REMOVAL OF ADDITIONAL TREES HAS BEEN PERMITTED.
3. NO TREES ARE TO BE REMOVED
4. PRIOR TO GRADING COMPLETION AND RELEASE OF BOND, ALL GRADED AREAS SHALL BE RESEEDED IN CONFORMANCE WITH THE COUNTY GRADING ORDNANCE TO MINIMIZE THE VISUAL IMPACTS OF THE GRADED SLOPES AND REDUCE THE POTENTIAL FOR EROSION ON THE SUBJECT SITE.
5. BOTH DRAINFIELDS MUST BE STAKED AND STRUNG PRIOR TO APPROVAL OF THE SEPTIC DESIGN TO VERIFY THAT THE PROPOSED SEPTIC DESIGN WILL ACTUALLY FIT INTO THE PROPOSED LEACHFIELD AREA, AND CONFORM TO ALL REQUIRED SETBACKS.
6. IF ARCHAEOLOGICAL RESOURCES OR HUMAN REMAINS ARE DISCOVERED DURING CONSTRUCTION, WORK SHALL BE HALTED WITHIN 50 METERS (150 FEET) OF THE FIND UNTIL IT CAN BE EVALUATED BY A QUALIFIED ARCHAEOLOGIST. IF THE FIND IS DETERMINED TO BE SIGNIFICANT, APPROPRIATE MITIGATION MEASURES SHALL BE FORMULATED AND IMPLEMENTED.
7. NOTIFY SOILS ENGINEER TWO (2) DAYS PRIOR TO COMMENCEMENT OF ANY GRADING WORK TO COORDINATE THE WORK IN THE FIELD.
8. ALL MATERIALS FOR FILL SHOULD BE APPROVED BY THE SOILS ENGINEER BEFORE IT IS BROUGHT TO THE SITE.
9. IN THE EVENT THAT ARCHEOLOGICAL FEATURES SHOULD BE DISCOVERED AT ANY TIME DURING THE GRADING, SCRAPING OR EXCAVATION, ALL WORK SHOULD BE HALTED IN THE VICINITY OF THE FIND AND AN ARCHAEOLOGIST SHOULD BE CONTACTED IMMEDIATELY TO EVALUATE THE DISCOVERED MATERIAL TO ASSESS ITS AREAL EXTENT, CONDITION, AND SCIENTIFIC SIGNIFICANCE. IF THE DISCOVERED MATERIAL IS DEEMED POTENTIALLY SIGNIFICANT, A QUALIFIED ARCHAEOLOGIST SHOULD MONITOR ANY SUBSEQUENT ACTIVITY IN THE PROXIMITY.
10. IN THE EVENT THAT HUMAN SKELETAL REMAINS ARE ENCOUNTERED, THE APPLICANT IS REQUIRED BY COUNTY ORDINANCE NO. B6-18 TO IMMEDIATELY NOTIFY THE COUNTY CORONER. UPON DETERMINATION BY THE COUNTY CORONER THAT THE REMAINS ARE NATIVE AMERICAN, THE CORONER SHALL CONTACT THE CALIFORNIA NATIVE AMERICAN HERITAGE COMMISSION, PURSUANT TO SUBDIVISION (c) OF SECTION 7050.5 OF THE HEALTH AND SAFETY CODE AND THE COUNTY COORDINATOR OF INDIAN AFFAIRS. NO FURTHER DISTURBANCE OF THE SITE MAY BE MADE EXCEPT AS AUTHORIZED BY THE COUNTY CHAPTER. IF ARTIFACTS ARE FOUND ON THE SITE A QUALIFIED ARCHAEOLOGIST SHALL BE CONTACTED ALONG WITH THE COUNTY PLANNING OFFICE. NO FURTHER DISTURBANCE OF THE ARTIFACTS MAY BE MADE EXCEPT AS AUTHORIZED BY THE COUNTY PLANNING OFFICE.
11. THESE PLANS ARE FOR THE WORK DESCRIBED IN THE SCOPE OF WORK ONLY. A SEPARATE PERMIT WILL BE REQUIRED FOR THE SEPTIC LINE CONSTRUCTION.
12. UPPER 6" OF THE SUBGRADE SOIL SHALL BE SCARIFIED, MOISTURE CONDITIONED AND COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 95%.
13. ALL AGGREGATE BASE MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION.
14. ROADWAYS DESIGNATED AS NOT COUNTY MAINTAINED ROADS AS SHOWN ON THIS PLAN WILL NOT BE ELIGIBLE FOR COUNTY MAINTENANCE UNTIL THE ROADWAYS ARE IMPROVED (AT NO COST TO THE COUNTY) TO PUBLIC MAINTENANCE ROAD STANDARDS APPROVED BY THE BOARD OF SUPERVISORS AND IN EFFECT AT SUCH TIME THAT THE ROADWAYS ARE CONSIDERED FOR ACCEPTANCE INTO THE COUNTY'S ROAD SYSTEM.
15. AN APPROVED RESIDENTIAL FIRE SPRINKLER SYSTEM COMPLYING WITH FIRE MARSHAL STANDARD CFMO-SP6 IS REQUIRED TO BE INSTALLED THROUGHOUT THE STRUCTURE.
16. ALL NEW ON-SITE UTILITIES, MAINS AND SERVICES SHALL BE PLACED UNDERGROUND AND EXTENDED TO SERVE THE PROPOSED RESIDENCE.
17. A CONSTRUCTION OBSERVATION LETTER FROM THE RESPONSIBLE GEOTECHNICAL ENGINEER AND CERTIFIED ENGINEERING GEOLOGIST DETAILING CONSTRUCTION OBSERVATIONS AND CERTIFYING THAT THE WORK WAS DONE IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL AND GEOLOGICAL REPORTS SHALL BE SUBMITTED PRIOR TO GRADING COMPLETION AND RELEASE OF BOND.
18. ALL ROOF RUNOFF SHALL BE DIRECTED TO LANDSCAPED OR NATURAL AREAS AWAY FROM BUILDING FOUNDATIONS, TO ALLOW FOR STORM WATER INFILTRATION INTO THE SOIL AND SHEET FLOW.

NOTE TO CONTRACTOR

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURVEY MONUMENTS AND OTHER SURVEY MARKERS DURING CONSTRUCTION. ALL SUCH MONUMENTS OR MARKER'S DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

WHERE THE FIRM OF HANNA & BRUNETTI DOES NOT PROVIDE CONSTRUCTION STAKES, SAID FIRM WILL ASSUME NO RESPONSIBILITY WHATSOEVER FOR IMPROVEMENTS CONSTRUCTED THEREFROM.

