

County of Santa Clara

Department of Planning and Development

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STAFF REPORT Zoning Administration March 6, 2025 **Item No. 1**

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File: PLN23-046

Building Site Approval on Slopes Exceeding 30% and Grading Approval

Summary: Consider a request for a concurrent land use application for a Building Site Approval on Slopes exceeding 30% and Grading Approval to allow construction of a 1,513 sq. ft. single-family residence with a 49 sq. ft. covered porch, 742 sq. ft. deck, and a 441 sq. ft. detached garage, located on a portion of the lot with a slope of development area at approximately 37.7%. Associated improvements include a septic system, water tanks, wharf hydrant, and improvement of the existing dirt road to establish a driveway and fire truck turnaround. The project proposes removal of 27 trees within the development area, of which 26 are oak trees. Total grading quantities include 3,388 cubic yards of cut and 553 cubic yards of fill with a maximum vertical depth of 10 feet. The project is not a covered project under the Santa Clara Valley Habitat Plan.

Owner: Ronit Buller and Benjamin Buller

Applicant: MH Engineering Co. &
D&Z Design Associates, Inc.

Address: 15805 Uvas Road, Morgan Hill

APN: 756-12-026

Gen. Plan Designation: Hillsides

Zoning: HS-sr

Lot Size: 5.6 acres

HCP: Not a covered HCP project

Supervisory District: 1

RECOMMENDED ACTIONS

- A. Accept a Categorical Exemption, under Section 15303 Class3 (a) of the CEQA Guidelines, outlined in Attachment A; and
- B. Grant Building Site Approval on Slopes exceeding 30%, and Grading Approval pursuant to Conditions of Approval outlined in Attachment B.

ATTACHMENTS INCLUDED

Attachment A – CEQA Determination
Attachment B – Preliminary Conditions of Approval
Attachment C – Plans
Attachment D – Arborist Report

PROJECT DESCRIPTION

The project consists of a concurrent land use application for Building Site Approval on Slopes exceeding 30% and Grading Approval with the slope of the development area being approximately 37.7%. The proposed project includes construction of a 1,513 sq. ft. two-story single-family residence with a 49 sq. ft. covered porch, 742 sq. ft. deck, and a 441 sq. ft. detached garage. Additionally, the project includes improvements to the existing dirt road to establish a driveway along with a fire truck turnaround, as well as the installation of a septic system, water tanks, and wharf hydrant. The maximum height of the proposed two-story residence is 34'-3", where the Zoning Ordinance allows a maximum height of 35 feet. The proposed single-family residence would be approximately 175 feet from the front property line, 221 feet from the rear property line, and 148 feet and 287 feet from the side property lines (refer to **Attachment C**). Grading quantities to establish the proposed development include 3,388 cubic yards of cut and 553 cubic yards of fill with a maximum vertical depth of 10 feet. Retaining walls, with a maximum height of 10 feet, are proposed along the upslope portion of the driveway to provide support and minimize grading to establish access to the proposed development.

The front property line is bounded by Uvas Road, which is a County maintained road, and is designated as a scenic road. Per Zoning Ordinance Chapter 3.30, any structure located within 100 feet of the right-of-way of a designated scenic road is subject to design review. However, the proposed development is situated more than 100 feet from the right-of-way of Uvas Road, therefore, the proposed development does not trigger a Design Review application.

Access to the site will be provided via a driveway taken from existing access road off Uvas Road passing through the northern neighboring parcel (APN: 756-12-031) under an existing access easement and leading to the subject property (refer to Parcel Map for Lake Estates, recorded in book 260, page 21). The proposed single-family residence will be served by an on-site wastewater treatment system, and water will be provided by an existing on-site well.

The subject property is located within the State-designated Oak Woodland (FRAP), as indicated by the County GIS system. The project proposes to remove 27 trees, of which 26 are oak trees to establish the building pads, driveway and fire truck turnaround. Per the Arborist report prepared by David Hamilton (Certified Arborist #WE-8858A, Lic# 916423), removal of these trees will result in the removal of approximately 21,040 square feet (0.48 acres), or 9.8%, of the oak tree canopy cover. Since the total area to be removed is less than half an acre and represents less than 10% of the oak canopy within the project site's oak woodland, the proposed tree removal is not considered a significant impact on the oak woodland (refer to **Attachment D** and the [Santa Clara County Planning Office Guide to Evaluating Oak Woodland Impacts](#)). However, per the Santa Clara County [Guidelines for Tree Protection and Preservation for Land Use Applications](#), tree removal must be mitigated with tree replacements based on the size of the trees being removed. In accordance with the Guidelines, the required replacements consist of 66 24-inch boxes California

native trees. Nevertheless, per the Arborist report, prepared by David Hamilton (Certified Arborist #WE-8858A, Lic# 916423), the property consists of dense oak woodlands combined with steep slopes, which limit the available space for planting and survivorship of the required 66 replacement trees. Therefore, based on the arborist's recommendation, the number of replacement trees is reduced by 50%, resulting in the planting of 33 replacement trees. In line with the mitigation requirements outlined in the *Santa Clara County Planning Office Guide to Evaluating Oak Woodland Impacts*, oak trees must be replaced with oak. Therefore, as shown on the submitted Site Plan (Sheet C3), 33 oak trees, including 11 Coast Live Oaks (*Quercus agrifolia*), 11 Valley Oaks (*Quercus lobata*), and 11 Black Oaks (*Quercus velutina*), are proposed by the applicant to provide replacement trees (refer to **Attachment C**, note on page C3).

Setting/Location Information

The 5.6-acre parcel is currently vacant and located off Uvas Road, a County designated scenic road, within unincorporated Morgan Hill. To the east of the property, across Uvas Road, lies the northern end of Uvas Reservoir. The surrounding properties to the north, west, and south are primarily low-density single-family residences on lots of similar size. Most of these homes, ranging from 1,200 to 5,000 square feet, are located on similarly sloped lots. The entire lot is densely covered by mature trees. The lot features a steep slope, with an average slope of 40-49.9%, ascending from the front to the rear property line. The increase in elevation from the Uvas Road to the development site is about 95 feet in height.

The site is in the Santa Clara Valley Habitat Plan Area and the Private Development Area is designated Area 2: rural development greater than or equal to 2 acres covered. The size of the permanently disturbed area is 0.67 acres which is less than 2 acres, and according to GIS mapping, no Habitat Plan covered plant/wildlife species or sensitive land covers (serpentine, riparian, stream, pond, or wetland) are identified on the property. Therefore, the project is not covered under the Santa Clara Valley Habitat Plan.

REASONS FOR RECOMMENDATIONS

A. Environmental Review and Determination (CEQA)

The project has been reviewed in accordance with the California Environmental Quality Act (CEQA). The proposed project qualifies for a Class 3 Categorical Exemption under Section 15303 (a) for construction of one single-family residence and associated improvements (refer to **Attachment A**).

The project will not create any significant aesthetic impacts to the scenic road, as the front portion of the parcel along Uvas Road is characterized by a steep slope and a dense canopy of mature trees. The increase in elevation from the Uvas Road to the development site is about 95 feet in height. The lot's topography, combined with the existing and required landscaping, along with other design measures specified in the conditions of approval (including Light Reflectivity Value or LRV), will contribute to mitigate any potential aesthetic impacts. The project minimizes grading, impacts to the natural terrain and mitigates tree removal through planting of replacement trees. Additionally, there are no watercourses, special status species or habitat mapped on the site. As such, the project will not create any significant environmental impacts, and it qualifies for a Class 3, Section 15303 (a) new

single-family residence Exemption from CEQA. Subsequently, an Initial Study and further analysis under CEQA is not required.

B. Project/Proposal

- 1. General Plan:** The project is a single-family residence with associated improvements. The General Plan land use designation for the subject parcel is Hillside and allows for single-family residential use pursuant to General Plan policy R-LU 18.
- 2. Approval Building Site:** The subject property is not an Approved Building Site, as it is not a numbered lot on a numbered Tract Map or a whole Parcel on a Parcel Map from a legal subdivision. Additionally, the Building Site Approval issued on May 13, 1993 was expired as the building and grading permit was not issued within two years of the approval. 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 37.7%. A full analysis of site approval can be found in Subsection C of this staff report.
- 3. Zoning Standards:** The parcel is zoned Hillside with Scenic Roads combining district overlay (HS-sr). Zoning Ordinance Section 2.20.030 specifies the required development standards for HS Zoning District, as summarized below. The proposed project meets the required development standards for single-family residences.

Front Setback:	30-feet
Side Setback:	30-feet
Rear Setback:	30-feet
Height:	35-feet
Stories:	3-stories

Zoning Ordinance Chapter 3.30 outlines the regulations for Scenic Road Combining District (-sr) which requires that any structure that is located within 100 feet of the right-of-way of a designated scenic road shall be subject to Design Review. The front line of the subject property is along Uvas Road, a County designated scenic road; however, the proposed development is situated more than 100 feet from the right-of-way of Uvas Road; therefore, the project is not subject to Design Review.

C. Building Site Approval on Slope 30% or Greater

Pursuant to Ordinance Code Section C12-350, the County discourages development on slopes of 30% or more due to the additional site constraints and challenges typically occurring in such hillside environments, including but not limited to steep terrain, geologic and seismic hazards, difficulties in designing and constructing safe and sustainable onsite wastewater systems, meeting access standards for regular and emergency vehicles, potentially significant tree removal, and the need for significant grading, terrain alteration, and retaining walls. Consequently, Building Site Approval on slopes 30% or more shall only be granted where the parcel has no feasible alternative location for development on slopes less than 30%, 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;

The proposed project has been reviewed by all applicable County agencies, including Land Development Engineering, Department of Environmental Health, Fire Marshal's Office, Geology, and Planning Division as well as CALFIRE. All County Divisions and CALFIRE have determined that the submitted final plans and documents meet the necessary requirements and conform to all applicable development standards. This includes access to the residence via a driveway from an existing access road off Uvas Road along with a fire truck turnaround, which meet the requirements of both the County Fire Marshal and CALFIRE. Additionally, the project includes an on-site wastewater treatment system (OWTS) that meets the Department of Environmental Health's standards and provides water supply for both domestic use and fire suppression in accordance with all relevant standards. The designs of all improvements are also subject to review by the County Geologist to ensure that the project meets County and State requirements. The proposed developments also meet the required development standards for construction of a single-family residence. Single-family residences are permitted uses within the Hillsides (HS) zoning district. As proposed, the single-family residence complies with the HS zoning regulations, including required setbacks and height requirements.

Additionally, all agencies have conditioned the project to conform to the County General Plan and Ordinance Code, demonstrating the maximum health and safety protection and ensuring that the project would not result in unsafe or unsustainable conditions. For example, proposed conditions of approval No. 40 ensures the project will comply with building and defensible space requirements for residences in the wildland urban interface (WUI) and fire hazard severity areas. 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 includes a new single-family residence, with limited grading that conforms to the natural terrain. The proposed development is located in the most appropriate location on the property, as it is situated on the flattest portion of the site. The overall average slope of the parcel ranges from 40% to 49%, while the average slope of the building site (including the leach field) is 37.7%. This allows for a minimal amount of grading to establish the building pads, driveway, and fire truck turnaround. Additionally, the project proposes retaining wall along the upslope side of the driveway to establish access to the development site and reduce grading. The residence location is not in a visually prominent area. The house location sits behind a large number of mature trees and a steep slope from Uvas Road which largely obscure the visibility of the proposed development. The project also proposes preserving existing vegetation to utilize it for screening from the valley floor, the scenic road, and neighboring residences. Additionally, the project proposes to plant 33 oak trees to reduce the visibility of the structures and retaining walls. As such, the proposed residence and associated improvements are designed to be compatible with the natural environment, and this finding can be made. Moreover, the project proposes muted paint colors with LRV less than 45, which further contribute toward blending the development with the natural environment.

As mentioned in Finding C1, all applicable County agencies reviewed and conditionally approved the proposed project. Therefore, the project integrates design solutions to all site or development constraints satisfying the requirements and standards for all reviewing and responsible agencies, and this finding can be made.

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

Based on the county GIS analysis, the slope of the entire parcel ranges from 40% to 49.9%. However, the average slope of the development area is 37.7%, as it includes a 25-foot buffer around the development area which is flatter compared to the rest of the parcel. Due to the existing steep terrain, the project cannot be located elsewhere on the property in areas with slopes less than 30%. As the applicant has located the proposed residence on the flattest portion of the property, additional alternative site locations were not required to be analyzed, 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.

Proposed grading for the project has been minimized by improving the existing dirt road up to the point to meet CALFIRE and County fire code requirements for fire access, and by siting the residence and fire truck turnaround on the flattest portion of

the site, parallel to the existing contours. A retaining wall is proposed along the upslope portion of the driveway and further reduce grading. Additionally, the proposed grading is designed to conform to the natural terrain and existing topography, ensuring that it will not create a significant visual scar.

The proposed development is located behind the dense canopy of mature trees and a steep slope from Uvas Road, which largely obscures the visibility of the proposed development. The dense canopy of surrounding trees is proposed to be preserved, providing ample screening for the new development. In harmony with the existing natural landscape, and to fulfill the replacement tree requirements, the project includes planting of 33 oak trees, primarily along the driveway and near the proposed structures, to further reduce the visibility of the buildings and retaining walls. Furthermore, all exterior components, including the facade, trim, roof materials, and hardscaping, have been selected to have earth tone colors blending with the natural setting as is encouraged by the Guidelines for Architecture and Site Approval. The project does not propose any signage or outdoor lighting.

Due to the location of the proposed development, 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. Therefore, this finding can be made.

D. ASA Findings:

Pursuant to §5.40.010, 5.40.020, and 5.40.030 of the County Zoning Ordinance, the Zoning Administrator may grant an Architecture & Site Approval for Building Site Approval on Slopes exceeding 30%, contingent upon specific findings. In the following discussion, the scope of review findings are listed in **bold**, and an explanation of how the project meets the required standard is in plain text below.

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

Access to the property will be provided via a driveway from an existing access road off Uvas Road along with a fire truck turnaround, which meet the requirements of both the County Fire Marshal and CALFIRE. On-site circulation has been reviewed by the CALFIRE, Fire Marshal, and Land Development Engineering staff, and they found that circulation is adequate. The project proposes a 441 sq. ft. detached garage providing two off-street parking spaces for the single-family residence, in conformance with the County parking requirements. For these reasons, this finding can be made.

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

The proposed single-family residence will not be detrimental to the character of the surrounding neighborhood, as the surrounding properties are primarily low-density

single-family residences on lots of similar size. Most of these homes, ranging from 1,200 to 5,000 square feet, are located on similarly sloped lots.

Single-family residences are permitted uses within the Hillside (HS) zoning district. The proposed residence meets the required development standards for construction of a single-family residence. The maximum height of the proposed two-story residence is 34'-3", where the Zoning Ordinance allows a maximum height of 35 feet. The proposed single-family residence would be approximately 175 feet from the front property line, 221 feet from the rear property line, and 148 feet and 287 feet from the side property lines where the Zoning Ordinance requires 30 feet from all property lines. Therefore, the proposed project will not be detrimental to the surrounding area or zoning district. For these reasons, this finding can be made.

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

The entire lot is densely covered by mature trees. The project proposes to remove 27 trees to establish the proposed developments. In harmony with the existing natural landscape, and to fulfill the replacement tree requirements, the project includes planting of 33 oak trees, primarily along the driveway and near the proposed structures, including 11 Coast Live Oaks (*Quercus agrifolia*), 11 Valley Oaks (*Quercus lobata*), and 11 Black Oaks (*Quercus velutina*). As such, the proposed project will not alter the visual perspective of the property as seen from the public right-of-way or surrounding neighborhood. Therefore, the project will not be detrimental to the character of the surrounding neighborhood or zoning district, and this finding can be made.