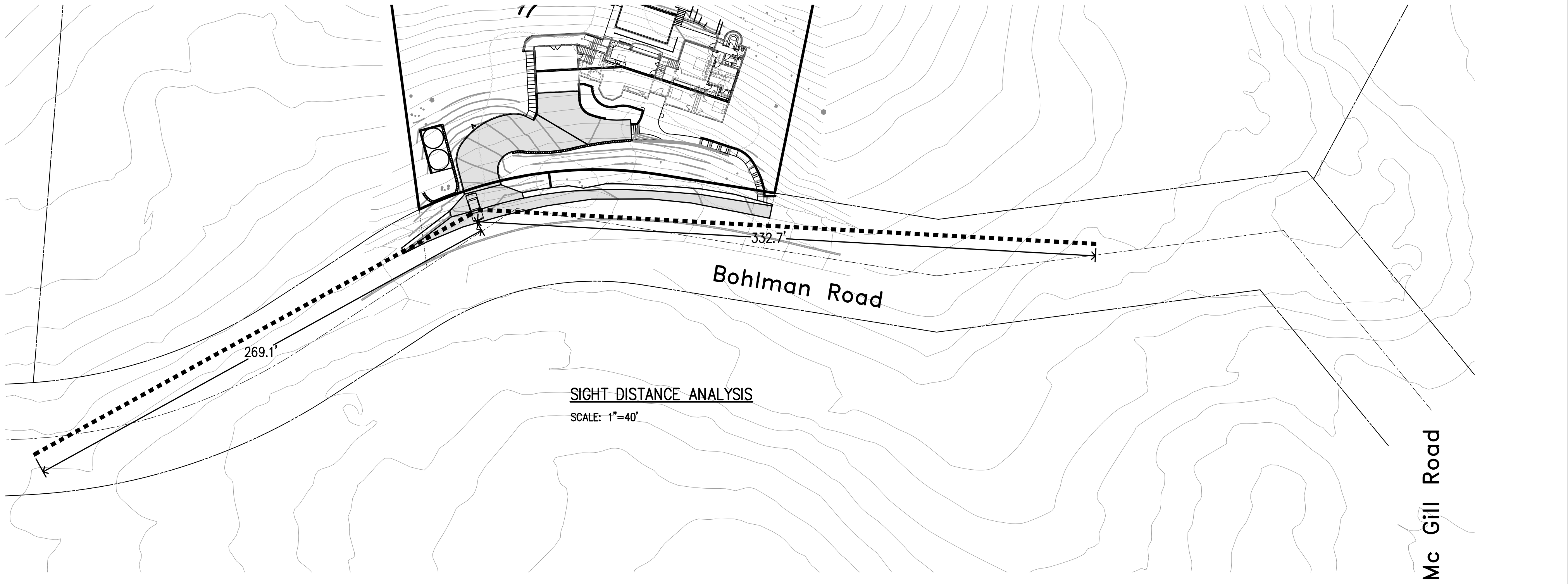
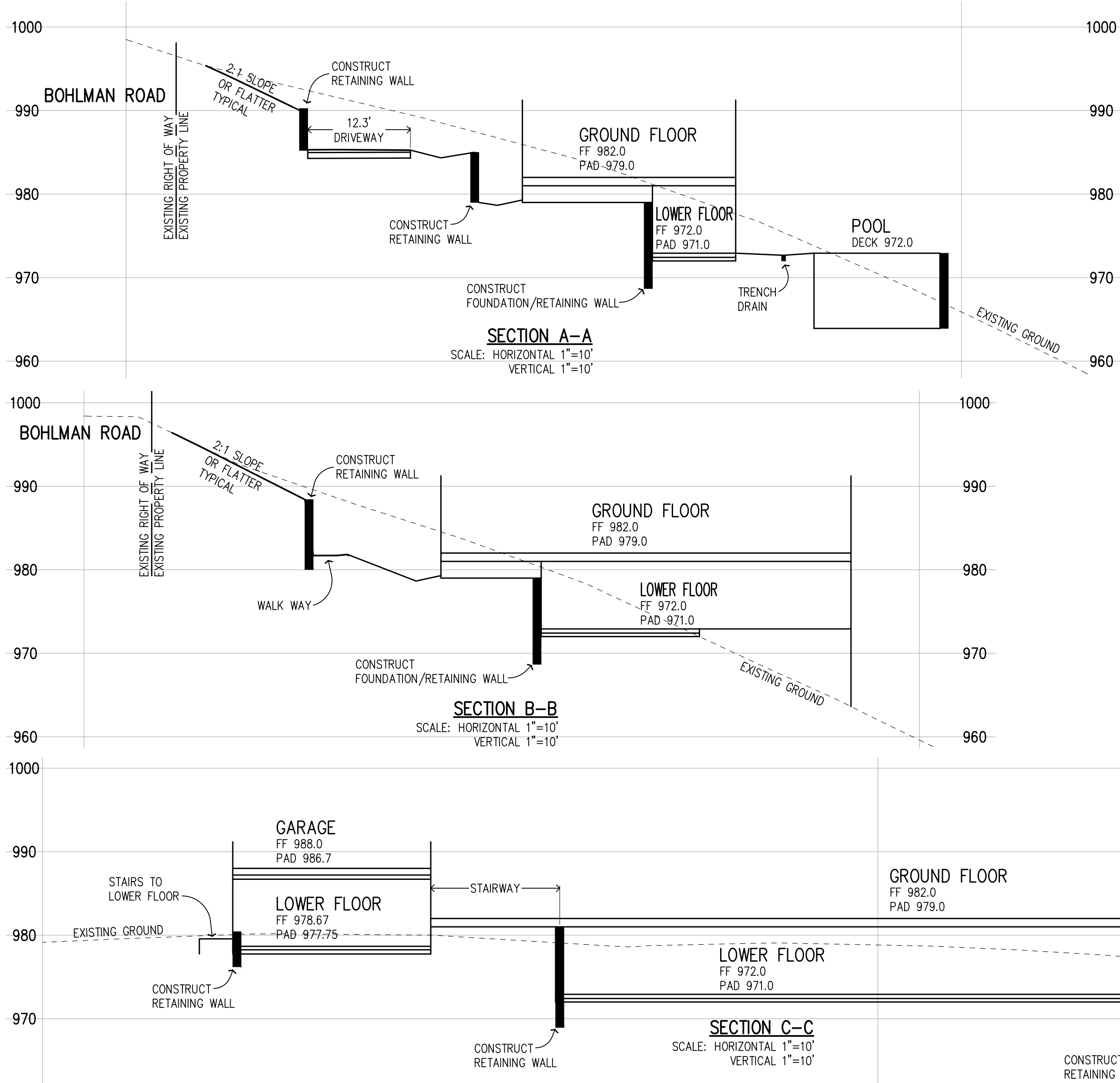
CONTRACTOR TO VERIFY:

CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION OF BUILDING PAD, THE STRUCTURAL SECTION OF FOUNDATION TO DETERMINE BUILDING PAD ELEVATION.

SEE SOILS REPORT AND/OR STRUCTURAL PLANS TO DETERMINE THE ELEVATION OF THE BUILDING FINISH FLOOR AND PAD.

THESE QUANTITIES DO NOT INCLUDE ANY SHRINKAGE, SUBSIDENCE, OVER-EXCAVATION, OR ANY SPECIAL CONDITIONS OR REQUIREMENTS THAT MAY BE SPECIFIED IN THE GEOTECHNICAL INVESTIGATION REPORT. THESE QUANTITIES IN THE AREA FOR PERMIT PURPOSES ONLY. ALL CONTRACTORS BIDDING ON THIS PROJECT SHOULD MAKE THEIR OWN DETERMINATION OF EARTHWORK QUANTITIES PRIOR TO SUBMITTING A BID.

EXCESS MATERIAL SHALL BE OFF-HAULED. IF LOCATION IS WITHIN THE COUNTY A SEPERATED PERMIT SHALL BE REQUIRED.



**DURA SLOPE™ TRENCH DRAIN – PRE-SLOPED (PATENTED)**

**Product Features & Benefits**

- Secure alignment
- Encloses straight channel runs
- Easy assembly and installation

- Prevents joint movement during installation
- No extra clamps or anchors needed

**Various grating options**

- ADA compliant, Heat Proof options
- Plastic grates
  - Array of colors
  - Protection and light traffic rated
- Galvanized & stainless steel
  - Protection & heavy traffic rated
- Cast & ductile iron
  - Class D heavy traffic rated (with frame)
- Decorative grates (chuckle iron)
- Standard black electrostatic coating or raw iron Class D traffic rated

**Lightweight 4 ft. modular sections**

- Faster handling and installation
- Lower freight costs

**Blank grate insert**

- Eliminates use of plywood
- Slides for overlapping of channel sections
- Includes grates screws

**Smooth HDPE interior**  
Virtually no water absorption

**HDPE material**

- Durable
- Impervious
- Lasts longer than concrete
- Chemical resistance

**0.7% Built-in slope**

- Maintains optimum flow rates throughout system
- Also available in no-slope; no-sloped sections
- Pre-sloped and no-sloped available in depths from 4" to 12"

**Bottom outlet on each channel section**

- System versatility
- Requires fewer accessories

**LevelLoc™ re-bar supports with integral pre-bending bends**

- Levels channel and grips re-bar
- Requires fewer accessories

**ProFit™ locking system**

- Locks grate to integral frame
- Supports product in shipping and installation (included)

[Product Catalog 2016/2017](#)

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

REVISIONS:		
DATE	DESCRIPTION	BY:

**HANNA-BRUNETTI**  
EST. 1993

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7651 EGGLEBERRY STREET • GILROY • 95020 • CALIFORNIA  
OFFICE (408) 842-2173 • FAX (408) 842-3662  
EMAIL: ENGINEERING@HANNABRUNETTI.COM

DATE: JUNE 2022  
HORIZ. SCALE: 1"=20'  
VERT. SCALE: NONE  
DESIGNED BY: AM  
CHECKED BY:   
DRAWN BY: TM.

date: \_\_\_\_\_ 22  
Hanna – Brunetti

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



REFERENCES

UNINCORPORATED  
JUNE 2022

Sections, Details & Notes

Lands of Sinapi - 16968 Bohlman Road - apn 517-30-013

SANTA CLARA COUNTY  
CALIFORNIA

SHEET
5
OF 8
JOB NO. 22022

APPLICANT: SINAPI

ROAD: 16968 BOHLMAN ROAD

COUNTY FILE NO.:

JOB NO. 22022



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

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



EROSION CONTROL NOTES

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

HYDROSEED TABLE

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

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

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

REVISIONS:		
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: JUNE 2022  
HORIZ. SCALE: 1"=20'  
VERT. SCALE: NONE  
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DRAWN BY: TM.

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



REFERENCES


UNINCORPORATED  
JUNE 2022

Erosion Control Plan  
Lands of Sinapi - 16968 Bohlman Road - apn 517-30-013

SANTA CLARA COUNTY  
CALIFORNIA

SHEET	
6	
OF 8	
JOB NO.	22022

APPLICANT: SINAPI

ROAD: 16968 BOHLMAN ROAD

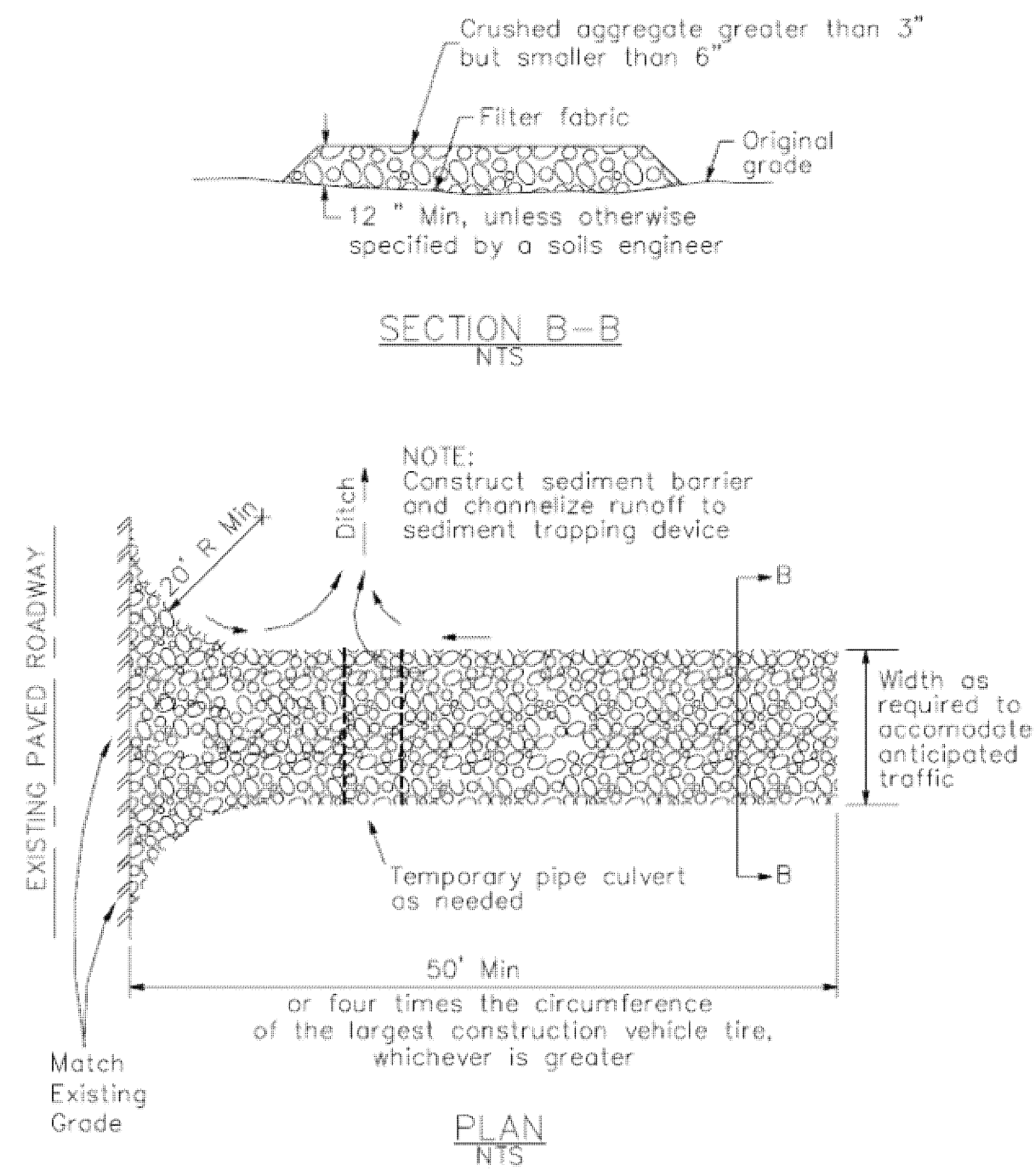
COUNTY FILE NO.:

JOB NO. 22022



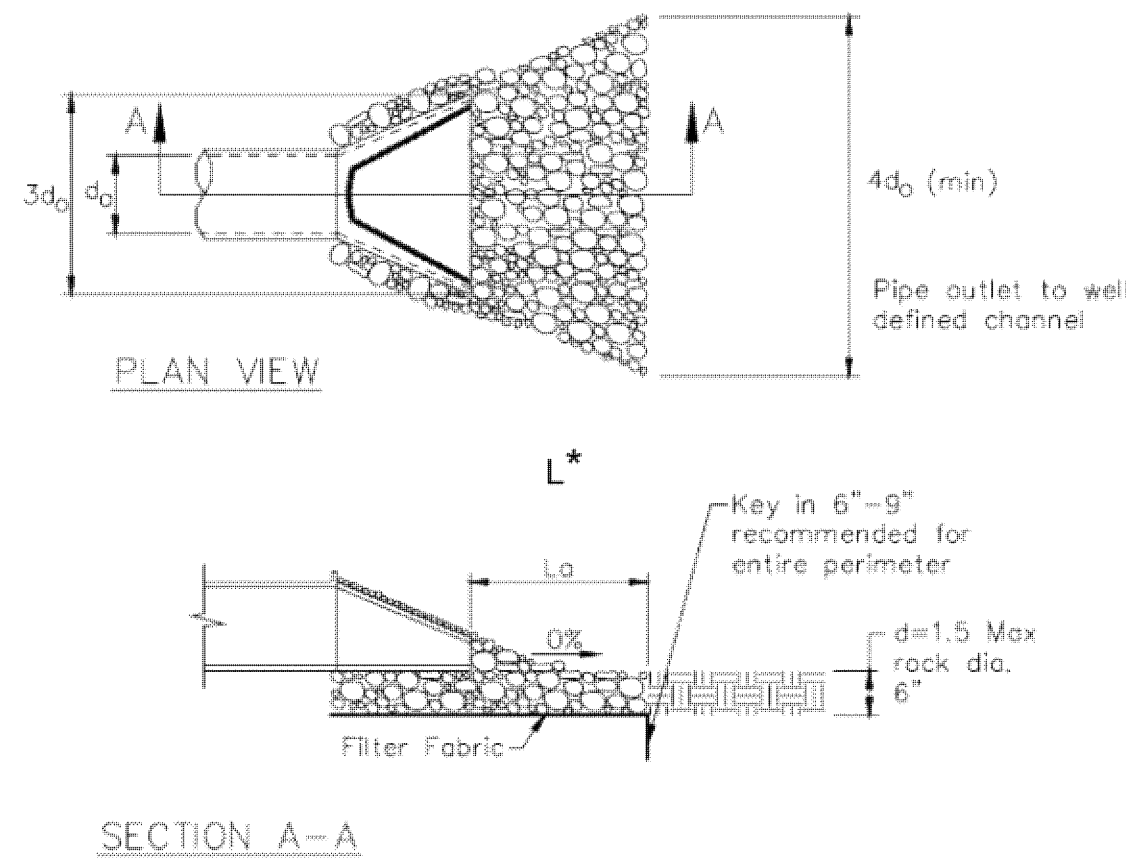
3 Stabilized Construction Entrance/Exit

CASQA Detail TC-1



4 Velocity Dissipation Devices

CASQA Detail EC-10

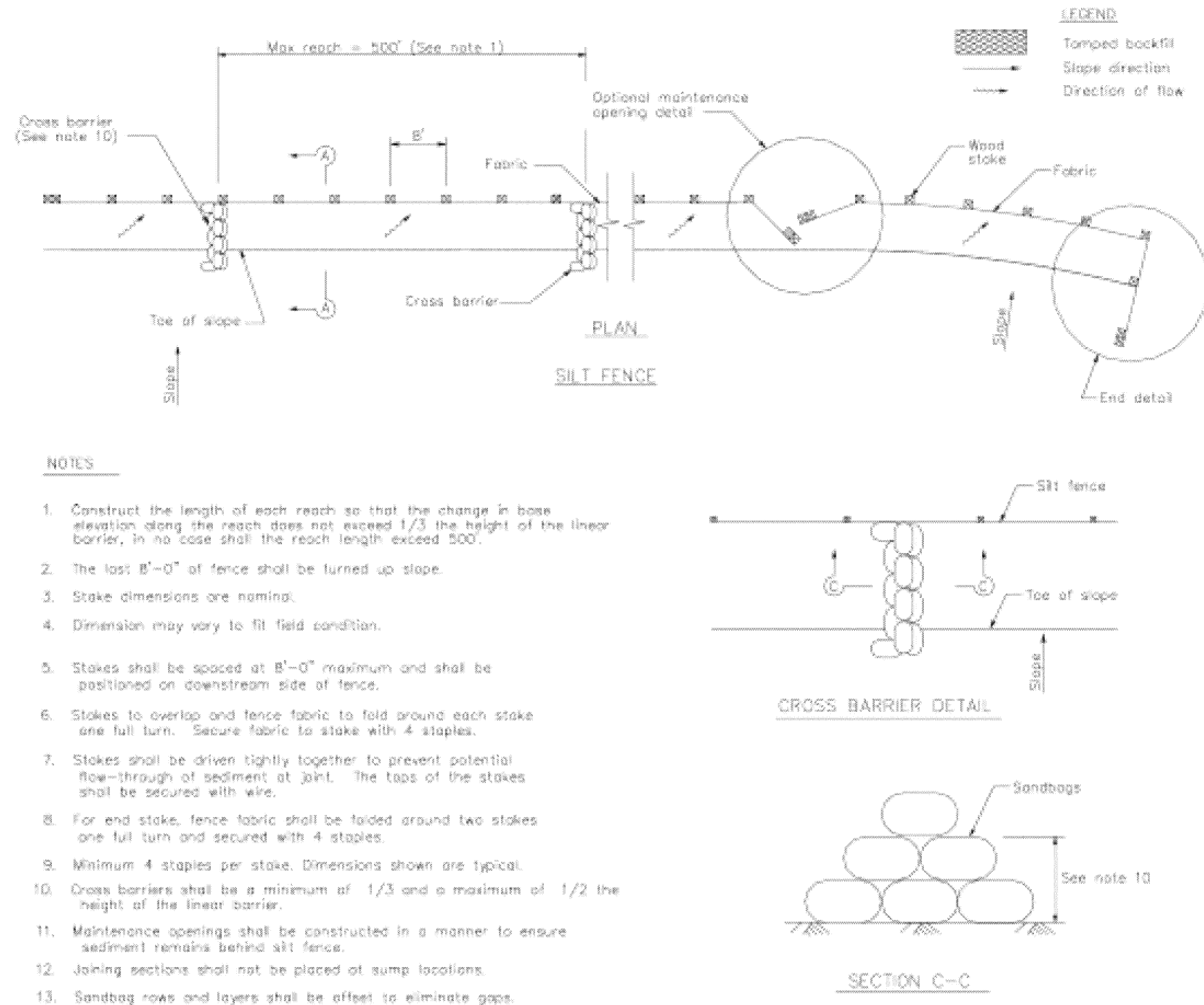


\* Length per ABAG Design Standards

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

1 Silt Fence

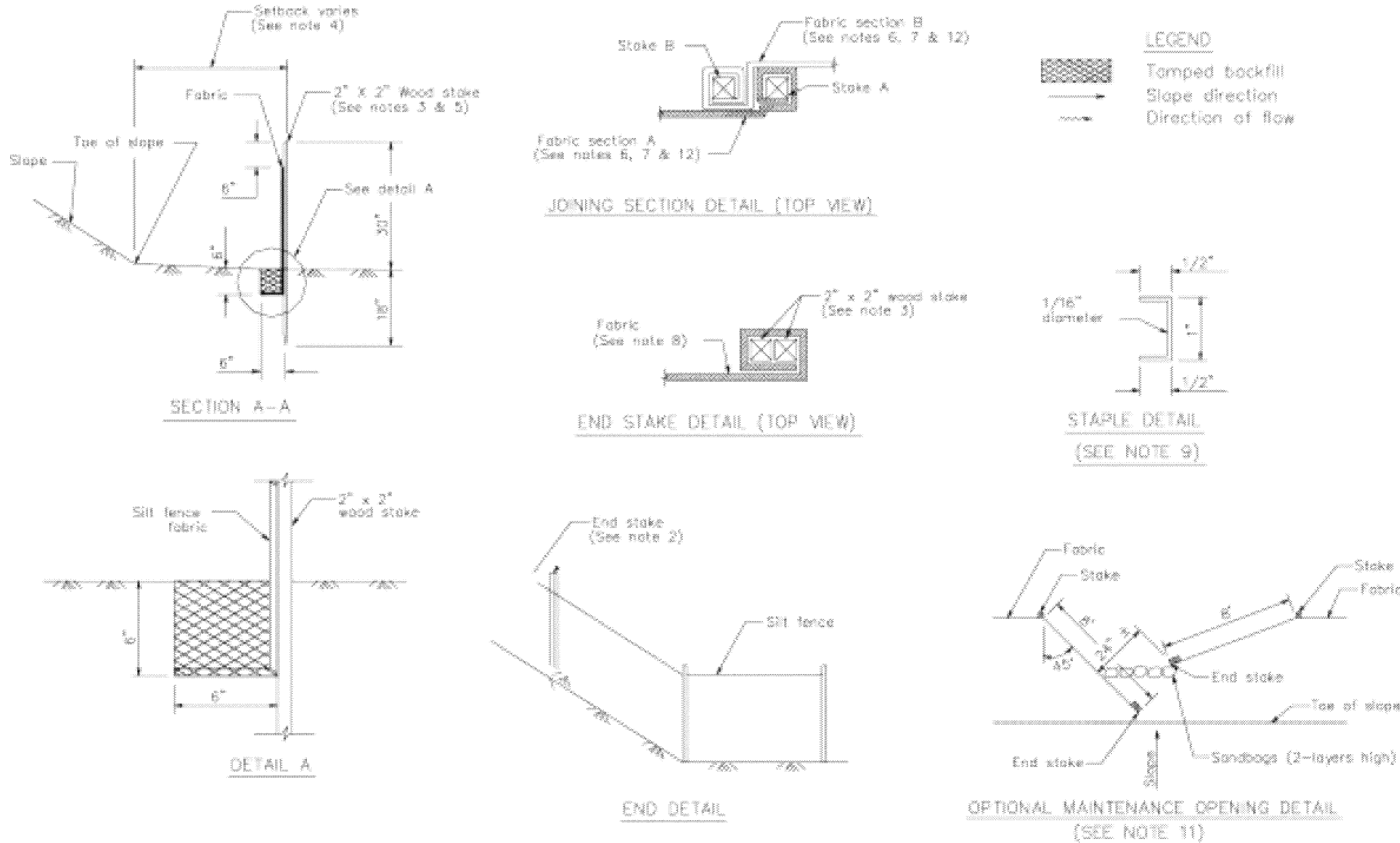
CASQA Detail SE-1



- NOTES
- Construct the length of each reach so that the change in base elevation along the reach does not exceed 1/3 the height of the linear barrier, in no case shall the reach length exceed 500'.
  - The last B'-0" of fence shall be turned up slope.
  - Stake dimensions are nominal.
  - Dimension may vary to fit field condition.
  - Stakes shall be spaced at B'-0" maximum and shall be positioned on downstream side of fence.
  - Stakes to overlap and fence fabric to fold around each stake one full turn. Secure fabric to stake with 4 staples.
  - Stakes shall be driven tightly together to prevent potential flow-through of sediment at joint. The tops of the stakes shall be secured with wire.
  - For end stake, fence fabric shall be folded around two stakes one full turn and secured with 4 staples.
  - Minimum 4 staples per stake. Dimensions shown are typical.
  - Cross barriers shall be a minimum of 1/3 and a maximum of 1/2 the height of the linear barrier.
  - Maintenance openings shall be constructed in a manner to ensure sediment remains behind silt fence.
  - Joining sections shall not be placed at sump locations.
  - Sandbag rows and layers shall be offset to eliminate gaps.

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, ect.) 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.**