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

The project has been reviewed in accordance with the California Environmental Quality Act (CEQA), and it was concluded that the proposed development would not result in any significant environmental impacts as it relates to aesthetic impacts to the scenic road, parking, traffic, construction noise, and air quality.

The project has been reviewed with respect to all applicable regulations relating to public health, safety, and environmental effects of the proposed development by County subject matter experts, including Land Development Engineering, the Department of Environmental Health, and the Fire Marshal. All subject matter experts have recommended approval of the project with Conditions and determined that the project will not result in significant, unmitigated adverse public health, safety, or environmental effects. Additionally, there are no watercourses, special status species or habitat mapped on the site. As such, with the conditions of approval, the project would not result in any significant environmental impacts, and this finding can be made.

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

The project site does not contain any creeks or streams and is not located within a 100-year flood zone. The project has been reviewed by Land Development Engineering (LDE) staff with respect to all applicable regulations relating to drainage and flood control. LDE staff has conditioned the project to ensure adequate storm drainage will exist for the proposed project. As such, this finding can be made.

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

The Fire Marshal's Office has reviewed and conditioned the project to ensure the site continues to provide adequate fire protection measures. Conditions of Approval No. 34 through 41 (Attachment B) have been included to ensure compliance with County regulations relating to fire protection. For these reasons, this finding can be made.

7. No significant increase in noise levels;

The project is not anticipated to cause any significant increase in noise levels in the surrounding neighborhoods. As it includes the construction of a 1,513 sq. ft. single-family residence that is approximately 175 feet from the front property line, 221 feet from the rear property line, and 148 feet and 287 feet from the side property lines. The project site is densely covered by mature trees which create an appropriate buffer between the proposed residence and neighboring properties. Construction work associated with the project will generate some level of noise, however, this will be temporary in nature and Department of Environmental Health (DEH) has conditioned the project to require that construction activities conform with the Santa Clara County Noise Ordinance, and has prohibited the construction activities between the hours of 7:00 PM and 7:00 AM on weekdays and Saturdays, or at any time on Sundays. As such the project will not result in an increase in noise levels, and this finding can be made.

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

The subject property is zoned Hillside with Scenic Roads combining district overlay (HS-sr). Single-family residences are permitted uses within the Hillside (HS) zoning district. Zoning Ordinance Section 2.20.030 specifies the required development standards for HS Zoning District, which requires 30 feet setbacks from all property lines and limits the maximum height to 35 feet. The proposed project meets the required development standards for single-family residences within HS zone. Additionally, the project proposes a 441 sq. ft. detached garage providing two off-street parking spaces for the single-family residence, in conformance with the Zoning Ordinance parking requirements.

As noted previously, Zoning Ordinance Chapter 3.30 outlines the regulations for Scenic Road Combining District (-sr) which requires that any structure that is located within 100 feet of the right-of-way of a designated scenic road shall be subject to Design Review. The front line of the subject property is along Uvas Road, a County designated scenic road; however, the proposed development is situated more than 100 feet from the right-of-way of Uvas Road; therefore, the project is not subject to Design Review. For the reasons stated above, this finding can be made.

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

The General Plan land use designation for the subject parcel is Hillsides and allows for single-family residential use pursuant to General Plan policy R-LU 18. Additionally, as discussed in Finding E-6 the proposed grading is in conformance with specific findings and policies identified in the County General Plan, including R-GD 22, R-GD 25 and 26, which requires that “*grading shall be kept to a minimal to establish a primary use and avoidance of unnecessary grading*”, “*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.

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

The project proposes the construction of a 1,513 sq. ft. single-family residence along with its associated improvements. The surrounding properties are primarily low-density single-family residences on lots of similar size. The maximum height of the proposed residence is 34’-3”, which is below the maximum allowed height of 35 feet for single-family residences in HS zone. Furthermore, all exterior components, including the facade, trim, roof materials, and hardscaping, have been selected to have earth tone colors blending with the natural setting as is encouraged by the *Guidelines for Architecture and Site Approval*. The project does not propose any signage or outdoor lighting.

The proposed development is located behind the dense canopy of mature trees and the existing and proposed replacement trees will provide an appropriate buffer between the proposed residence and neighboring properties. The proposed project will not permanently affect the level of noise; however, the project is conditioned to adhere to the County Noise Ordinance during the construction.

Given the scale and characteristics of the proposed project, no impacts to the character of the neighborhood would occur, and the project design conforms with the architectural design, site design, landscape design, colors and materials design

guidelines prescribed by the “*Guidelines for Architecture and Site Approval*” and this finding can be made.

E. Grading Findings

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

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

The proposed grading for the project includes 3,388 cubic yards of cut and 553 cubic yards of fill, with a maximum vertical depth of 10 feet. Specifically, the establishment of the building pads requires 515 cubic yards of cut and 548 cubic yards of fill. The construction of the driveway, along with a fire truck turnaround, requires 2,873 cubic yards of cut with a maximum depth of 10 feet, and 5 cubic yards of fill with a maximum depth of 4 feet. The project proposes to improve the existing dirt road to construct a code compliant driveway with a fire truck turnaround. The fire truck turnaround is situated on the flattest portion of the property, and the residence is placed near this flat area at the same level to minimize grading. Given the overall steep slope of the parcel, ranging from 40% to 49.9%, no alternative locations for the structures or driveway are feasible to further reduce grading. Additionally, the project includes a retaining wall along the upslope side of the driveway and further minimize grading.

The proposed grading avoids sharp angles and blend in the proposed contours with the natural hillside to the maximum extent possible. The proposed grading is necessary and appropriate to establish the proposed single-family residential use and its associated improvements, which are 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 grading will not endanger public or private property. The grading is minimized to maintain a single-family residential use on the property that will provide a safe and stable foundation for the residence and its associated improvements. The proposed project will not create any export to public or private property and all export will be deposited at an approved site. No watercourses are located on the subject site. Land Development Engineering has specific erosion control standards to be implemented as part of the driveway and grading design. Additionally, Condition of Approval No.21 requires that the final grading plans will ensure that grading around the building pads and driveway will not result in slope instability or erosion. As such, this finding can be made.

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

The proposed grading has been designed to contour and blend with the natural topography to the maximum extent possible. The proposed building pad and driveway are situated on the most suitable and flattest portion of the lot. The grading will not impose any significant impacts on the natural landscape. The majority of the onsite landscape will be preserved except 27 trees on or adjacent to the building pad or driveways, including 26 oak trees and one madrone tree. Per the Arborist report prepared by David Hamilton (Certified Arborist #WE-8858A, Lic# 916423), removal of these trees will result in the removal of approximately 21,040 square feet (0.48 acres), or 9.8%, of the oak tree canopy cover. Since the total area to be removed is less than half an acre and represents less than 10% of the oak canopy within the project site's oak woodland, the proposed tree removal is not considered a significant impact on the oak woodland. Additionally, the project proposes planting of 33 replacement trees to mitigate the proposed tree removal. In line with the mitigation requirements outlined in the *Santa Clara County Planning Office Guide to Evaluating Oak Woodland Impacts*, these replacements are oak trees, including 11 Coast Live Oaks (*Quercus agrifolia*), 11 Valley Oaks (*Quercus lobata*), and 11 Black Oaks (*Quercus velutina*). As such, the proposed tree removal will not create any significant impacts to the natural landscape.

There are no creeks or other watercourses on the property. The proposed development is located approximately 450 feet from the Uvas-Carnadero Creek top of bank. Therefore, there are no known biologic or aquatic impacts from this project.

Land Development Engineering has specific erosion control standards to be implemented as part of the driveway and grading design which will minimize erosion impacts. Condition of approval No.21 addresses erosion control, which require conformance with the County's Standard Best Management Practice Plan (BMP). Implementation of standard construction BMPs would prevent on- or off-site erosion. As such, 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 associated with establishment of the building pads and driveway along with fire truck turnaround. To minimize grading, the project proposes to improve the existing dirt road in accordance with the requirements of the County Fire Marshal's Office and CALFIRE to establish a code compliant driveway and fire truck turnaround. The fire truck turnaround is situated on the flattest portion of the property, and the residence is placed near this flat area at the same level to minimize

grading. Given the overall steep slope of the parcel, ranging from 40% to 49.9%, no alternative locations for the structures or driveway would significantly reduce grading. Additionally, the chosen site requires minimal vegetation removal, whereas other potential sites on the property would necessitate the removal of more trees and shrubs to create a building pad and driveway. Taking into consideration existing steep terrain and vegetation on site, the subject site is the 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, as mitigated and conditioned. The residence and the driveway are designed and situated parallel to the existing contours. Both existing and proposed trees immediately surround the footprint of the proposed single-family residence, garage, and the retaining walls, which will decrease visibility of the proposed graded area. Furthermore, the proposed grading avoids sharp angles and blend in the proposed contours with the natural hillside to the maximum extent possible. As such, this finding can be made.

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

The proposed grading is in conformance with specific findings and policies identified in the County General Plan. The project utilizes the flattest area of the property to establish the residence and driveway, which are designed and situated parallel to the existing contours. This 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 signifycant visual scar or impact to the environment,*” and discourages “*excessive, non-essential grading*”. Additionally, as the project proposes the minimal grading necessary to establish a single-family residence and its associated improvements, and there are no alternative building sites that would result in a reduction of grading quantities, the proposed grading conform with the General Plan Policy R-GD 22 which requires that “*grading shall be kept to a minimal to establish a primary use and avoidance of unnecessary grading*”. Lastly, the proposed single-family residence is an allowable use on properties with a Hillside General Plan Designation pursuant to policy R-LU 18. 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 substantial conformance with the adopted “*Guidelines for Grading and Hillside Development,*” in particular, the specific guidelines for siting, road design, building form, and design. The proposed project utilizes the flattest area

of the property to establish the proposed development in keeping with Guideline 1 which states: *“proposed development in areas with level lands or gentler slopes, adjacent to existing infrastructure, minimizing the need for grading and longer driveways into hiside areas”*. The residence and driveway are designed and situated parallel to the existing contours which is in keeping with Guideline 10; *“Buildings proposed to be located in areas with steeper slopes should incorporate a linear design with and be oriented parallel to the hillside”*. The project also proposes to improve the existing dirt road to establish a code compliant driveway in keeping with Guideline 5 which states: *“where feasible, use existing access roads and driveways, instead of creating new and multiple roadways”*. The project proposes retaining wall instead of engineered slopes to comply with Guideline 9 which encourages utilizing retaining walls instead of engineered slopes.

Furthermore, 33 oak trees are proposed along the driveway and surrounding the proposed structures, to reduce the potential visual impacts of the proposed development. Therefore, the proposed project is designed to minimize grading and reduce visual impacts of the hillside development and is in keeping with the *Guidelines for Grading and Hillside Development*. As such, this finding can be made.

In conclusion, based on the analysis of facts described in the body of this report, staff recommends that the Zoning Administration Hearing Officer **grant** the concurrent land use entitlements for a Building Site Approval on Slopes Exceeding 30% and Grading Approval. As noted throughout the Staff Report, the proposed project meets all applicable development standards for a single-family residence and its associated improvements and satisfies all the findings for the Building Site Approval on Slopes Exceeding 30% and Grading Approval. Staff further recommends that the Zoning Administration Hearing Officer accept staff’s determination that the proposed project is categorically exempt from CEQA review under Section 15303 Class 3 (a) of the CEQA Guidelines.

BACKGROUND

On March 20, 2023, the applicant submitted a Building Site Approval on Slopes Exceeding 30% and Grading Approval to allow construction of a 1,513 sq. ft. single-family residence with a 49 sq. ft. covered porch, 742 sq. ft. deck, and a 441 sq. ft. detached garage located on a portion of the parcel with a slope of development area at approximately 37.7%. The initial incomplete letter was issued on April 19, 2023, outlining issues with the completeness of the site plan, wastewater treatment system, driveway improvement, and geology concerns.

The applicant resubmitted on several occasions. On January 6, 2025, the applicant made the final resubmittal, and the project was subsequently deemed complete for processing on February 5, 2025. On February 21, 2025, a public notice was mailed to all property owners within a 300 radius and was also published in the Post Records on February 24, 2025¹. As of writing this report, no public comments have been received regarding this application.

¹ San Jose Post Record; <https://www.postrecord.news/home.cfm?ref=legalnotices&disp=1> – Legal Notices February 24, 2025; <https://www.postrecord.news/LegalNotices/SJR-2025-02-24.pdf>.

STAFF REPORT REVIEW

Prepared by: Parya Seif, Associate Planner

Parya Seif

Reviewed by: Joanna Wilk, Principal Planner

JW

Attachment A

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

STATEMENT OF EXEMPTION

from the California Environmental Quality Act (CEQA)

FILE NUMBER	APN(S)	DATE
PLN23-046	756-12-026	2/20/2025
PROJECT NAME	APPLICATION TYPE	
Buller's Residence	Building Site Approval on Slopes exceeding 30% , and Grading Approval	
OWNER	APPLICANT	
Ronit Buller and Benyamin Buller	MH Engineering Co. & Scott Zazueta (D&Z Design Associates, Inc.)	
PROJECT LOCATION		
15805 Uvas Road, Morgan Hill, CA 95037		
PROJECT DESCRIPTION		
<p>Building Site Approval on Slopes Exceeding 30% and Grading Approval to allow construction of a 1,513 sq. ft. single-family residence with a 49 sq. ft. covered porch, 742 sq. ft. deck, and a 441 sq. ft. detached garage, located on a portion of the lot with a slope of development area at approximately 37.7%. Associated improvements include a septic system, water tanks, wharf hydrant, and improvement of the existing dirt road to establish a driveway and fire truck turnaround. The project proposes removal of 27 trees within the development area, of which 26 are oak trees. Total grading quantities include 3,388 cubic yards of cut and 553 cubic yards of fill with a maximum vertical depth of 10 feet.</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>		
CEQA (GUIDELINES) EXEMPTION SECTION		
Section 15303, Class 3(a) - new single-family residence		
COMMENTS		
<p>The subject parcel features a steep slope, ascending from east to west; the average slope of the entire lot is between 40 to 49 %. The project proposes 3,388 cubic yards of cut and 553 cubic yards of fill which are necessary to establish the proposed single-family residents and its associated improvements including driveway and turnaround.</p> <p>Although the subject parcel is located along Uvas Road which is a County designated scenic road, the proposed development is located approximately 75 sq. ft. beyond the 100-foot setback from the edge of the road, thereby not creating significant adverse visual impact to the scenic resource. Additionally, the front portion of the parcel along Uvas Road features a steep slope and is densely covered with mature trees, which largely obscure the visibility of the proposed development.</p> <p>The subject property is located within the State-designated Oak Woodland (FRAP), as indicated by the County GIS system. The project proposal includes the removal of 27 trees, of which 26 are oak trees, to establish the building pad, driveway and turnaround. Per the Arborist report prepared by David Hamilton (Certified Arborist #WE-8858A, Lic# 916423), removal of these trees will result in the removal of approximately 21,040</p>		

square feet (0.48 acres), or 9.8%, of the oak tree canopy cover. Since the total area to be removed is less than half an acre and represents less than 10% of the oak canopy within the project site's oak woodland, the proposed tree removal is not considered a significant impact on the oak woodland.