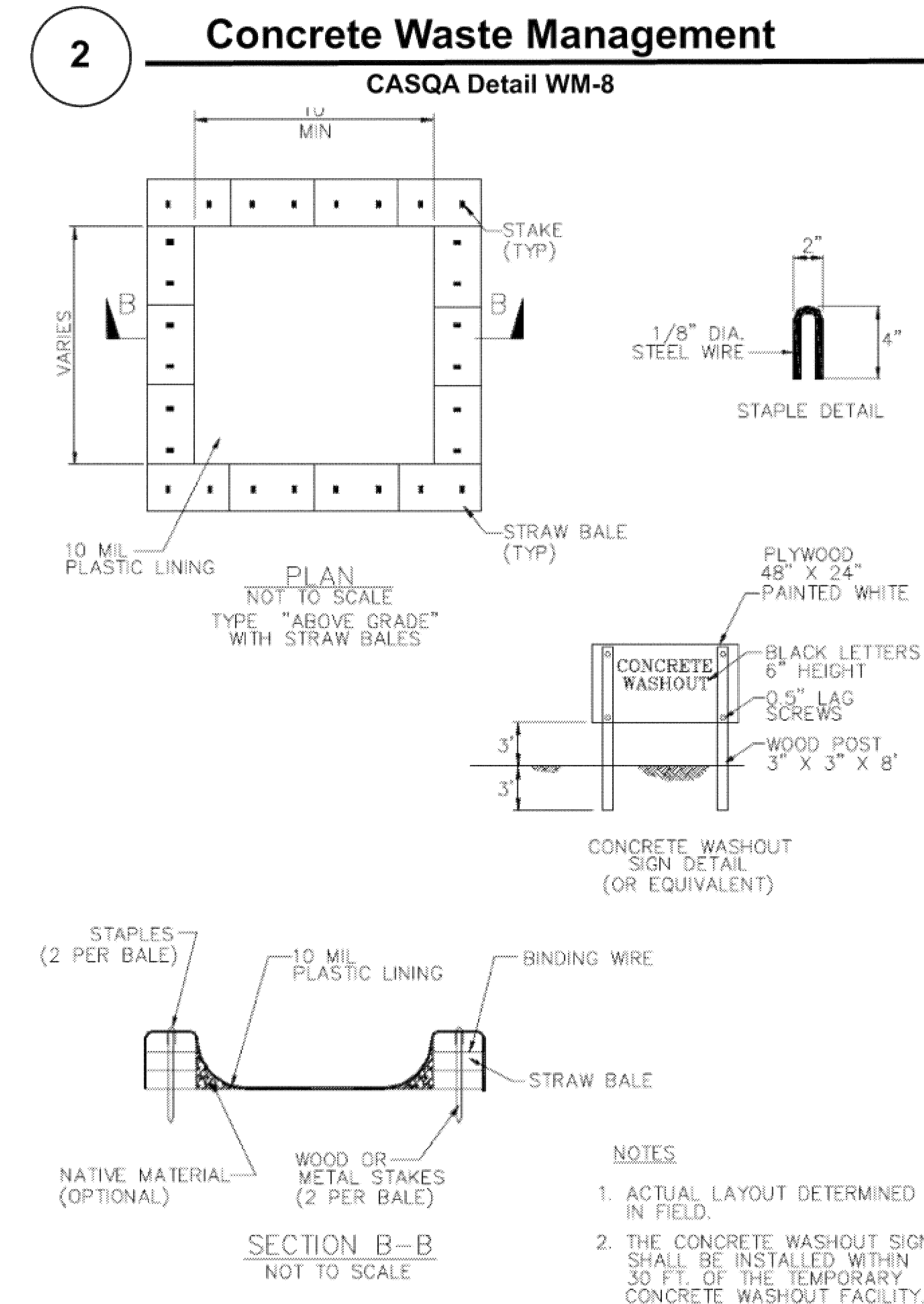
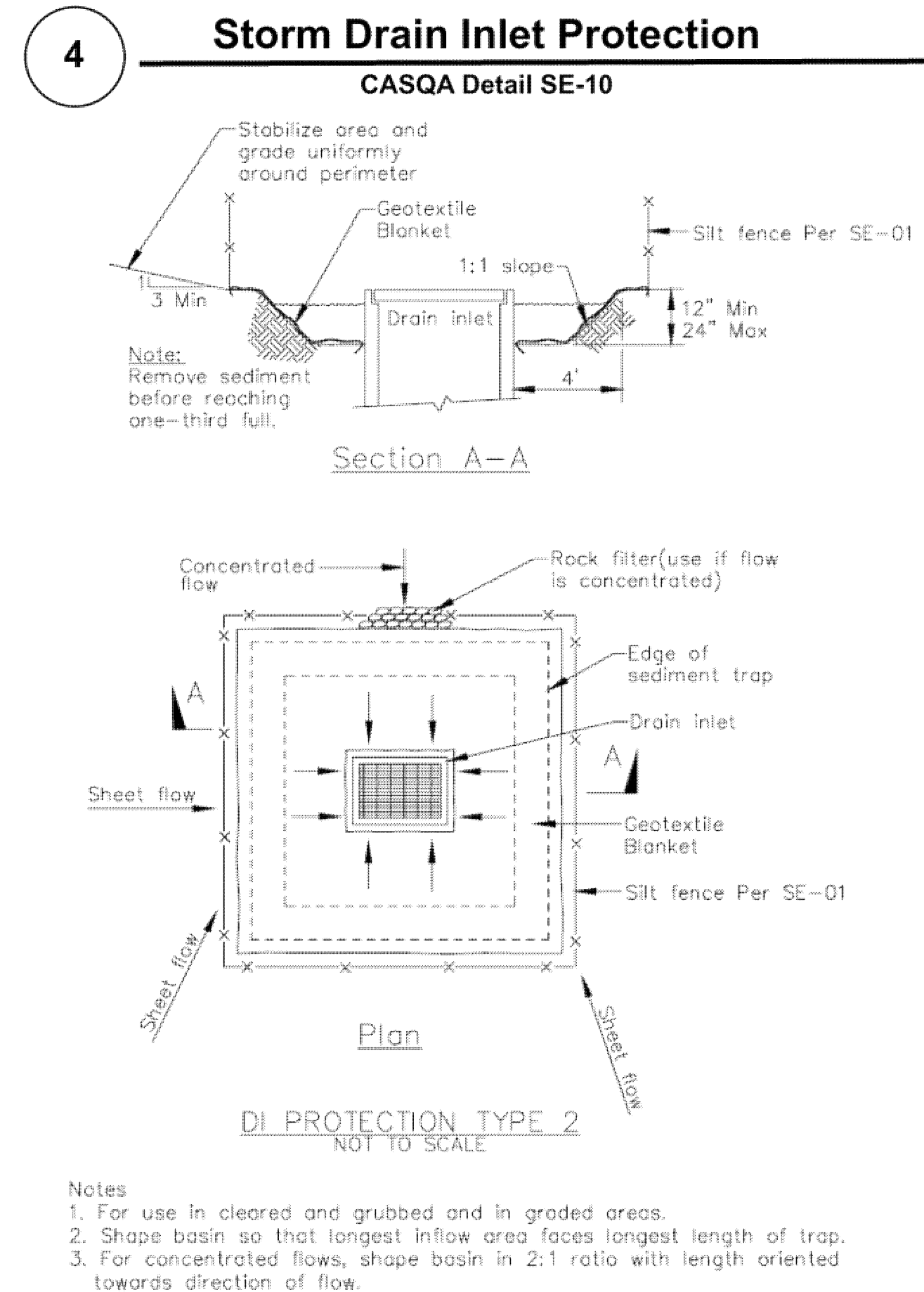
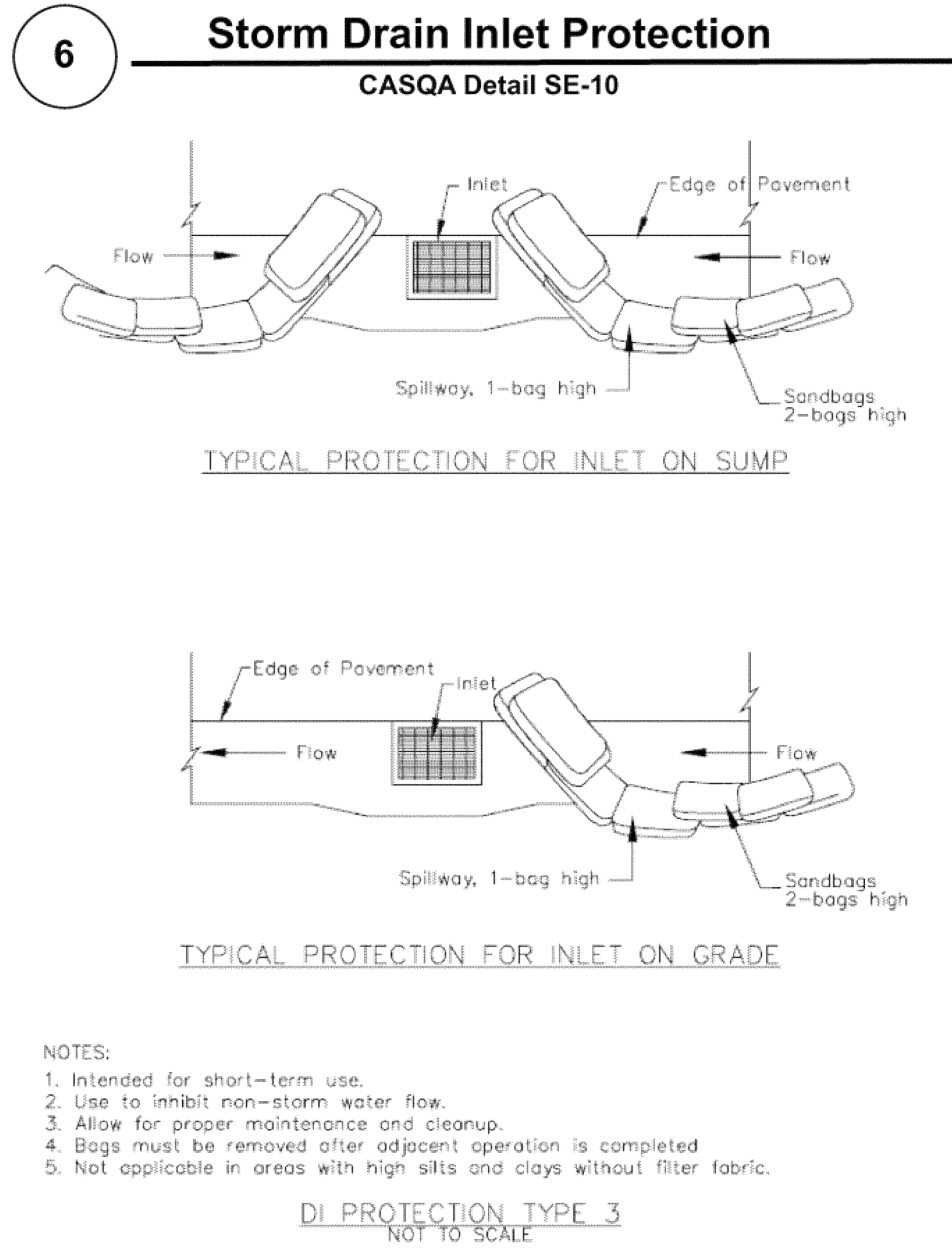
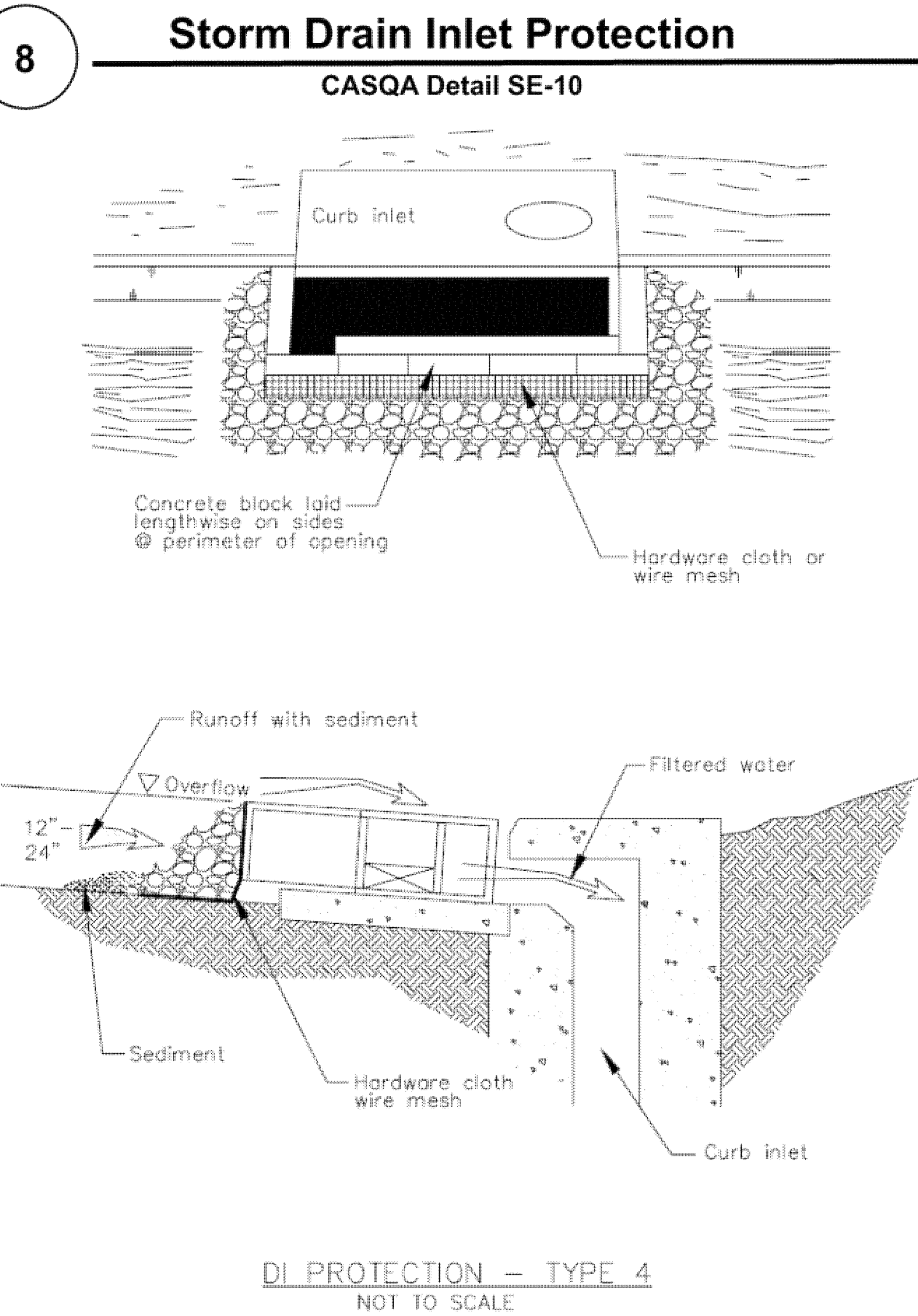
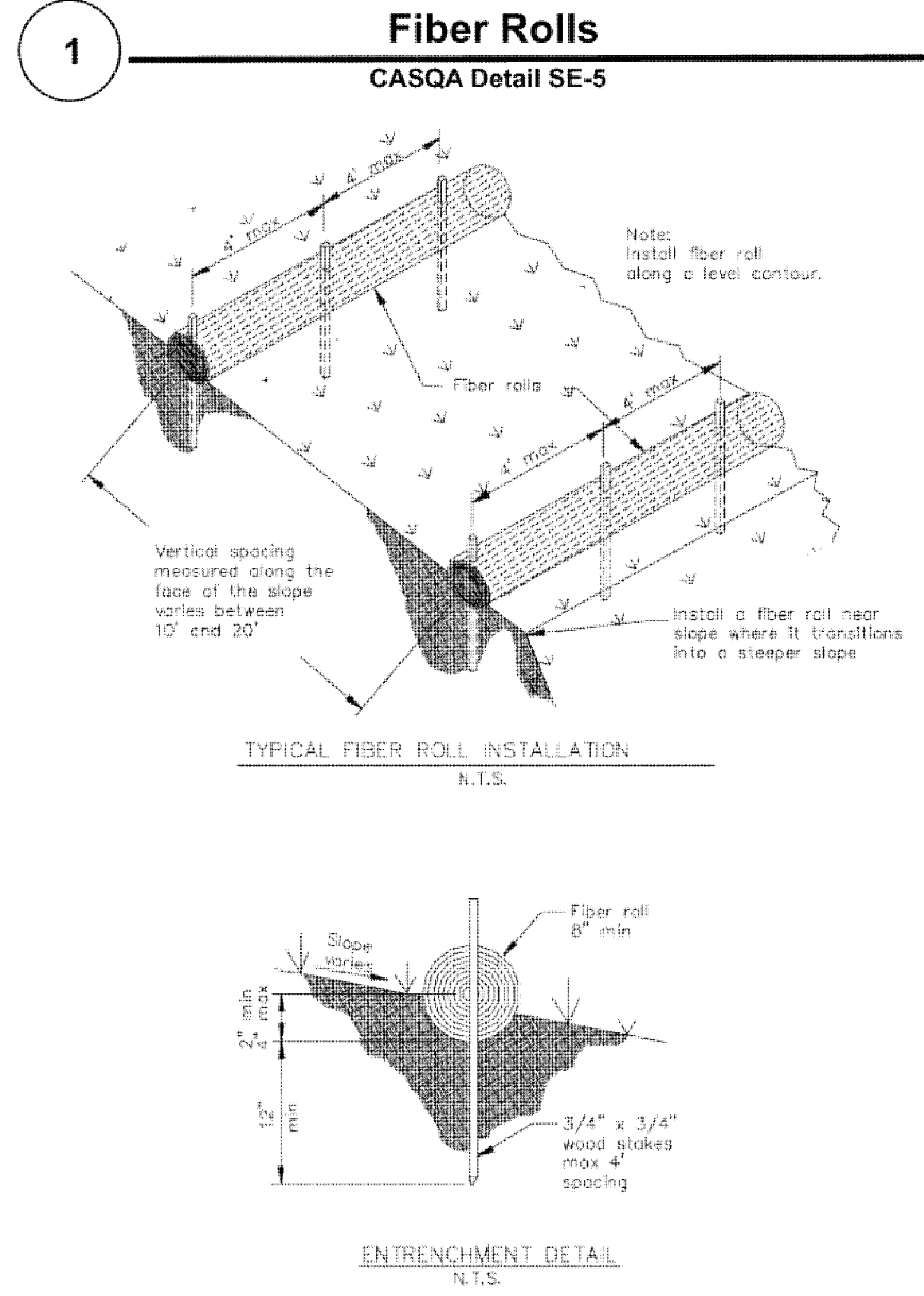
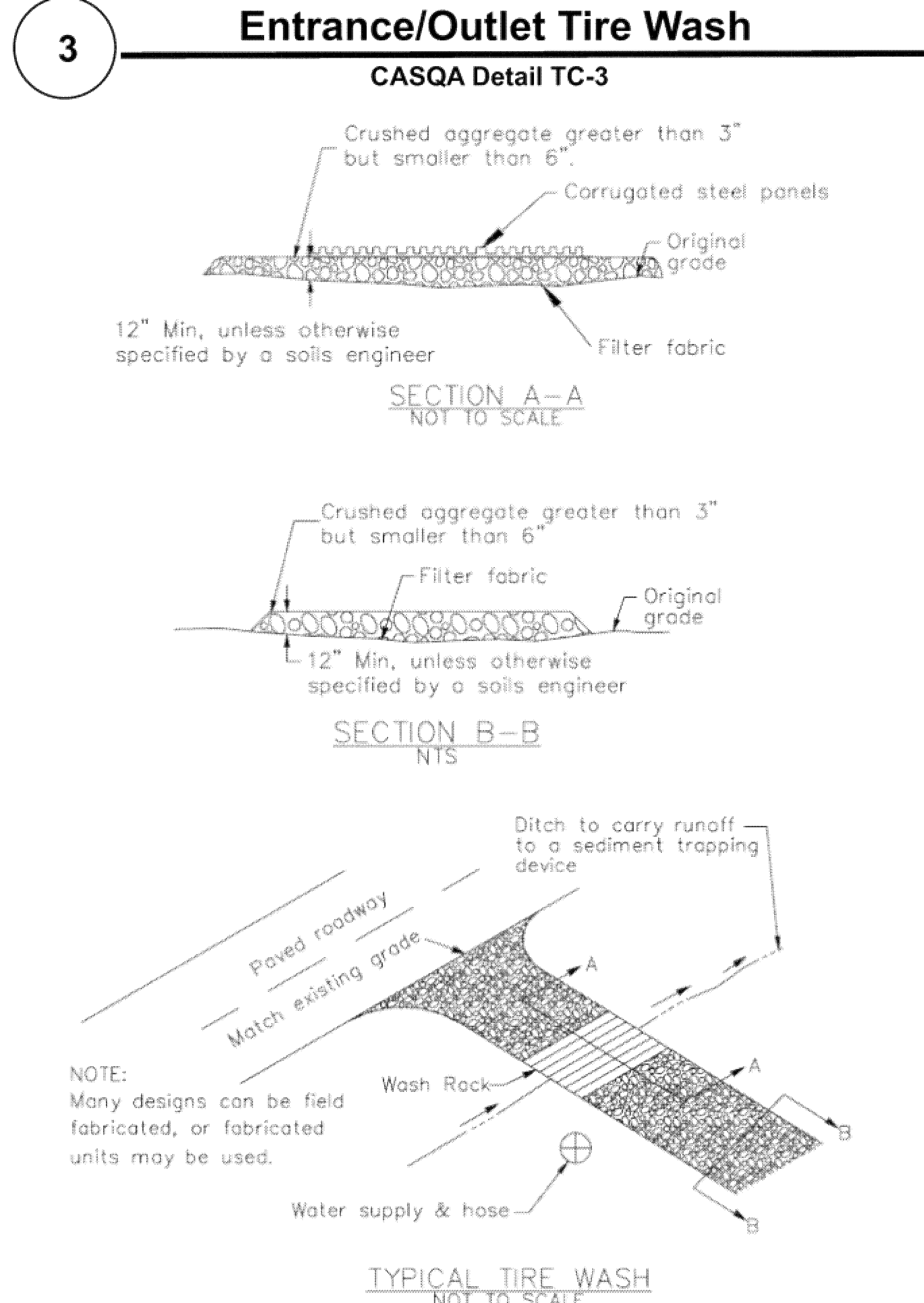