However, per the *Santa Clara County Guidelines for Tree Protection and Preservation for Land Use Applications*, tree removal must be mitigated with tree replacements based on the size of the trees being removed. Per the Guidelines, the required replacements consist of 66 24-inch boxes California native trees. Nevertheless, per the Arborist report, prepared by David Hamilton (Certified Arborist #WE-8858A, Lic# 916423), the property consists of dense oak woodlands combined with steep slopes, which limit the available space for planting and survivorship of the required 66 replacement trees. Therefore, based on the arborist's recommendation, the number of replacement trees is reduced by 50%, resulting in the planting of 33 replacement trees. In line with the mitigation requirements outlined in the *Santa Clara County Planning Office Guide to Evaluating Oak Woodland Impacts*, oak trees must be replaced with oak. Therefore, as noted on the submitted Site Plan (Sheet C3), 33 oak trees, including 11 Coast Live Oaks (*Quercus agrifolia*), 11 Valley Oaks (*Quercus lobata*), and 11 Black Oaks (*Quercus velutina*), are proposed by the applicant to provide replacement trees. As such, the proposed tree removal will not create any significant environmental impacts.

As proposed, the new development would be located outside the 200-foot creek setback from the top of bank of Uvas Camadero which is a Category 1 stream. Additionally, no Habitat Plan covered plant/wildlife species or sensitive land covers (serpentine, riparian, stream, pond, or wetland) are identified on the property. As such, the project is not a covered project under the Santa Clara Valley Habitat Plan.

APPROVED BY:

Parya Seif, Associate Planner

Parya Seif

Signature

February 20, 2025

Date

Attachment B

Preliminary Building Site Approval on Slopes Exceeding 30% Conditions of Approval

PROPOSED BUILDING SITE APPROVAL ON SLOPES EXCEEDING 30% AND GRADING APPROVAL CONDITIONS OF APPROVAL

Date: March 6, 2025
Owner/Applicant: Ronit and Benjamin Buller/ MH Engineering Co. & Scott Zazueta (D&Z Design Associates, Inc.)
Location: 15805 Uvas Road, Morgan Hill, CA 95037 (APN: 756-12-026)
File Number: PLN23-046
CEQA: Categorically Exempt – Section 15303, Class 3(a)
Project Description: Building Site Approval on Slopes Exceeding 30% and Grading Approval to allow construction of a 1,513 sq. ft. single-family residence with a 49 sq. ft. covered porch, 742 sq. ft. deck, and a 441 sq. ft. detached garage, located on a portion of the lot with a slope of development area at approximately 37.7%. Associated improvements include a septic system, water tanks, wharf hydrant, and improvement of the existing dirt road to establish a driveway and fire truck turnaround. The project proposes removal of 27 trees within the development area, of which 26 are oak trees. Total grading quantities include 3,388 cubic yards of cut and 553 cubic yards of fill with a maximum vertical depth of 10 feet. The project is not a covered project under the Santa Clara Valley Habitat Plan.

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

Agency	Name	Phone	E-mail
Planning	Parya Seif	(408) 299-5783	parya.seif@pln.sccgov.org
Land Development Engineering	Darrell Wong	(408) 299-5735	darrell.wong@pln.sccgov.org
Department of Environmental Health	Darrin Lee	(408) 918-3435	darrin.lee@cep.sccgov.org
Fire Marshal's Office	Alex Goff	(408) 299-5760	alex.goff@sccfd.org
Geology	David Seymour	(408) 299-6711	david.seymour@pln.sccgov.org

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.

Planning

2. Development must take place in substantial conformance with the approved plans, submitted on January 6, 2025 and the Conditions of Approval. Any changes to the proposed project, or any increase in grading quantities, or modification to the grading or design may require a Building Site Approval on Slope 30% or Greater, or Grading Approval modification and

associated fees, and may result in additional environmental review, pursuant to the California Environmental Quality Act.

3. Building and grading permit applications shall be submitted to the Building Inspection Office concurrently.
4. Existing zoning is HS-sr (Hillsides with Scenic Road Combining District). The following minimum dwelling setbacks shall be maintained for the residence:
Front: 30 ft. Sides: 30 ft. Rear: 30 ft.
5. The maximum height of single-family residence in the HS zone is 35 feet and not more than three (3) stories.
6. A minimum of two off-street parking spaces shall be provided for the single-family residence and at least one space must be covered. Off-street parking shall be identified on plans submitted for a building permit.
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. Onsite lighting shall be designed, controlled and maintained so that no light source is visible from off the property. All exterior lights are required to be downward directed and should have no light spillover off the property.

Archaeological Resources

9. 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

10. 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

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

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO DEVELOPMENT PERMIT ISSUANCE

Planning

12. Prior to the issuance of any permits, the applicant shall pay all reasonable costs associated with the work by the Department of Planning and Development.
13. Prior to the 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 made aware that certain conditions of approval shall have enduring obligation. Evidence of such recordation shall be provided prior to building permit application.
14. Prior to issuance of a building permit, provide a landscape plan. The plan shall show any tree proposed to be removed and all trees that are to be replanted on site. The plan shall include species name (generic and common), size and container size of all proposed plants. The plan shall also include location of all replacement trees, size, type, and tree protection measures for existing trees to main. Tree replacement type and ratios are specified in the following condition. The plan must also describe any relevant details of irrigation and maintenance, including methods for protecting any significant existing trees during construction. Include details of plant pit and staking/guying of trees on slope. Tree removal and replacement shall conform to the approved plans and the County tree preservation guidelines.
15. Thirty three (33) Oak trees, including 11 Coast Live Oaks (*Quercus agrifolia*), 11 Valley Oaks (*Quercus lobata*), and 11 Black Oaks (*Quercus velutina*) shall be planted on the site as replacement trees, along the driveway and surrounding the proposed structures. The replacement trees are to remain for the life of the project.
16. 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.

Land Development Engineering

17. 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 shall 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.

18. 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.
19. Final improvement plans shall be prepared by a licensed civil engineer for review and approval by LDE and the scope of work shall be in substantial conformance with the conditionally approved preliminary plans on file with the Planning Office. Include plan, profile, typical sections, contour grading for all street, road, driveway, structures, and other improvements as appropriate for construction. The final design shall be in conformance with all currently adopted standards and ordinances. The following standards are available on-line:

§ Standard Details Manual, September 1997, County of Santa Clara, Roads and Airports Department

<https://countyroads.sccgov.org/home> > Do Business with Us > County Standard Details, Specifications and Documents

§ 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

20. 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.

21. 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.
22. All applicable easements affecting the parcel(s) with benefactors and recording information shall be shown on the improvement plans.
23. Provide landscaping and disturbed area quantities on the final plans along with water efficiency calculations to demonstrate compliance with water usage requirements.
24. Plans shall indicate the driveway access is to be constructed prior to combustibles being placed on the site.
25. Provide all grades, sections, and details necessary for the final construction of all onsite and offsite improvements.

Drainage

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

Utilities

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

Stormwater Treatment – Central Coast

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

Soils and Geology

29. Submit **one copy** of the signed and stamped geotechnical report for the project.

30. 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.

Environmental Health

31. Based upon an average stabilized percolation rate of 6 minutes per inch with an application rate of 1.16 gallons per day per square feet, onsite wastewater disposal conditions have been determined as utilization of a 1500-gallon septic tank, a dual dispersal field sized as 68 linear feet plus 68 linear feet, interconnected through a positive diversion valve. As conditioned, the proposed onsite wastewater treatment system (OWTS) can accommodate a maximum design flow not to exceed 300 gallons per day (or 2-bedroom single family dwelling).
 - a. Through the Department of Environmental Health, apply for and receive septic system approval/ clearance. This is a separate submittal to the Department of Environmental Health and subject to completion of a service application and payment of applicable fees.
 - b. The final OWTS plan shall be overlaid onto the final grading and drainage plan as submitted to Land Development and Engineering.
32. As verification of OWTS sizing, submit to the Department of Environmental the final floor plan for the proposed single-family dwelling.
33. As evidence of achieving individual water clearance, provide/include the Department of Environmental Health water clearance letter (SR0877479) as part of the exhibits within the formal building permit application.

Fire Marshal's Office

Fire Protection Water

34. 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.

On-Site Water Storage

35. 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 1-5,000 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.

Wharf Hydrant

36. 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.
37. 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

38. General requirements:
 - a. These are minimum Fire Marshal standards. Should these standards conflict with any other local, state or federal requirement, the most restrictive shall apply.
 - b. 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.

Access Roads and Driveways

39. Access roads (roads serving more than two lots) and driveways (roads serving no more than two lots) for fire department access shall comply with the following:
 - a. Width: Access Roads to have a clear drivable width of 18 ft. plus a 3 ft. shoulder on each side per CFMO-A1. Driveways are to have a 12 ft. drivable width and a 3 ft. shoulder.
 - b. Vertical Clearance: Minimum vertical clearance of 13 ft. 6 in. shall be maintained to building site (trim or remove, tree limbs, electrical wires, structures, and similar improvements) for access roads and driveways.
 - c. Curve Radius: Plans to show minimum 30 ft. inside turn radius for curves and 50 ft. exterior turn radius.
 - d. Grade: Maximum grade shall not exceed 15%.
 - e. Surface: All driving surfaces shall be all-weather and capable of sustaining 75,000 pound gross vehicle weight.
 - f. Turnouts: Passing turnouts in compliance with SD-16 shall be provided at every 400 ft. and wherever hydrants are placed adjacent to a driveway.
 - g. Turnarounds: Turnaround shall be provided for driveways in excess of 150 ft. as measured along the path of travel from the centerline of the access road to the structure. 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

40. This property is located in the Wildland Urban Interface Fire Area (WUI) and the State Response Area (SRA). 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

41. 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

42. The geological and geotechnical reports and letters dated November 25, 2024, and January 10, 2025, adequately address the County Geologist's comments and are approved. Prior to issuance of grading and building permits, submit a **Plan Review Letter** prepared by the geotechnical consultant that confirms the plans conform with the recommendation presented in the approved reports.

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO FINAL INSPECTION

Planning

43. Submit an arborist report confirming that all 33 replacement trees, including 11 Coast Live Oaks (*Quercus agrifolia*), 11 Valley Oaks (*Quercus lobata*), and 11 Black Oaks (*Quercus velutina*), have been planted on the property in the location recommended in the arborist report prepared by David Hamilton, on December 15, 2022, along with confirmation of an adequate irrigation system to support their survival.
44. Prior to final inspection, contact Parya Seif in the Planning Division, at least two (2) weeks in advance to schedule a site visit to verify the colors and materials and landscaping have been installed as approved per conditions of approval numbers 7, 15, & 16.

Land Development Engineering

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

Surveyor.

46. Construct the improvements. Construction staking is required and shall be the responsibility of the developer.
47. Provide a Construction Observation letter stamped and signed by the Soils or Geotechnical Engineer of record certifying that the construction was completed per the Engineer's Recommendations.

Environmental Health

48. Provide proof of garbage service at the time of final occupancy sign-off. Garbage service in the unincorporated areas of Santa Clara County is mandatory.

Fire Marshal's Office

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

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

Attachment C

Plans

General Construction Specifications

1. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS AND/OR GEOTECHNICAL REPORT PREPARED BY _____ AND DATED _____ MAY 3, 2021. THIS REPORT IS ACHIEVEMENT ENGINEERING CORP. _____ AND THE 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 THEREIN. THE DESIGN, CONSTRUCTION AND COMPLETION OF ALL WORK MUST BE TO THE SATISFACTION OF THE COUNTY.
2. DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF THE IMPROVEMENTS SHOWN ON THESE PLANS AND HE OR HIS SUCCESSOR PROPERTY OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE OF THE IMPROVEMENTS.
3. DEVELOPER SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERRORS OR OMISSIONS IN THESE PLANS. THE COUNTY SHALL BE AUTHORIZED TO REQUIRE DISCONTINUANCE OF ANY WORK AND SUCH CORRECTION AND MODIFICATION OF PLANS AS MAY BE NECESSARY TO COMPLY WITH COUNTY STANDARDS OR CONDITIONS OF DEVELOPMENT APPROVAL.
4. DEVELOPER SHALL OBTAIN ENCROACHMENT PERMITS FROM THE SANTA CLARA VALLEY WATER DISTRICT AND CALIFORNIA DEPARTMENT OF TRANSPORTATION WHERE NEEDED. COPIES OF THESE PERMITS SHALL BE KEPT AT THE JOB SITE FOR REVIEW BY THE COUNTY INSPECTOR.
5. DEVELOPER SHALL REMOVE OR TRIM ALL TREES TO PROVIDE AN UNOBSTRUCTED FIFTEEN (15) FOOT VERTICAL CLEARANCE FOR ROADWAY AREA.
6. DEVELOPER SHALL REMOVE OR TRIM ALL TREES WITH TRUNK DIAMETERS GREATER THAN 12 INCHES MEASURED 4.5 FEET ABOVE THE GROUND THAT ARE SHOWN TO BE REMOVED UNLESS AN AMENDED PLAN IS APPROVED OR A SEPARATE TREE REMOVAL PERMIT IS OBTAINED FROM THE PLANNING OFFICE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT REMOVAL OF ADDITIONAL TREES HAS BEEN PERMITTED.
7. DEVELOPER SHALL PROVIDE ADEQUATE DUST CONTROL AS REQUIRED BY THE COUNTY INSPECTOR.
8. ALL PROJECTS MUST COMPLY WITH SECTION 442.2 OF THE PUBLIC RESOURCES CODE AND SECTION 13005 OF THE HEALTH AND SAFETY CODE RELATING TO THE USE OF SPARK ARRESTERS.
9. UPON DISCOVERING OR UNEARTHING ANY BURIAL SITE AS EVIDENCED BY HUMAN SKELETAL REMAINS OR ARTIFACTS, THE PERSON MAKING SUCH DISCOVERY SHALL IMMEDIATELY NOTIFY THE COUNTY CORONER AT (408) 454-2520 AND LAND DEVELOPMENT ENGINEERING OFFICE AT (408) 299-5730. NO FURTHER DISTURBANCE OF THE SITE MAY BE MADE EXCEPT AS AUTHORIZED BY THE LAND DEVELOPMENT OFFICE IN CONFORMANCE WITH PROVISIONS OF THIS ORDINANCE (COUNTY ORDINANCE CODE SECTION B6-18).
10. THESE PLANS ARE FOR THE WORK DESCRIBED IN THE SCOPE OF WORK ONLY. A SEPARATE PERMIT WILL BE REQUIRED FOR THE SEPTIC LINE CONSTRUCTION.
11. ANY WORK FROM THESE PLANS THAT WILL BE RE-APPROVED IN WRITING BY THE COUNTY ENGINEER PRIOR TO CONSTRUCTION.

1. THE DEVELOPER'S ENGINEER IS RESPONSIBLE FOR THE INITIAL PLACEMENT AND REPLACEMENT OF CONSTRUCTION GRADE STAKES. THE STAKES ARE TO BE IDENTIFIED AND IDENTIFIED BY THE DEVELOPER'S ENGINEER. THE STAKES CONTRACTORS LATERAL OFFSET OF STAKES SET FOR CURBS AND GUTTERS SHALL NOT EXCEED 2 1/2 FEET FROM BACK OF CURB.
2. ANY PROPERTY LINE STAKES OR ROAD MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY DEVELOPER'S ENGINEER AND LICENSED LAND SURVEYOR.
3. PROPERTY LINE STAKING MUST BE PERFORMED BY THE PROJECT ENGINEER OR LAND SURVEYOR. THE PROJECT ENGINEER OR LAND SURVEYOR SHALL BE INSPECTED BY THE COUNTY INSPECTOR PRIOR TO THE BEGINNING OF THE WORK.
4. PROPER CONSTRUCTION STAKES SHALL BE SET IN THE FIELD BY THE PROJECT ENGINEER OR LAND SURVEYOR AND VERIFIED BY THE COUNTY INSPECTOR PRIOR TO THE COMMENCEMENT OF GRADING.

1. CONTRACTOR SHALL NOTIFY PERMIT INSPECTION UNIT, SANTA CLARA COUNTY AND CITY TO COMMENCING WORK AND FOR FINAL INSPECTION OF WORK AND SITE.
2. INSPECTION UNIT REQUIRES 48 HOURS PRIOR TO COMMENCING WORK AND 48 HOURS FOR GENERAL INSPECTION, 48 HOURS FOR ASPHALT CONCRETE INSPECTION.
3. INSPECTION BY SANTA CLARA COUNTY SHALL BE LIMITED TO INSPECTION OF MATERIALS AND PROCESSES OF CONSTRUCTION. INSPECTION FOR CONFORMANCE WITH PLANS AND SPECIFICATIONS BUT NOT DESIGN OR ENGINEERING IS THE RESPONSIBILITY FOR THE SUPERINTENDENT OF CONSTRUCTION, SITE CONDITIONS, EQUIPMENT OR PERSONNEL. CONTRACTOR SHALL NOTIFY THE COUNTY LAND DEVELOPMENT INSPECTOR AT PHONE (408) 299-2200 AT LEAST 48 HOURS PRIOR TO COMMENCING WORK AND FOR FINAL INSPECTION OF WORK AND SITE.
4. DEVELOPER AND/OR HIS AUTHORIZED REPRESENTATIVE MUST SUBMIT WRITTEN REQUEST FOR FINAL INSPECTION OF WORK AND SITE. REQUEST SHALL BE DIRECTED TO THE INSPECTION OFFICE NOTED ON THE PERMIT FORM.
5. THE CONTRACTOR SHALL PROVIDE TO THE COUNTY CONSTRUCTION INSPECTOR WITH A COPY OF THE PLANS AND SPECIFICATIONS AND A COPY OF THE DESIGN ENGINEER OR LAND SURVEYOR, PRIOR TO COMMENCEMENT OF THE BUILDING FOUNDATION.

1. EXISTING TREES AUTHORIZED FOR REMOVAL, ROOTS, AND FOREIGN MATERIAL IN AREAS TO BE IMPROVED WILL BE REMOVED TO AN AUTHORIZED DISPOSAL SITE AS FOLLOWS:
 - A) TO A MINIMUM DEPTH OF TWO FEET BELOW THE FINISHED GRADE OF PROPOSED ROADWAYS (EITHER PRIVATE OR TO BE DEDICATED TO PUBLIC USE)
 - B) FROM AREAS AFFECTED BY THE PROPOSED GRADING EXCEPT WHERE NOTED ON THE PLANS.
2. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO MOVE OR RELOCATE UTILITY POLES AND OTHER OBSTRUCTIONS IN THE WAY OF CONSTRUCTION.

1. CONTRACTOR SHALL NOTIFY UTA (UNDERGROUND SERVICE ALERT) AT 1-800-277-2600 A MINIMUM OF 24 HOURS BEFORE BEGINNING UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION OF UNDERGROUND UTILITIES.
2. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING UNDERGROUND CONDUITS OR FACILITIES SHALL BE THE INDIVIDUAL CONTRACTOR'S RESPONSIBILITY. PLAN LOCATIONS ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY.
3. ALL UNDERGROUND INSTALLATIONS SHALL BE IN PLACE AND THE TRENCH BACKFILLED AND COMPACTED BEFORE PLACING AGGREGATE BASE MATERIAL OR SURFACE STRUCTURES. SURFACING MAY BE DONE IF THE UTILITY COMPANY CONCERNED PROVIDES A LETTER THAT THE TRENCH IS FULLY REPAIRED AND MEETS THE COUNTY, GAS AND WATER MAINS SHALL BE INSTALLED OUTSIDE THE PAVED AREAS.
4. TRENCH BACKFILL IN EXISTING PAVEMENT AREAS SHALL BE SAND MATERIAL IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE STATE SPECIFICATIONS. THE TRENCH SHALL BE BACKFILLED TO A MINIMUM DEPTH OF AT LEAST 12 INCHES OF APPROVED AGGREGATE BASE MATERIAL, COMPACTED TO A RELATIVE COMPACTION OF AT LEAST 85% AND 4 INCHES OF HOT ASPHALT CONCRETE PLACED IN TWO LIFTS. TRENCH RESTORATION FOR HIGHER TYPE PAVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE STATE SPECIFICATIONS.
5. TRENCH BACKFILL IN NEW CONSTRUCTION AREAS SHALL BE SAND MATERIAL COMPACTED TO A RELATIVE COMPACTION OF AT LEAST 90%. THE REQUIREMENT FOR SURFACE MATERIAL MAY BE WAIVED BY COUNTY IF THE NATIVE SOIL IS SUITABLE FOR THE TRENCH BACKFILL BUT THE COMPACTION REQUIREMENTS WILL NOT BE THEREBY WAIVED.
6. BACKFILL AND TRENCH RESTORATION REQUIREMENTS SHALL APPLY AS MINIMUM STANDARDS TO ALL UNDERGROUND FACILITIES INSTALLED BY OTHER FIRMS OR PUBLIC AGENCIES.

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

NO WORK SHALL BE DONE IN THE COUNTY'S RIGHT-OF-WAY WITHUOT AN ENCROACHMENT PERMIT, INCLUDING THE STAGING OF CONSTRUCTION MATERIAL AND THE PLACEMENT OF PORTABLE TOILETS

1. EXCAVATED MATERIAL SHALL BE PLACED IN THE FILL AREAS DESIGNATED OR SHALL BE HAULED AWAY FROM THE SITE TO A COUNTY APPROVED DISPOSAL SITE. WHERE FILL MATERIAL IS TO BE PLACED ON NATURAL GROUND, IT SHALL BE STRIPPED OF ALL TOPSOIL TO A MINIMUM OF 4" TO 6" DEPTH. WHERE PLACED ON EXISTING GRADE OR 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 KEPT IN TO ACHIEVE STABILITY. WHERE NEW FILL IS TO BE PLACED ON EXISTING FILL THE EXISTING FILL SHALL BE BENCHED TO A MINIMUM OF 4" TO 6" DEPTH. WHERE EXISTIVE COMPACTION IS EXPOSED, THEN THE NEW FILL MATERIAL SHALL BE PLACED AS FOLLOWS THESE CONSTRUCTION NOTES: FILL MATERIAL SHALL BE PLACED IN UNIFORM LIFTS NOT EXCEEDING 18" IN COMPACTION THICKNESS. EACH LIFT OF FILL MATERIAL BEGINS WITH MATERIAL BROUGHT TO A WATER TABLE THAT WILL PERMIT THE FILL TO BE COMPACTED 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 ATTEMPTING TO ENSURE THE FILL IS PLACED TO THE CORRECT DEPTH.
2. EXCESS CUT MATERIAL SHALL NOT BE SPREAD OR STOCKPILED ON THE SITE.
3. SURPLUS EARTH FILL MATERIAL SHALL BE PLACED IN A SINGLE (8" MAX) THICK LAYER COMPACTED TO WITHSTAND WEATHERING IN THE AREA(S) DELINEATED ON THE PLAN AND NOT BE PLACED IN A MANNER THAT WILL CAUSE ANY FILL. NO TREES SHALL BE REMOVED OUTSIDE OF CUT, FILL OR ROADWAY AREAS.
4. THE UPPER 6" OF SUBGRADE BELOW DRIVEWAY ACCESS ROAD OR PARKING AREA SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY.
5. MAXIMUM SLOPE SHALL BE 3:1 VERTICAL TO 1 HORIZONTAL. MAXIMUM FILL SLOPE SHALL BE 2:1 HORIZONTAL TO 1 VERTICAL.

NOTE: FILL VOLUMES INCLUDE 10% SHRINKAGE.

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

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

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

9. THE UPPER 6" OF THE SUBGRADE SOIL SHALL BE SCARIFIED, MOISTURE CONDITIONED AND COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 85%.

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

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

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

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

14. TOTAL DISTURBED AREA FOR THE PROJECT 29,196 SF

15. WDOI NO. N/A

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

1. FOR ALL TREES TO BE RETAINED WITH A CANOPY IN THE DEVELOPMENT AREA OR INTERFACES WITH THE LIMITS OF GRADING FOR ALL PROPOSED DEVELOPMENT ON SITE, THE TREES SHALL BE PROTECTED BY THE PLACEMENT OF RIGID TREE PROTECTIVE FENCING, CONSISTENT WITH THE COUNTY INTEGRATED LANDSCAPE GUIDELINES, AND INCLUDE THE FOLLOWING:
 - A. FENCING SHOULD BE PLACED ALONG THE OUTSIDE EDGE OF THE DRILLPILE OF THE TREE OR GROVE.
 - B. THE FENCING SHALL BE MAINTAINED THROUGHOUT THE SITE CONSTRUCTION PERIOD AND SHALL BE INSPECTED PERIODICALLY FOR DAMAGE AND PROPER FUNCTION.
 - C. FENCING SHALL BE REPAIRED, AS NECESSARY, TO PROVIDE A PHYSICAL BARRIER FROM CONSTRUCTION ACTIVITIES.
 - D. SIGNAGE STATING, "WARNING: THIS FENCING SHALL NOT BE REMOVED WITHOUT PERMISSION FROM THE SANTA CLARA COUNTY PLANNING OFFICE (408) 298-5770. COUNTY OF SANTA CLARA TREE PROTECTION MEASURES MAY BE FOUND AT <http://www.sccplanning.org>" SHALL BE PLACED ON THE TREE PROTECTIVE FENCING UNTIL FINAL OCCUPANCY.
2. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY, TREE PROTECTIVE FENCING SHALL BE SECURELY IN PLACED AND INSPECTED BY THE LAND DEVELOPMENT ENGINEERING INSPECTOR.
3. SEE EXISTING TREE PROTECTION DETAILS FOR MORE INFORMATION.

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

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

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

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

GRADING / DRAINAGE PERMIT NO. _____
ISSUED BY: _____ DATE: _____

1. WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY.
2. COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST TWO FEET OF FREEBOARD.
3. PAVE OR COVER WATER TRAILS WITH A DAILY APPLICATION OF SOIL STABILIZERS ON ALL UNPAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES.
4. SWEEP DAILY (WITH WATER SWEEPERS) ALL PAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES. THE USE OF DRY POWDER SWEEPING IS PROHIBITED.
5. SWEEP STREETS DAILY (WITH WATER SWEEPERS) IF VISIBLE SOIL MATERIAL IS CARRIED OUT ADJACENT PUBLIC STREETS. THE USE OF DRY POWDER SWEEPING IS PROHIBITED.
6. ALL CONSTRUCTION VEHICLES, EQUIPMENT AND DELIVERY TRUCKS SHALL HAVE A MAXIMUM IDLING TIME OF 5 MINUTES (AS REQUIRED BY THE CALIFORNIA AIRBORNE TOXIC CONTROL MEASUREMENTS ACT, SECTION 2486 OF CALIFORNIA CODE OF REGULATIONS (40 CFR 93.104)) ENGINE IDLING SHALL BE LIMITED TO 10 MINUTES LONGER DAILY TIME UNLESS NECESSARY FOR PROPER OPERATION OF THE VEHICLE.
7. ALL VEHICLE SPEEDS ON UNPAVED ROADS SHALL BE LIMITED TO 15 MILES PER HOUR.
8. ALL CONSTRUCTION EQUIPMENT SHALL BE MAINTAINED AND PROPERLY TUNED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. EQUIPMENT SHALL BE CHECKED BY A CERTIFIED MECHANIC AND DETERMINED TO BE RUNNING IN PROPER CONDITION PRIOR TO OPERATION.
9. A SIGN THAT IS AT LEAST 32 SQUARE FEET MINIMUM 2 INCHES LETTER HEIGHT VISIBLE FROM THE ENTRANCE TO THE CONSTRUCTION SITE THAT IDENTIFIES THE FOLLOWING REQUIREMENTS. OBTAIN ENCROACHMENT PERMIT FOR SIGN FROM ROADS DEPARTMENT OR OTHER APPLICABLE AGENCY IF REQUIRED.
 - A. 15 MILES PER HOUR SPEED LIMIT
 - B. 5 MINUTES MAXIMUM IDLING TIME OF VEHICLES
 - C. TELEPHONE NUMBER TO CONTACT THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT REGARDING DUST COMPLAINTS. NOTE PHONE NUMBER OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT AIR POLLUTION COMPLAINT HOTLINE OF 1-800-334-5567

10. ALL FILL SLOPES SHALL BE COMPACTED AND LEFT IN A SMOOTH AND FIRM CONDITION CAPABLE OF WITHSTANDING WEATHERING.
11. ALL EXISTING DISTURBED AREAS SHALL BE SEEDDED WITH BROME SEED SPREAD AT THE RATE OF 5 LBS PER 100 SQUARE FEET (OR APPROVED EQUIV.) SEEDING AND WATERING SHALL BE MAINTAINED AS REQUIRED TO ENSURE GROWTH.
12. ALL DITCHES SHALL BE LINED PER COUNTY STANDARD S88.
13. ALL STORAGE AND WAREHOUSES SHALL BE LOCATED WITH EFFECTIVE ENTRANCE & OUTFALL EROSION CONTROLS E.G. SACKED CONCRETE RIP-RAP. EROSION EROSION DITCHES SHALL BE INSTALLED AT ALL DITCH OUTFALLS, WHERE OUTFALLS ARE NOT FLOWING AN EXISTING CREEK OR WATER COURSE, RUNOFF SHALL BE RELEASED TO SHEET FLOW.
14. PRIOR TO GRADING COMPLETION AND RELEASE OF THE BOND, ALL GRADED AREAS SHALL BE RESEED IN CONFORMANCE WITH THE COUNTY GRADING ORDINANCE.
15. ALL STORAGE, WAREHOUSES, INCLUDING THE GRADE SLOPES AND REDUCE THE POTENTIAL FOR EROSION OF THE SUBJECT SITE.
16. PERMANENT LANDSCAPING SHOWN ON THE ANTICIPATED LANDSCAPE PLAN MUST BE INSTALLED AND FIELD APPROVED BY THE COUNTY PLANNING OFFICE PRIOR TO FINAL RELEASE OF THE BOND. THE COUNTY ENGINEER, AND FINAL OCCUPANCY RELEASE BY THE BUILDING INSPECTION OFFICE.
17. THE OWNER SHALL PREPARE AND PRESENT A WINTERIZATION REPORT TO THE COUNTY PRIOR TO THE PUBLIC HEARING OR REVIEW OF THE PROJECT.
18. 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 RIGHT-OF-WAY OF THE PROJECT TO PREVENT EROSION, CONSTRUCTION AND UNTIL THE ESTABLISHMENT OF PERMANENT STABILIZATION AND SEDIMENT CONTROL TO PREVENT THE DISCHARGE OF POLLUTANTS INCLUDING SEDIMENT, CONSTRUCTION POLLUTANTS, AND NON-POINT SOURCE POLLUTANTS FROM THE PROJECT SITE TO THE 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.
 - B. PREVENTION OF CONSTRUCTION MATERIALS AND EQUIPMENT LAYDOWN / STAGING AREAS.
 - C. PREVENTION OF TRACKING OF MUD, DIRT, AND CONSTRUCTION MATERIALS FROM THE PUBLIC RIGHT-OF-WAY.
 - D. PREVENTION OF DISCHARGE OF WATER RUN-OFF DURING DRY AND WET WEATHER CONDITIONS ONTO THE PUBLIC ROAD RIGHT-OF-WAY.
19. THE OWNER, CONTRACTOR, AND ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES SHALL ENSURE THAT ALL MATERIALS, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIALS, DELIVERIES, HAZARDOUS AND NON-HAZARDOUS MATERIAL, STORAGE, EQUIPMENT, TOOLS, PORTABLE TOILETS, PORTABLE WASHING, GARBAGE, AND OTHER MATERIALS, INCLUDING CONSTRUCTION MATERIALS, CONTAINMENT AREAS, ETC. ARE LOCATED OUTSIDE THE SANTA CLARA COUNTY ROAD RIGHT-OF-WAY.
20. EROSION CONTROL PLAN IS A GUIDE AND SHALL BE AMENDED AS NECESSARY TO PREVENT EROSION AND ILLUSTRATES CHANGES 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 PREVENT EROSION OR ILLUSTRATES CHANGES ON A YEAR AROUND BASIS, MAY RESULT IN VIOLATIONS, FINES, AND A STOPPAGE OF WORK.