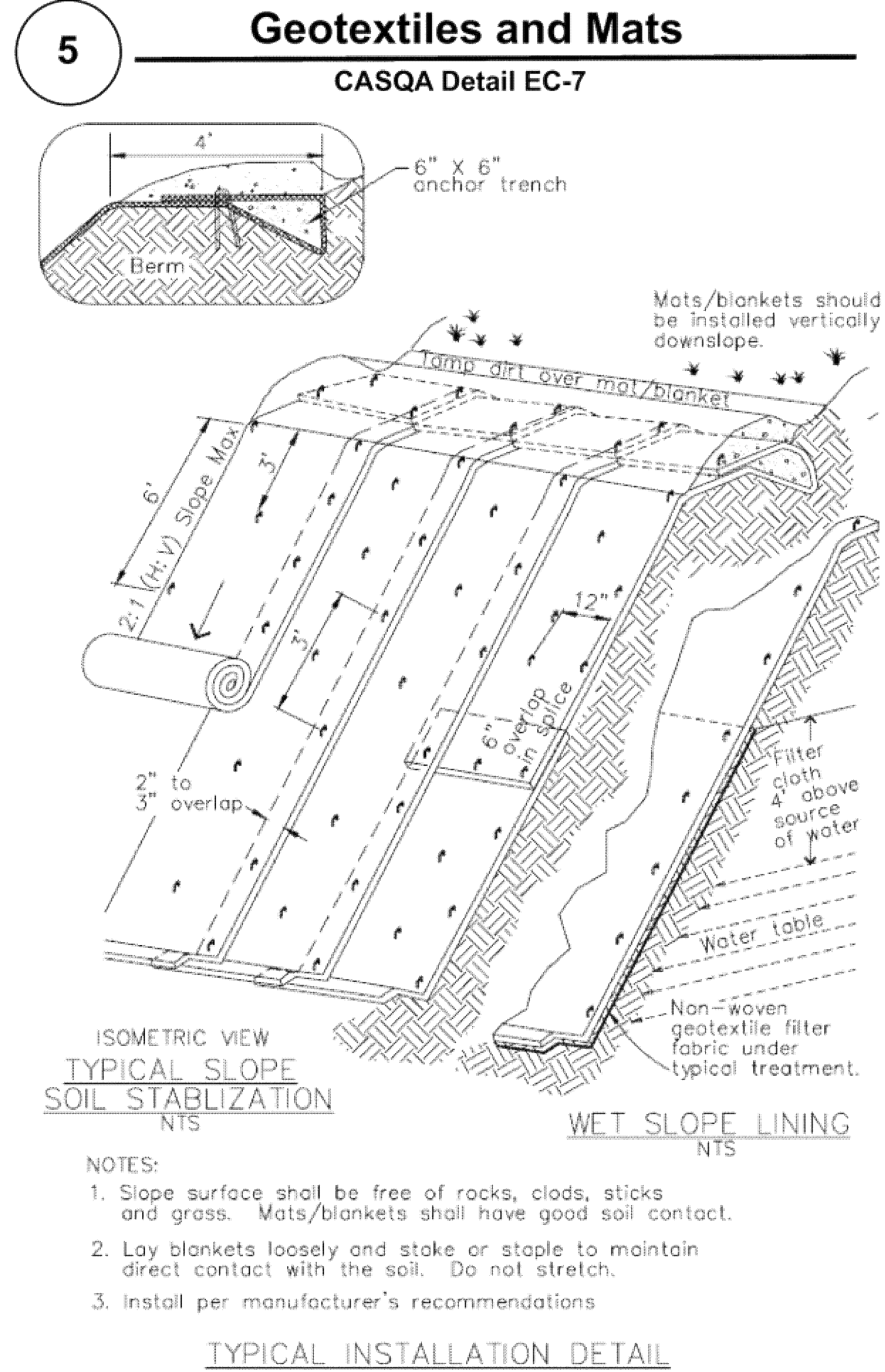
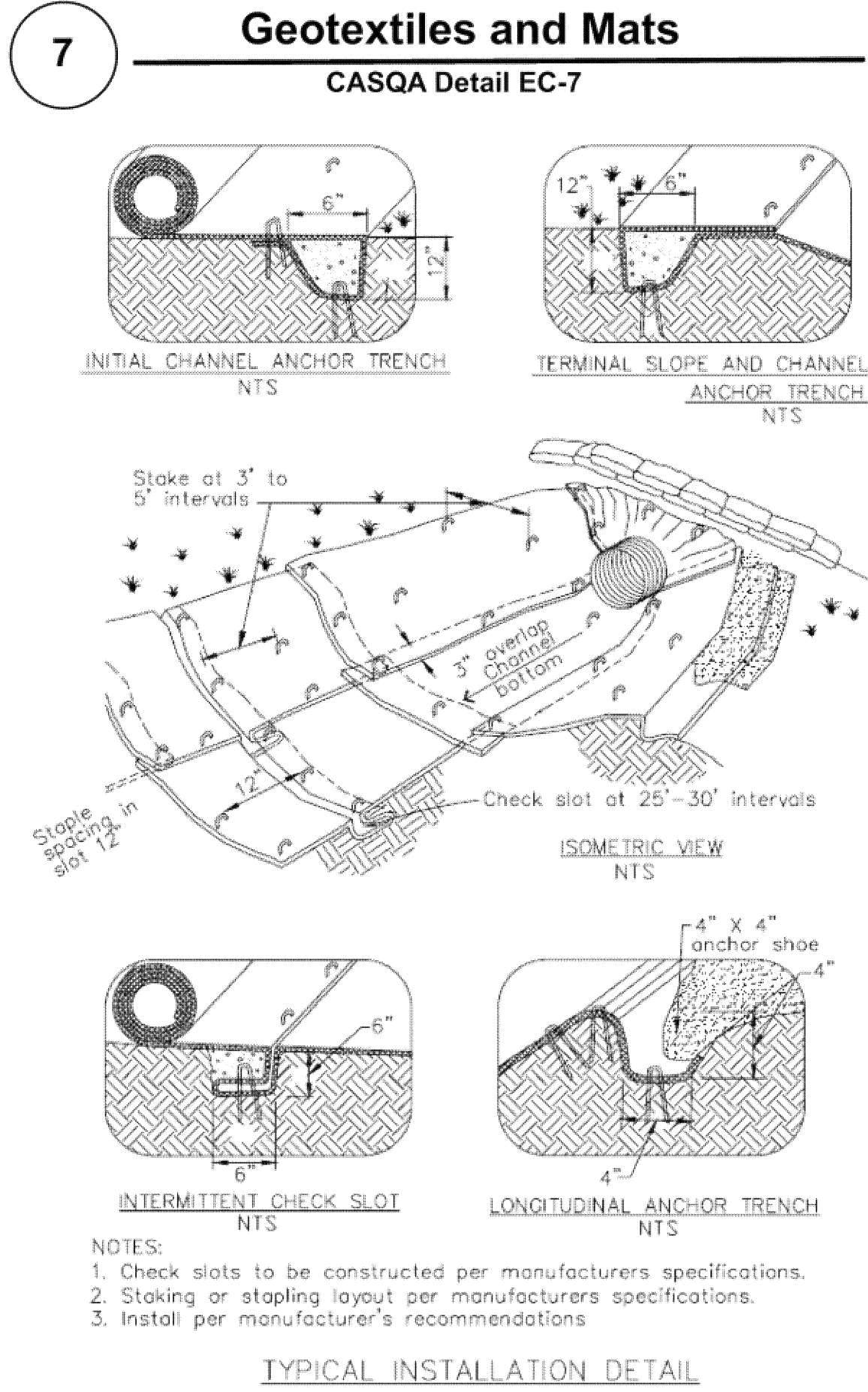
IMPROVEMENT PLANS