1. DEVELOPER IS RESPONSIBLE FOR ALL NECESSARY DRAINAGE FACILITIES WHETHER SHOWN ON THE PLANS OR NOT AND HE OR HIS SUCCESSOR PROPERTY OWNERS ARE RESPONSIBLE FOR THE ADEQUACY AND CONTINUED MAINTENANCE OF THESE FACILITIES. ANY DAMAGE OR DAMAGE WHICH WILL DEVELOPE AND HARM TO LIFE, LIMB OR MEMBER OF THE ADJOINING PROPERTY, CONSIST WITH NPDES PERMIT CASE#008 / ORDER NO. R2-2009-0047 AND NPDES PERMIT CAS000004 / ORDER NO. 2013-0001-DWQ. DROP INLETS SHALL BE COUNTY STANDARD TYPE 5 UNLESS OTHERWISE NOTICED ON THE PLANS. THE DEVELOPER'S ENGINEER SHALL BE RESPONSIBLE FOR THE PROPER LOCATION OF DROP INLETS. DRAINAGE INLETS SHALL BE GRADE DEEPER 8% FROM THE PLANS SHALL BE SET AT 50" SLOPE CURB LINE TO ACCEPT WATER AS SHOWN ON THE PLANS.
3. WHERE CULVERTS ARE INSTALLED THE DEVELOPER SHALL BE RESPONSIBLE FOR GRADING THE OUTLET DITCH TO DRAIN TO AN EXISTING SWALE OR TO AN OPEN AREA FOR SHEET FLOW.
4. UPON INSTALLATION OF DRIVEWAY CONNECTIONS, PROPERTY OWNERS SHALL PROVIDE FOR THE UNINTERRUPTED FLOW OF WATER IN ROADSIDE DITCHES.
5. THE COUNTY SHALL INSURE THE PROPER MAINTENANCE OF THE IMPROVEMENTS AND STORMWATER MANAGEMENT FEATURES PRIOR TO BACKFILL.

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

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

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

COUNTY OF SANTA CLARA DEPT. OF ROADS AND AIRPORTS

ISSUED BY: _____ DATE: _____

ENCROACHMENT PERMIT NO. _____



1. THE LANDOWNER / CONTRACTOR MUST PROTECT AND ENSURE THE PERPETUATION OF SURVEY MONUMENTS AFFECTED BY CONSTRUCTION ACTIVITIES.
2. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL LOCATE, STAKE, AND IDENTIFY TO THE LANDOWNER ALL EXISTING SURVEY MONUMENTS, INCLUDING ALL PERMANENT SURVEY MONUMENTS OF RECORD AND ANY UNRECORDED MONUMENTS THAT ARE DISCOVERED THAT ARE WITHIN 50 FEET OF THE CONSTRUCTION ACTIVITY.
3. THE LANDOWNER, CONTRACTOR AND/OR ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES THAT WILL OR MAY DISTURB AN EXISTING MONUMENT, CORNER STAKE, OR SURVEY MONUMENT, OR PERMIT A SURVEYOR OR CIVIL ENGINEER, OR 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) IN THE EVENT THAT ANY MONUMENT(S) ARE DAMAGED OR DESTROYED. MONUMENT(S) TO PERPETUATE THE LOCATION IF ANY PERMANENT MONUMENT COULD BE DESTROYED, DAMAGED, COVERED, DISTURBED, OR OTHERWISE OBLITERATED. THE LICENSED LAND SURVEYOR OR CIVIL ENGINEER SHALL FILE A CORNER RECORD OR RECORD OF SURVEY WITH THE COUNTY SURVEYOR'S OFFICE PRIOR TO THE START OF THE PROJECT BY THE LAND DEVELOPMENT ENGINEERING INSPECTOR.



1. PRIOR TO THE COMMENCEMENT OF ANY GRADING, TREE PROTECTIVE FENCING SHALL BE IN PLACE IN ACCORDANCE WITH THE TREE PRESERVATION PLAN AND INSPECTED BY A CERTIFIED ARBORIST. THE ARBORIST SHALL MONITOR CONSTRUCTION ACTIVITY TO ENSURE THAT THE TREE PROTECTION MEASURES ARE IMPLEMENTED AND ADHERED TO DURING CONSTRUCTION. THIS CONDITION SHALL BE INCORPORATED INTO THE GRADING PLANS.
2. FENCE SHALL BE MINIMUM 5 FEET TALL CONSTRUCTED OF STURDY MATERIAL (CHAIN-LINK OR EQUIVALENT STRENGTH) DURABILITY.
3. FENCE SHALL BE SUPPORTED BY MINIMUM 4x4 POSTS SPACED EVERY 2 FEET (MIN) INTO THE GROUND AND SPACED NOT MORE THAN 10 FEET APART.
4. TREE FENCING SHALL BE MAINTAINED THROUGHOUT THE SITE DURING THE CONSTRUCTION PERIOD. INSPECTED PERIODICALLY FOR DAMAGE AND PROPERLY MAINTAINED AS REQUIRED AS CONSTRUCTION PROGRESSES. ALL DAMAGE TO FENCE DURING CONSTRUCTION ACTIVITIES, AND REMAIN IN PLACE UNTIL THE FINAL INSPECTION.
5. A SIGN THAT INCLUDES THE WORDS, "WARNING: THIS FENCE SHALL NOT BE REMOVED WITHOUT THE EXPRESSED PERMISSION OF THE SANTA CLARA COUNTY PLANNING OFFICIAL" SHALL BE SECURELY ATTACHED TO THE FENCE, IN A VISUALLY PROMINENT LOCATION.

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



6/30/2023
 EXPIRATION DATE

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

Darrell K.H. Wong, PE	
63958	9/30/2024
R.C.E. NO.	EXPIRATION DATE



PROPOSED	EXISTING	DESCRIPTION
		PROPERTY LINE
		CENTER LINE
		STORM DRAIN
		SANITARY SEWER
		WATER MAIN
		GAS
		ELECTRIC
		TELEPHONE
		FENCE, TYPE AS SHOWN
		BENCH MARK
		MONUMENT, TYPE AS SHOWN
		REVISION
		SECTION - DETAIL SHEET NO.
		SWALE
		SLOPE
		DROP INLET
		FIRE HYDRANT
		GATE VALVE
		JOINT POWER POLE

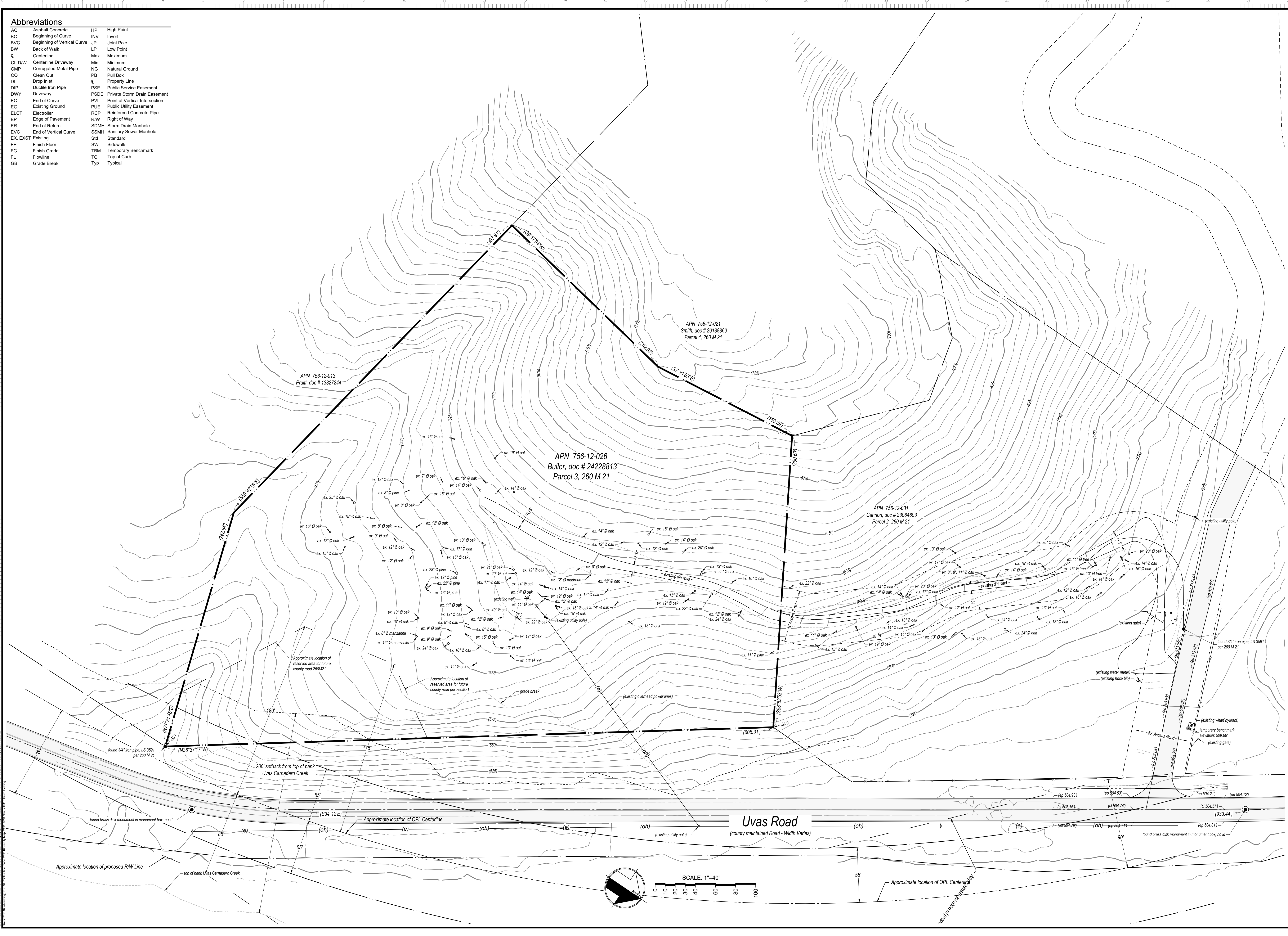
1. Construct a single family residence of 1513 square feet of living area.
2. Construct a 49 square foot covered porch and a 742 square foot deck.
3. Construct a 441 square foot detached garage.
4. Construct a driveway and fire truck turnaround to serve the residence.
5. Construct a new OWTS to serve the residence.

AC	Asphalt Concrete
AB	Aggregate Base
BLD	Building
BW	Back of Sidewalk
℄	Centerline
CMP	Corrugated Metal Pipe
ED	Ending Road
EP	Edge of Pavement
EX	Existing
FF	Finish Floor
FG	Finish Grade
FL	Flow Line
GB	Grade Break
HP	High Point
INV	Invert
MAX	Maximum
MIN	Minimum
NG	Natural Ground
℄	Property Line
PSE	Public Service Easement
PSDE	Private Storm Drain Easement
SCR	Reinforced Concrete Pipe
SPW	Sidewalk
TPV	Typical
WV	Water Valve

1	Cover Sheet/Title Sheet
C2	Existing Topography
C3	Site Plan
C4	Off-Site Plan and Profile
C5	Grading and Drainage Plan
C6	Profile, Sections, & Details

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Revision 1	Date	APN	Sheet
Revision 2	Date	756-12-026	1
Revision 3	Date	Co. File	of
		PLN23-046	6



Abbreviations			
AC	Asphalt Concrete	HP	High Point
BC	Beginning of Curve	INV	Invert
BVC	Beginning of Vertical Curve	JP	Joint Pole
BW	Back of Walk	LP	Low Point
CL	Centerline	Max	Maximum
CL D/W	Centerline Driveway	Min	Minimum
CMP	Corrugated Metal Pipe	NG	Natural Ground
CO	Clean Out	PB	Pull Box
DI	Drop Inlet	PL	Property Line
DIP	Ductile Iron Pipe	PSE	Public Service Easement
DWY	Driveway	PSDE	Private Storm Drain Easement
EC	End of Curve	PVI	Point of Vertical Intersection
EG	Existing Ground	PUE	Public Utility Easement
ELCT	Electrolier	RCP	Reinforced Concrete Pipe
EP	Edge of Pavement	R/W	Right of Way
ER	End of Return	SDMH	Storm Drain Manhole
EVC	End of Vertical Curve	SSMH	Sanitary Sewer Manhole
EX, EXST	Existing	Std	Standard
FF	Finish Floor	SW	Sidewalk
FG	Finish Grade	TBM	Temporary Benchmark
FL	Flowline	TC	Top of Curb
GB	Grade Break	Typ	Typical

08/07/2024 11:44:21
FOR PLANCHECK ONLY

PROFESSIONAL LAND SURVEYOR
DAVID L. FARIA
EXP 3-31-2026
NO. 9840
STATE OF CALIFORNIA

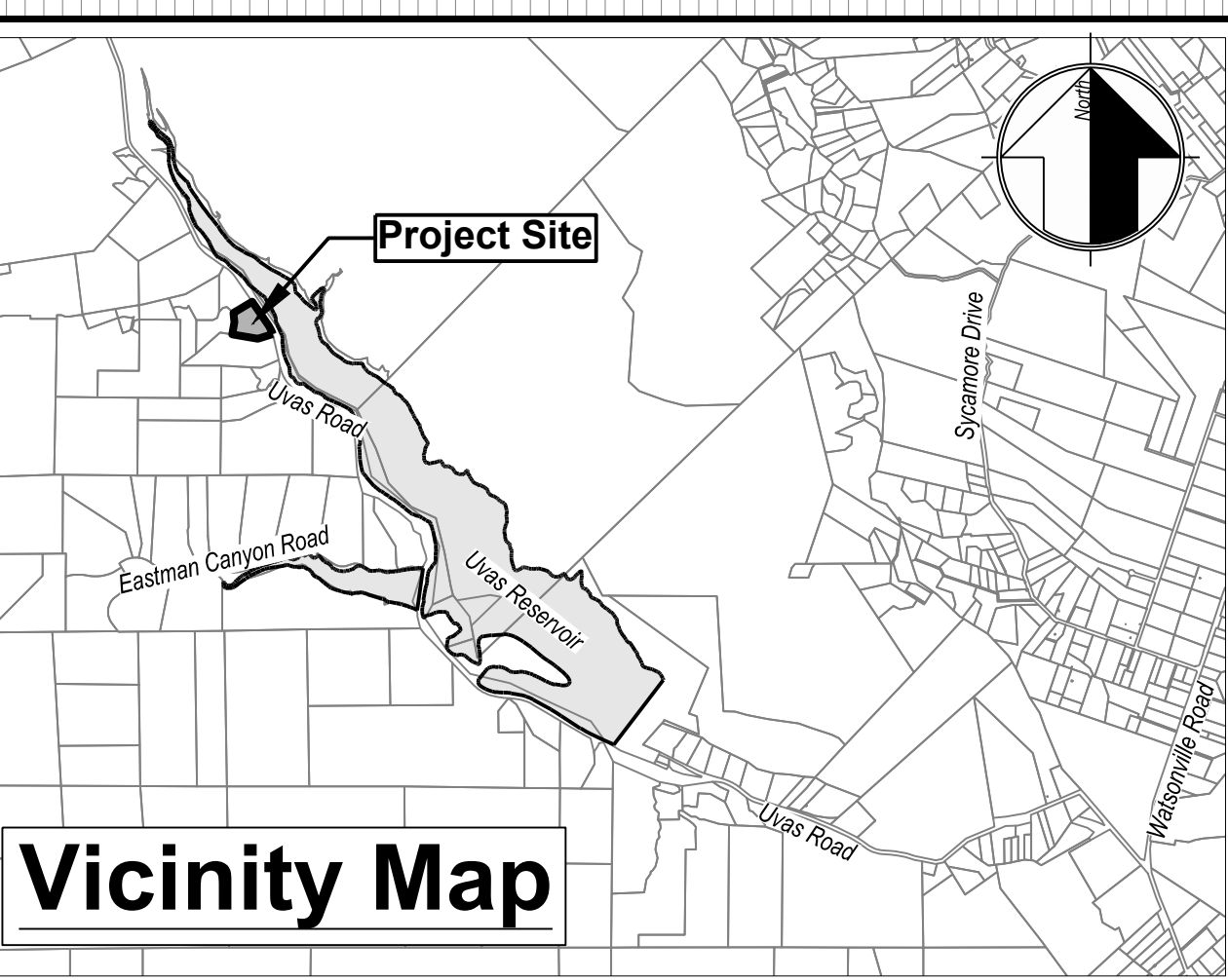
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signature shall be provided upon approval

MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA 95037

Buller - Existing Topography

Uvas Road - APN 756-12-026

DATE: 12/19/2024	JOB NO: 219116	SHEET: C2
SCALE: 1" = 40'	DRAWN BY: DF	OF: 6
CHECKED BY: DF		



Applicant/Owner:

Ronit Buller
22191 McCellan Road
Cupertino, CA 95014
408.489.3405
ronit.buller@gmail.com

Engineer:

David L. Faria, RCE 92432
MH Engineering
16075 Vineyard Blvd.
Morgan Hill, CA 95037
408.779.7381
davidf@mhengineering.com

Project Information:

APN 756-12-026
Present Use: Vacant
Proposed Use: Residential
Present Zoning: HS-sf
Existing Improvements: As Shown
Water: ex well
Sanitary Sewer: Proposed OWTS
Gas & Electric: ex PGE and propane
Fire Responsibility Area: SRA
Wildland Urban Interface: VHZWUI
HCP Area: Rural Development >= 2 acres
Gross Area: 4.913 ac

Tree Removal Summary

#	Species	Size
1	Oak	21"
2	Oak	20"
3	Oak	17"
4	Oak	14"
5	Oak	14"
6	Oak	12"
7	Oak	15"
8	Oak	22"
9	Oak	12"
10	Oak	15"
11	Oak	22"
12	Oak	12"
13	Oak	24"
14	Oak	11"
15	Oak	19"
16	Oak	13"
17	Oak	12"
18	Oak	16"
19	Oak	20"
20	Oak	8"
21	Oak	14"
22	Oak	14"
23	Oak	13"
24	Madrone	12"
25	Pine	11"
26	Pine	13"
27	Pine	10"
28	Oak	17"
29	Oak	21"
30	Oak	22"

Benchmark: Elevations on these plans are based upon the southeasterly corner of wharf pad located along the access road near the point of connection with Uvas Road. Elevation= 509.66' (assumed)

Flood Zone: The parcel lies wholly in Zone D, areas in which flood hazards are undetermined, but possible, per FEMA FIRM 06085C0604H, effective 5/18/2009!

Underground Utility Note: Observed surface evidence of utility lines including facilities, appurtenances and markings were used in depicting the location of underground utilities shown on these plans. However, lacking excavation, the exact location and depth of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

Topography Note: Topography shown from field surveys conducted by MH engineering in November of 2019

Boundary Note: Property lines shown on this plan are based on record data and boundary monumentation measured to date per Book 260 of Maps, Page21.

Downspout Note: All rainwater is to be routed to the west side of the structure to the downspouts as shown on the plans.

Fire Notes:

- Property is in wildland urban interface very high(VHZWUI).
- Property is in the State Responsibility Area
- All proposed driveways to be made of an all weather surface capable of supporting 75,000 lbs.
- Fire sprinklers to be a deferred submittal.
- Defensible space shall be maintained at all times.

SLOPE CALCS:

S= I L (100)

A

S= SLOPE

I= CONTOUR INTERVAL

L= CONTOUR LINEAR LENGTH

A= AREA IN SQUARE FEET

I= 5 FT

L= 3,472 FT

A= 46,072 SF

S= 37.7%

Notes:

- No fencing or gates are proposed.
- No landscaping is proposed.
- All non improved disturbed areas to be hydroseeded.

Arborist Trees to be removed

#	Size	Type	Recommendation
1	20"	black oak	Remove
2	18"	black oak	Remove
3	14"	black oak	Remove
4	11"	black oak	Remove
5	16"	black oak	Remove
6	20"	black oak	Remove
16	13"	black oak	Remove
18	8,7,10"	black oak	Remove
21	12"	black oak	Remove
28	22"	black oak	Remove
29	18"	coast live oak	Remove
30	17"	valley oak	Remove
31	21"	black oak	Remove
32	21"	coast live oak	Remove
33	22"	coast live oak	Remove
34	18"	coast live oak	Remove
36	13"	coast live oak	Remove
37	16"	coast live oak	Remove
39	13"	coast live oak	Remove
40	10"	black oak	Remove
41	12"	madrone	Remove
42	22"	coast live oak	Remove
43	20"	coast live oak	Remove
51	20"	black oak	Remove
52	24"	black oak	Remove
53	13"	black oak	Remove

Impervious Area Summary

Proposed Residence	1,513 SF
Proposed Detached Garage	441 SF
Proposed Covered Patio	49 SF
Proposed Walkway	156 SF
Proposed Driveway	12,365 SF
Total New Impervious Area	14,524 SF

Proposed Floor Area

Proposed Residence	1,513 SF
Proposed Attached Garage	441 SF
Total Floor Area	1,954 SF

Earthwork Quantities

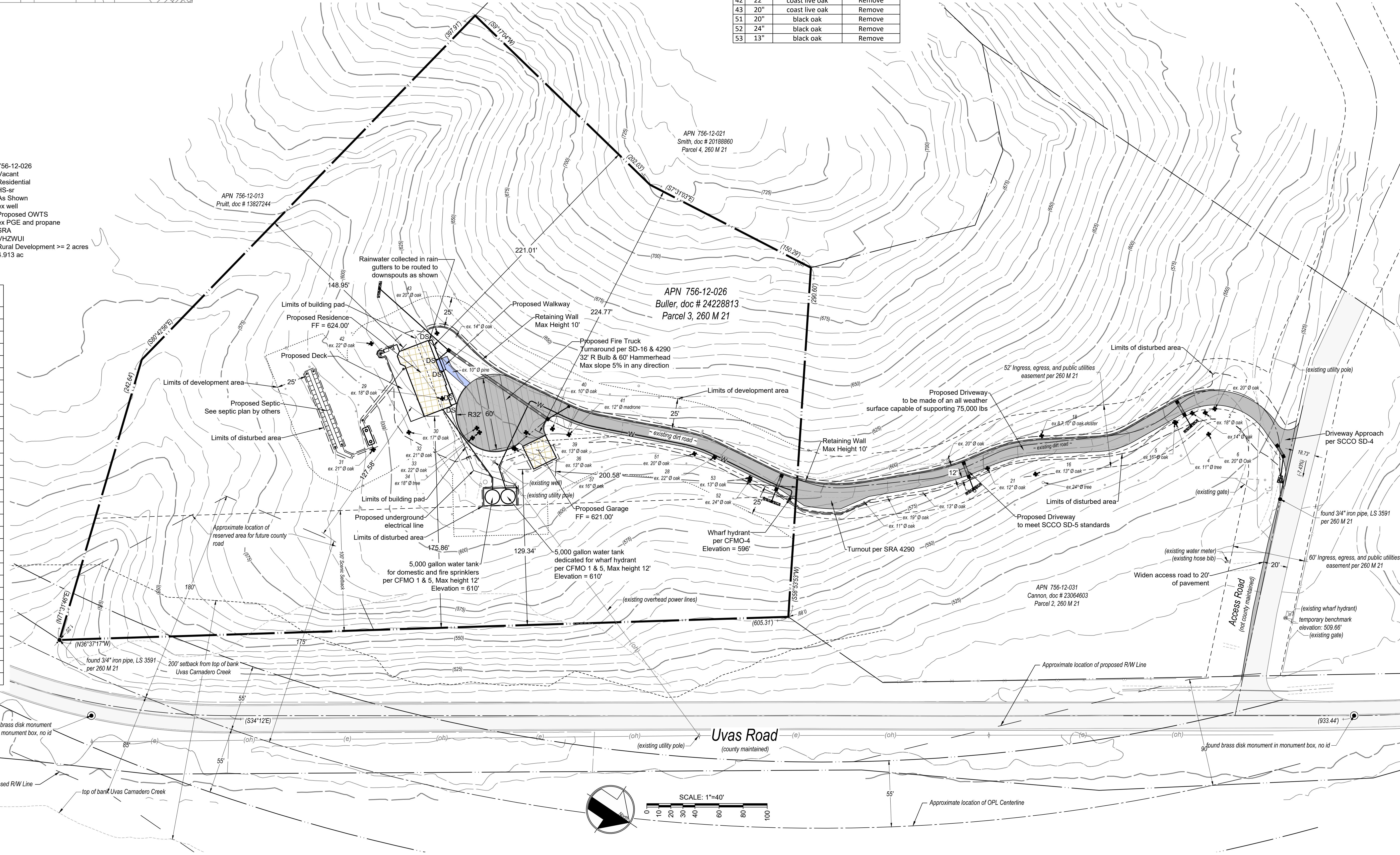
	Cut	Fill	Max Cut	Max Fill
Building Pad	515 cy	548 cy	8.00'	8.00'
Driveway	2,873 cy	5 cy	10.00'	4.00'
Total	3,388 cy	553 cy		

Area of Disturbance = 29,196 SF

Tree Planting

Quantity	Species	Size
11	Coast Live Oaks	24" Box
11	Valley Oaks	24" Box
11	Black Oaks	24" Box
33	California Native Trees	24" Box

Planting Note: Locations per arborist report suggestions.



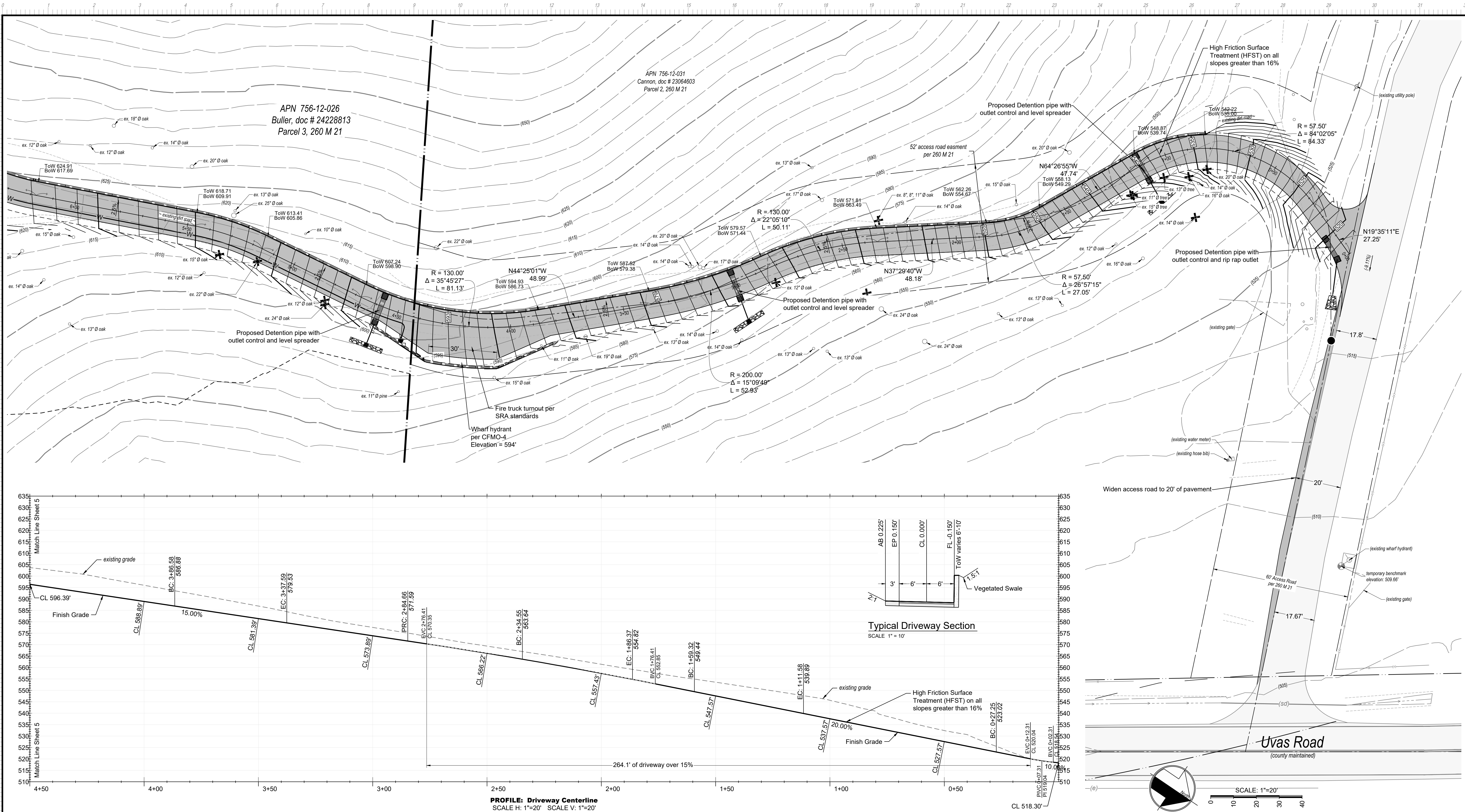
MH engineering Co.