Project Information

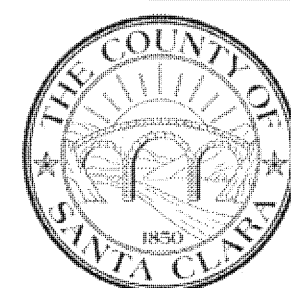
FOR THE  
HOME GRADING AND DRAINAGE  
ON THE LANDS OF SINAPI  
16968 BOHLMAN ROAD, LOS GATOS  
PARCEL B, AS SHOWN ON THAT CERTAIN PARCEL MAP  
FILED OCTOBER 3, 1978 IN BOOK 427 OF MAPS, AT PAGE 29  
SANTA CLARA COUNTY, CALIFORNIA  
A.P.N.: 517-30-013







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





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PROJECT NAME  
**SINAPI  
RESIDENCE**  
16968 BOHLMAN ROAD  
SARATOGA, CA 95070  
APN 517-30-013

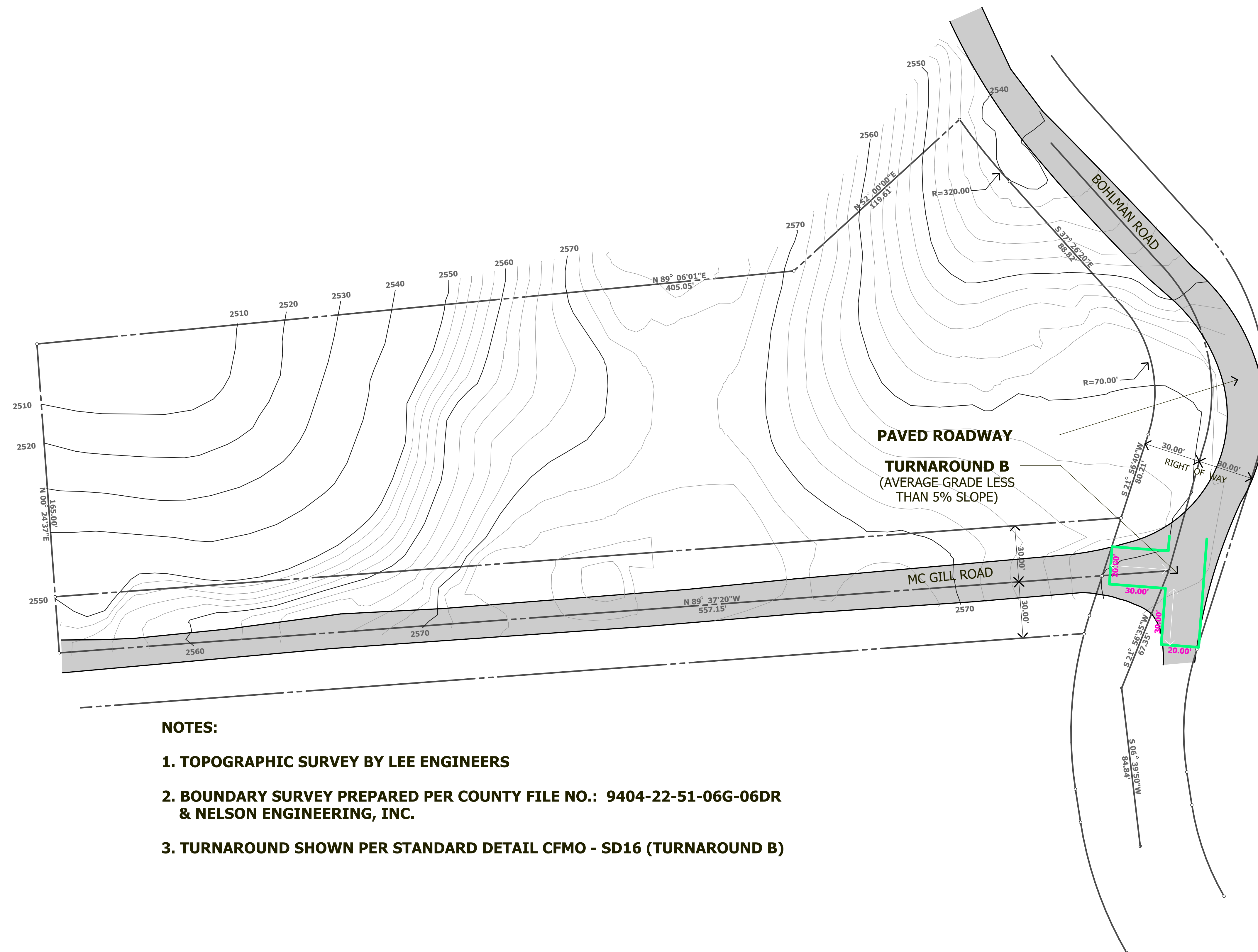
REVISIONS	



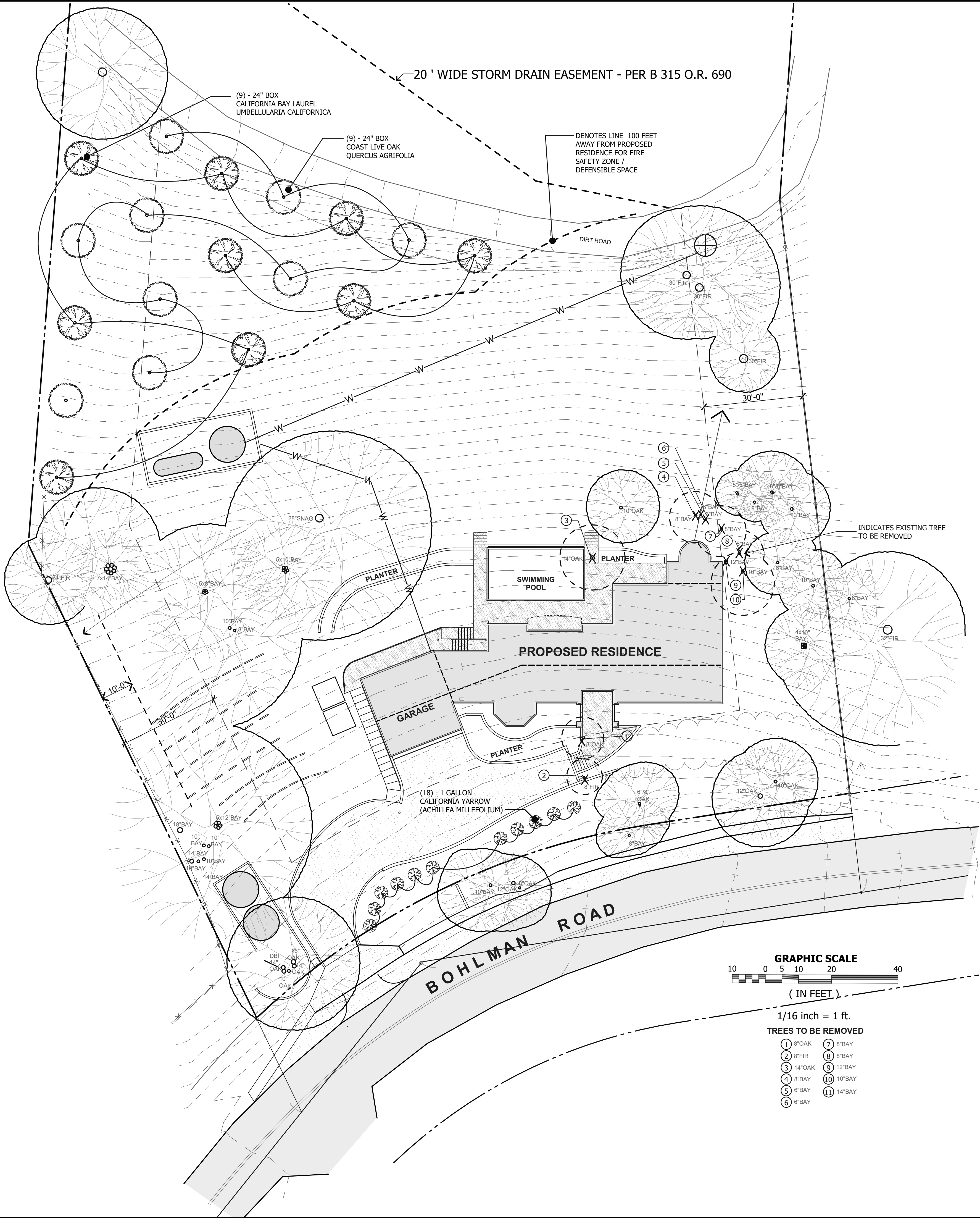
**TRACT MAP  
WITH PAVED  
ROADWAY**

DATE : 10/5/2022  
SCALE :  
DRAWN BY : TS  
CHECKED BY : TS  
ARCHITECT : TOM SLOAN  
PROJECT NO : 20695

SHEET NUMBER  
**FD-1**



- NOTES:**
1. TOPOGRAPHIC SURVEY BY LEE ENGINEERS
  2. BOUNDARY SURVEY PREPARED PER COUNTY FILE NO.: 9404-22-51-06G-06DR & NELSON ENGINEERING, INC.
  3. TURNAROUND SHOWN PER STANDARD DETAIL CFMO - SD16 (TURNAROUND B)





**METRO  
DESIGN  
GROUP**

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www.metroarchitects.com

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PROJECT NAME  
**SINAPI  
RESIDENCE**  
16968 BOHLMAN ROAD  
SARATOGA, CA 95070  
APN 517-30-013

REVISIONS	
(12-22-22) removal of site wall & steps	A



LANDSCAPE PLAN

DATE : 12/22/2022  
SCALE :  
DRAWN BY : TS  
CHECKED BY : TS  