Buller - Site Plan

Uvas Road - APN 756-12-026

DATE: 12/19/2024
SCALE: 1" = 40'
JOB NO: 219116
SHEET: C3
OF: 6

DRAWN BY: DF
CHECKED BY: DF

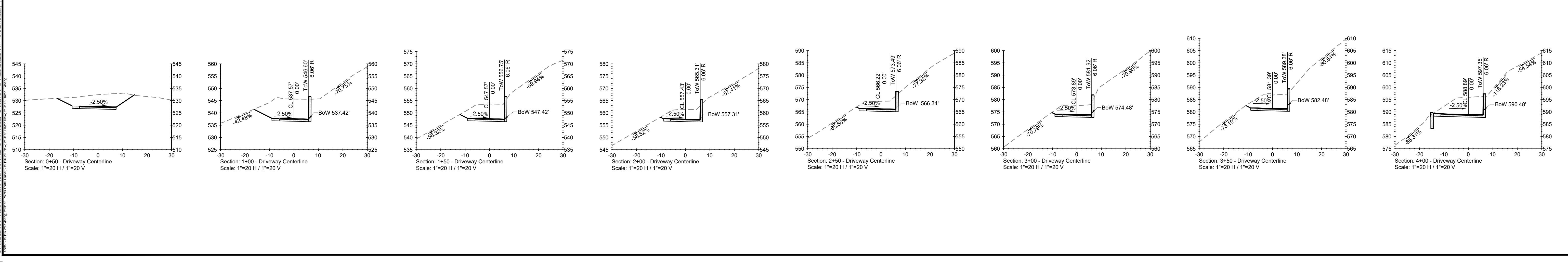


12/19/2024 3:13 PM
FOR PLANCHHECK ONLY
REGISTERED PROFESSIONAL ENGINEER
DAVID L. FARRA
No. 92432
EXP. 06-30-2025
CIVIL
FOR PLANCHHECK ONLY
signature and seal must appear on all sheets

MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA 95037

Off-Site Plan and Profile
Uvas Road - APN 756-12-026

DATE: 12/19/2024
SCALE: 1" = 20'
DRAWN BY: DF
CHECKED BY: DF
JOB NO.
219116
SHEET
C4
OF
6

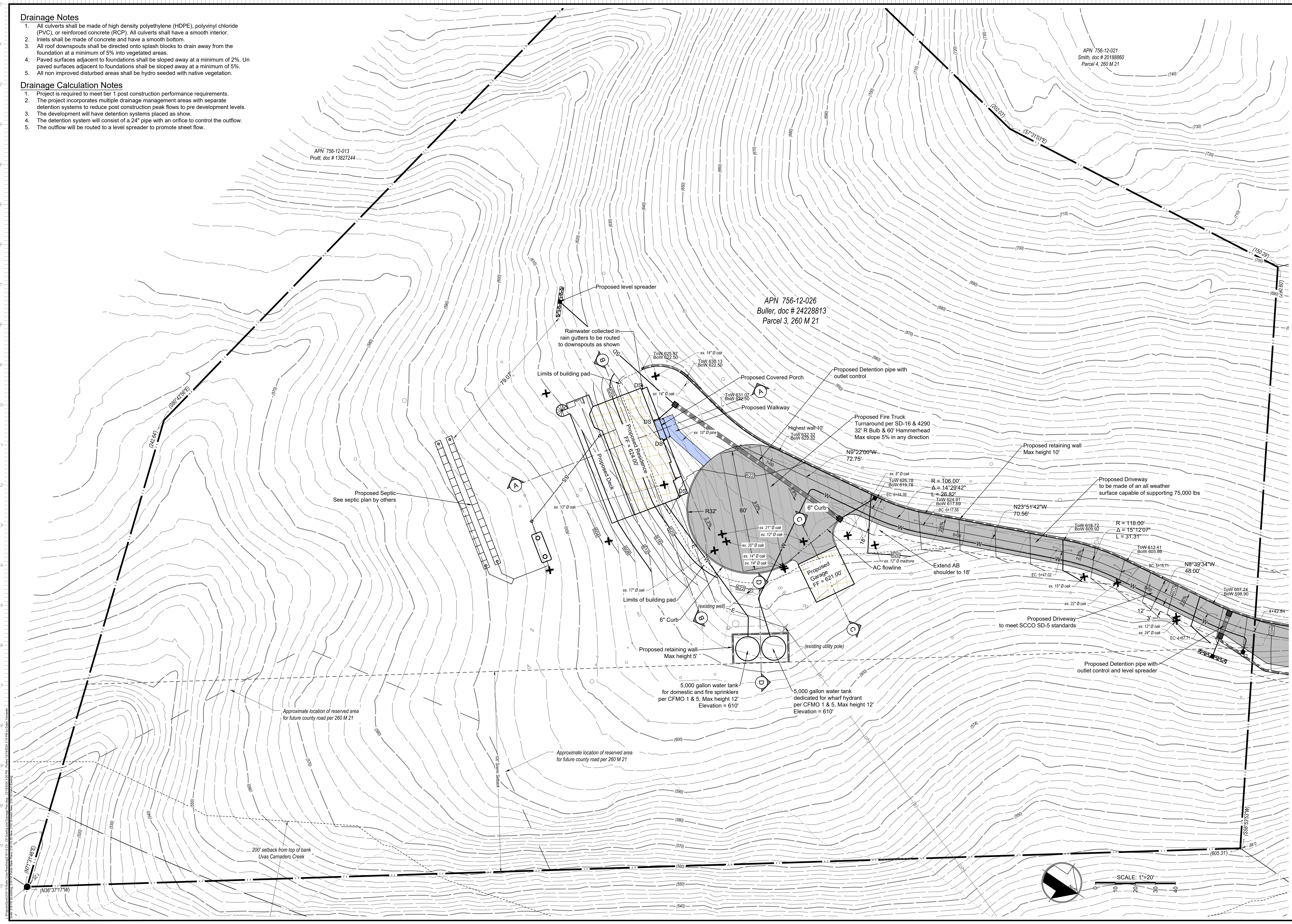


Drainage Notes

1. All culverts shall be made of high density polyethylene (HDPE), polyvinyl chloride (PVC), or reinforced concrete (RCP). All culverts shall have a smooth interior.
2. Inlets shall be made of concrete and have a smooth bottom.
3. All roof downspouts shall be directed onto splash blocks to drain away from the foundation at a minimum of 5% into vegetated areas.
4. Paved surfaces adjacent to foundations shall be sloped away at a minimum of 2%. Un paved surfaces adjacent to foundations shall be sloped away at a minimum of 5%.
5. All non improved disturbed areas shall be hydro seeded with native vegetation.

Drainage Calculation Notes

1. Project is required to meet tier 1 post construction performance requirements.
2. The project incorporates multiple drainage management areas with separate detention systems to reduce post construction peak flows to pre development levels.
3. The development will have detention systems placed as show.
4. The detention system will consist of a 24" pipe with an orifice to control the outflow.
5. The outflow will be routed to a level spreader to promote sheet flow.

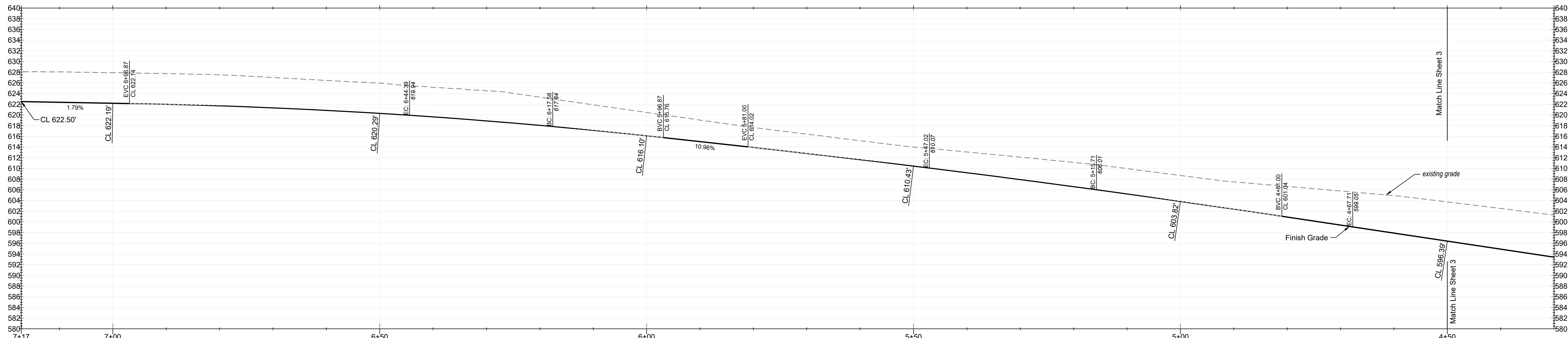


12/19/2024 3:09PM
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DAVID L. FARRA
No. 92432
EXP. 06-30-2025
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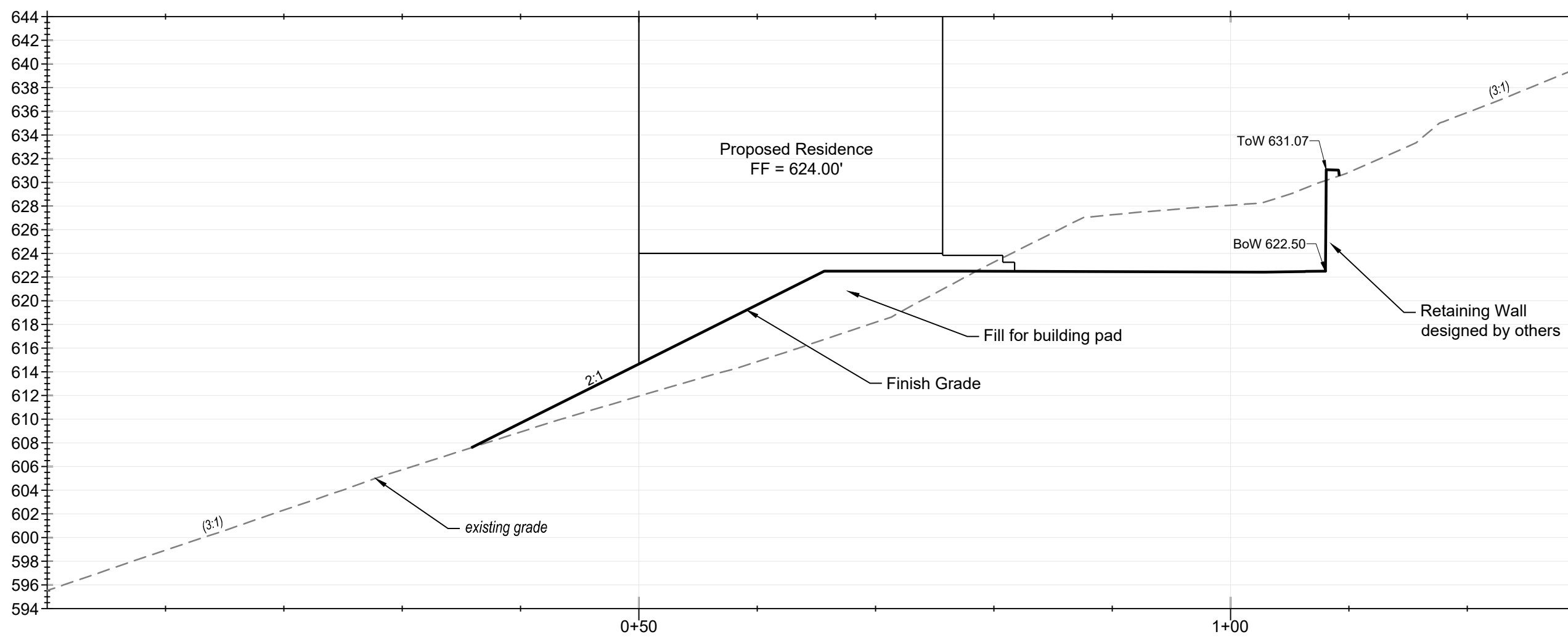
MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA 95037

Grading and Drainage Plan
Uvas Road - APN 756-12-026

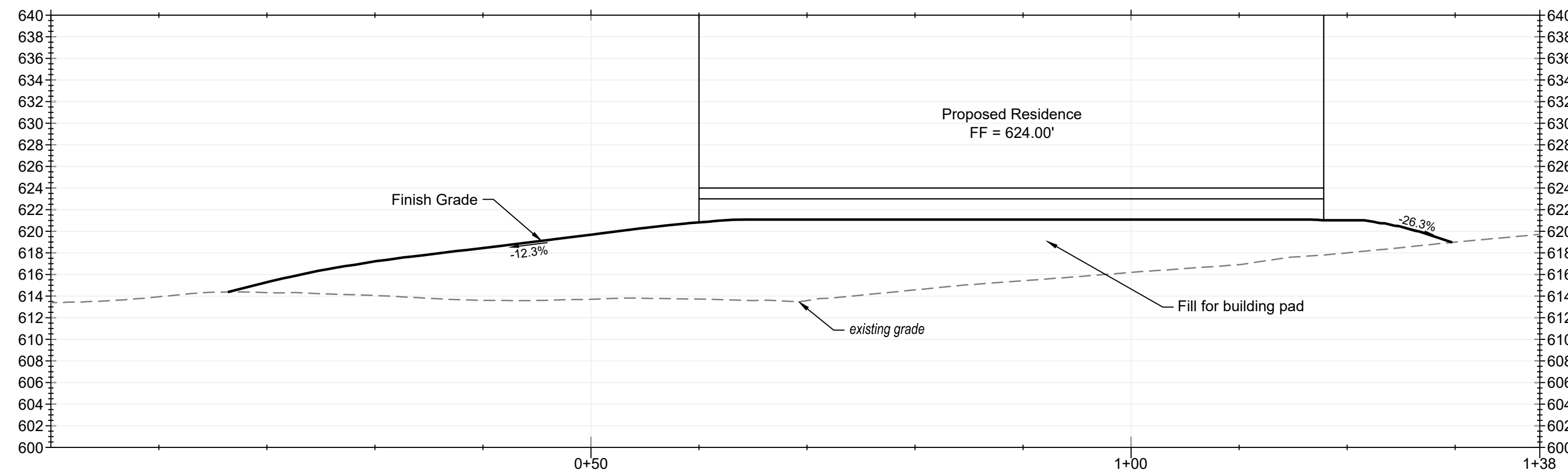
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CHECKED BY: DF
SHEET: C5
OF: 6



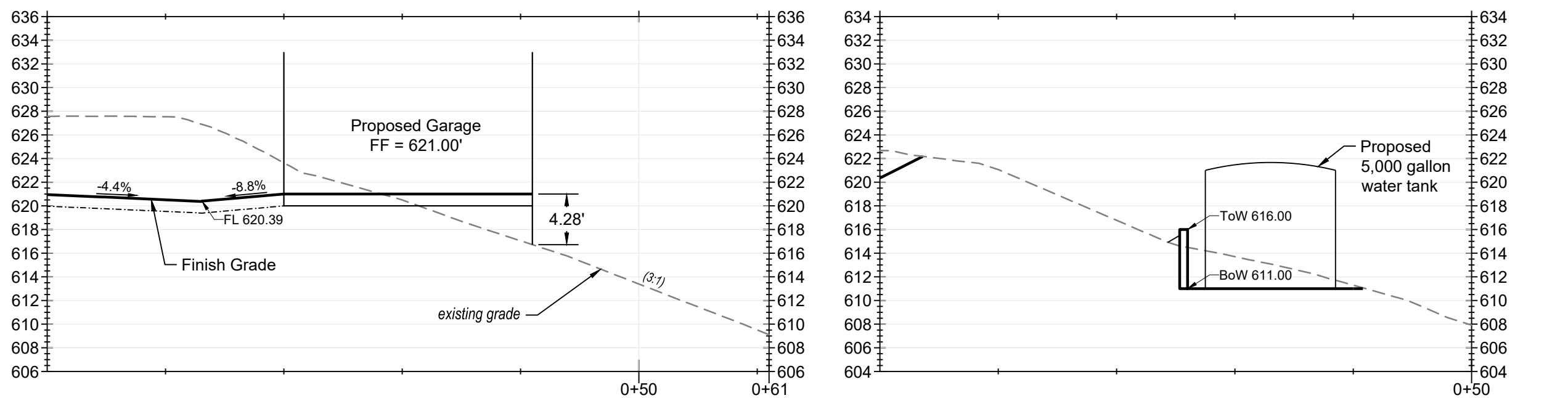
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SCALE H: 1"=20' SCALE V: 1"=20'