ARCHITECT : TOM SLOAN  
PROJECT NO : 20695

SHEET NUMBER

**A-1.1**

# **Attachment D**

## **Height Exhibit**



# Height Point 1 Average Height

$$X = \frac{A1 + A2}{2} = 977$$

$$Y = \frac{B1 + B2}{2} = 983$$

$$Z = \frac{X + Y}{2} = 980$$

**Average Height:**

$$1,004 - 980 = 24$$

# Height Point 2 Average Height

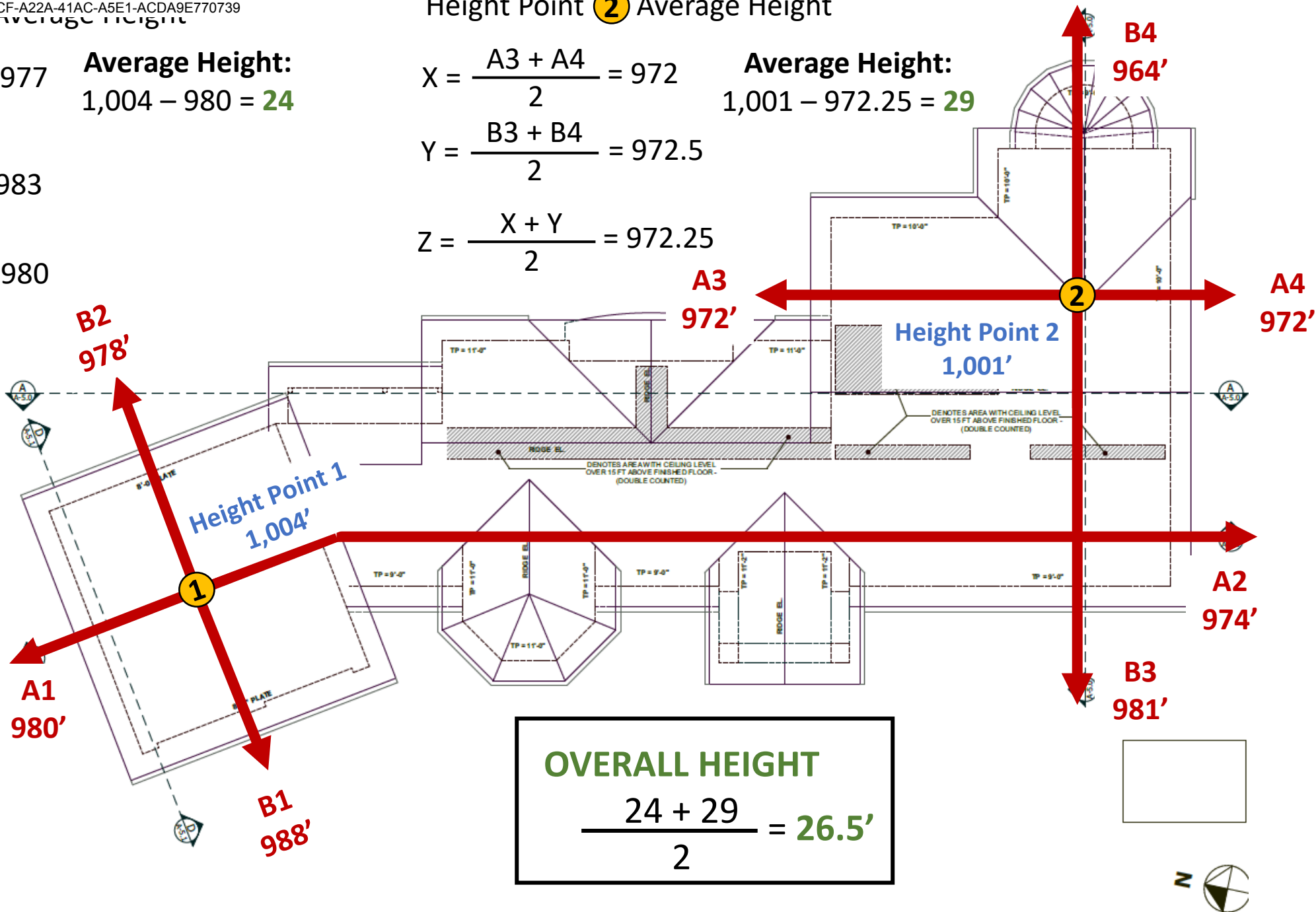
$$X = \frac{A3 + A4}{2} = 972$$

$$Y = \frac{B3 + B4}{2} = 972.5$$

$$Z = \frac{X + Y}{2} = 972.25$$

**Average Height:**

$$1,001 - 972.25 = 29$$



# **Attachment E**

## **Public Comment**

**From:** [REDACTED]  
**To:** [Wilk, Joanna](#)  
**Cc:** [REDACTED]  
**Subject:** [EXTERNAL] Fwd: Email to planer  
**Date:** Monday, December 26, 2022 1:14:58 PM

---

Joanna,

We have reviewed the plans for a new built at 16968 Bohlman Rd in Saratoga, APN 517-30-013 (File PLN21-098) and have only one concern with regards to the location of water tanks.

The water tanks will be very close to the road (14 feet) and highly visible. No other property on the hill has tanks this visible (or so close to the road). This neighborhood is characterized by lovely nature and the feeling of living in the wilderness. Adding enormous water tanks right this close by the road will be a huge eye sore. As such, we don't agree with granting the variance request for water tanks and propose sticking to the required 30'-0".

Regards,  
Sheryl Dai & Dejan Deklich

[REDACTED]