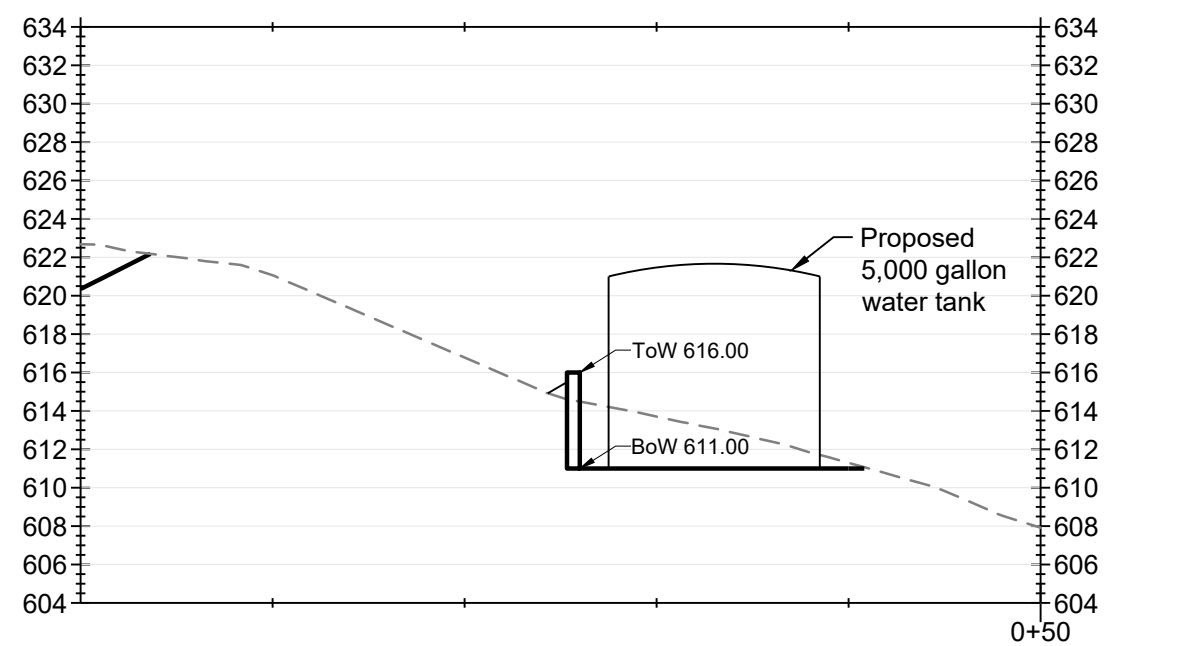
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SCALE H: 1"=10' SCALE V: 1"=10'



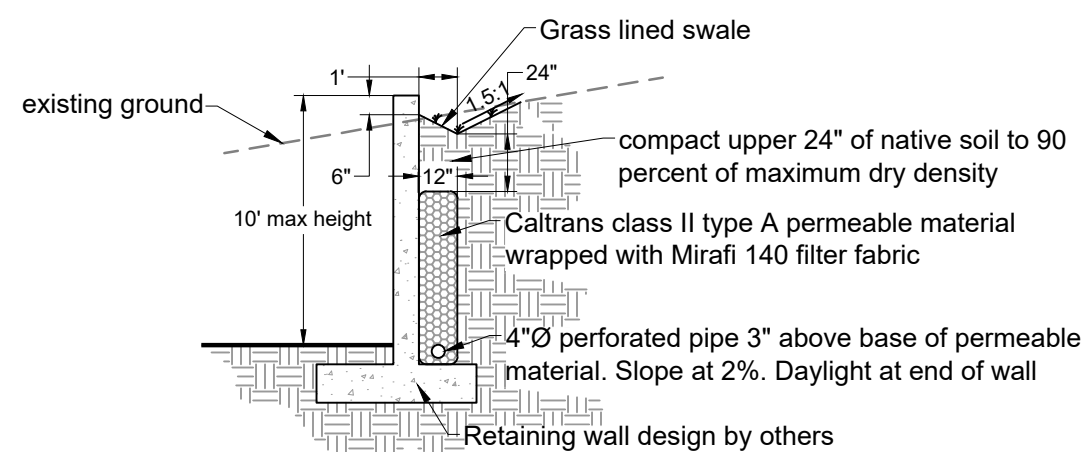
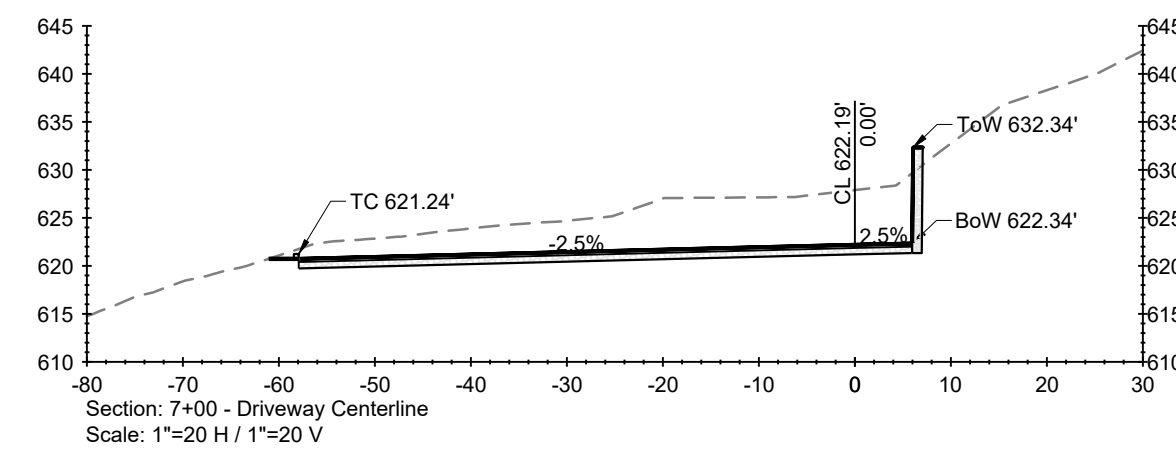
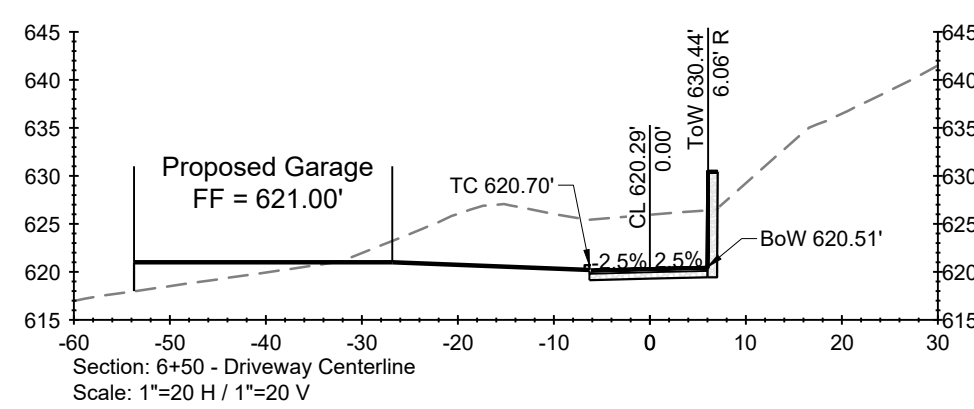
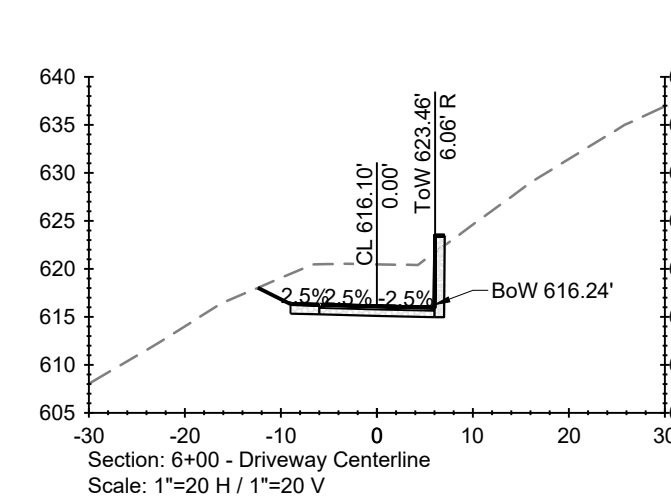
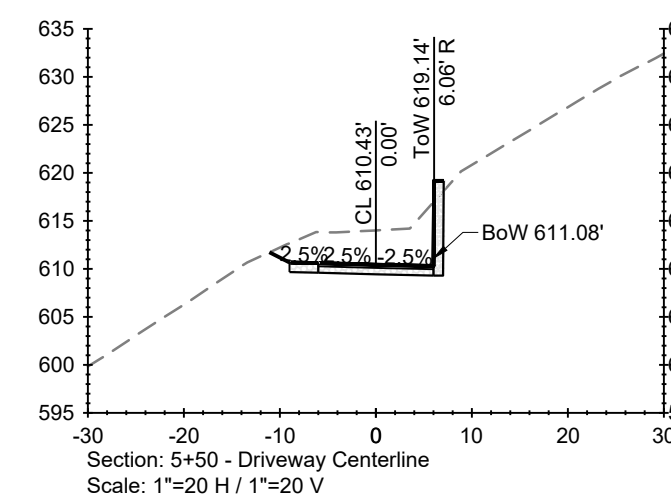
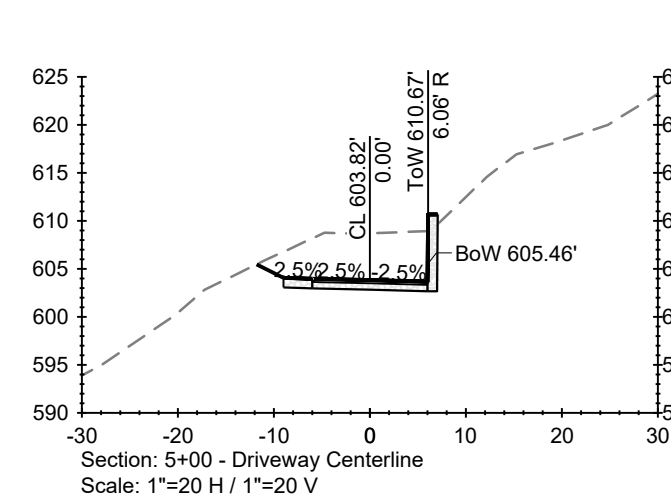
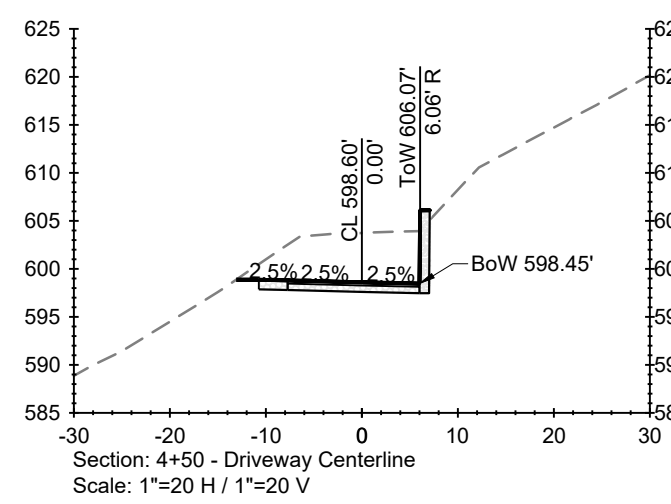
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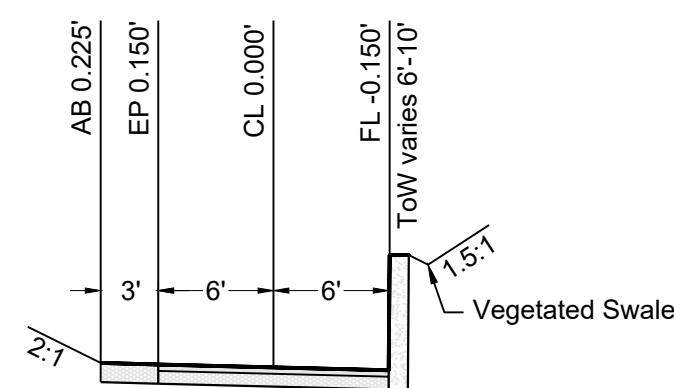
PROFILE: C-C
SCALE H: 1"=10' SCALE V: 1"=10'



PROFILE: D-D
SCALE H: 1"=10' SCALE V: 1"=10'



Retaining Wall Drainage Detail
N.T.S.



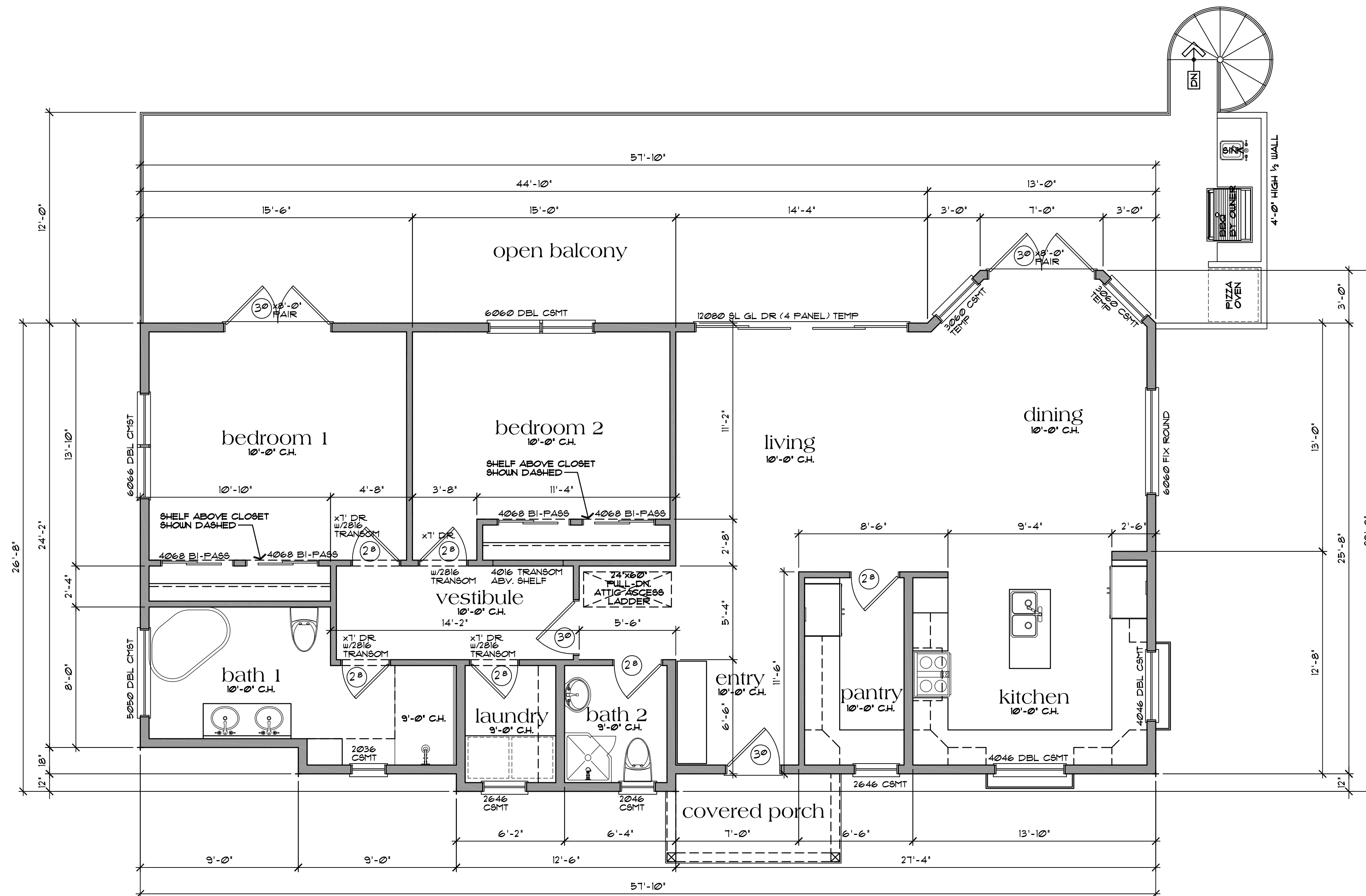
Typical Driveway Section
SCALE 1" = 10'

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DRAWING TITLE	Floor Plan
JOB TITLE	Buller Residence Custom Home
JOB ADDRESS	Uvas Road Morgan Hill, California

DATE	SEPT. 28, 2020
SCALE	1/4" = 1' - 0"
PROJECT MANAGER	SCOTT ZAZUETA
DRAWN	SEZ
JOB NO.	DZ0320
SHEET	

A2

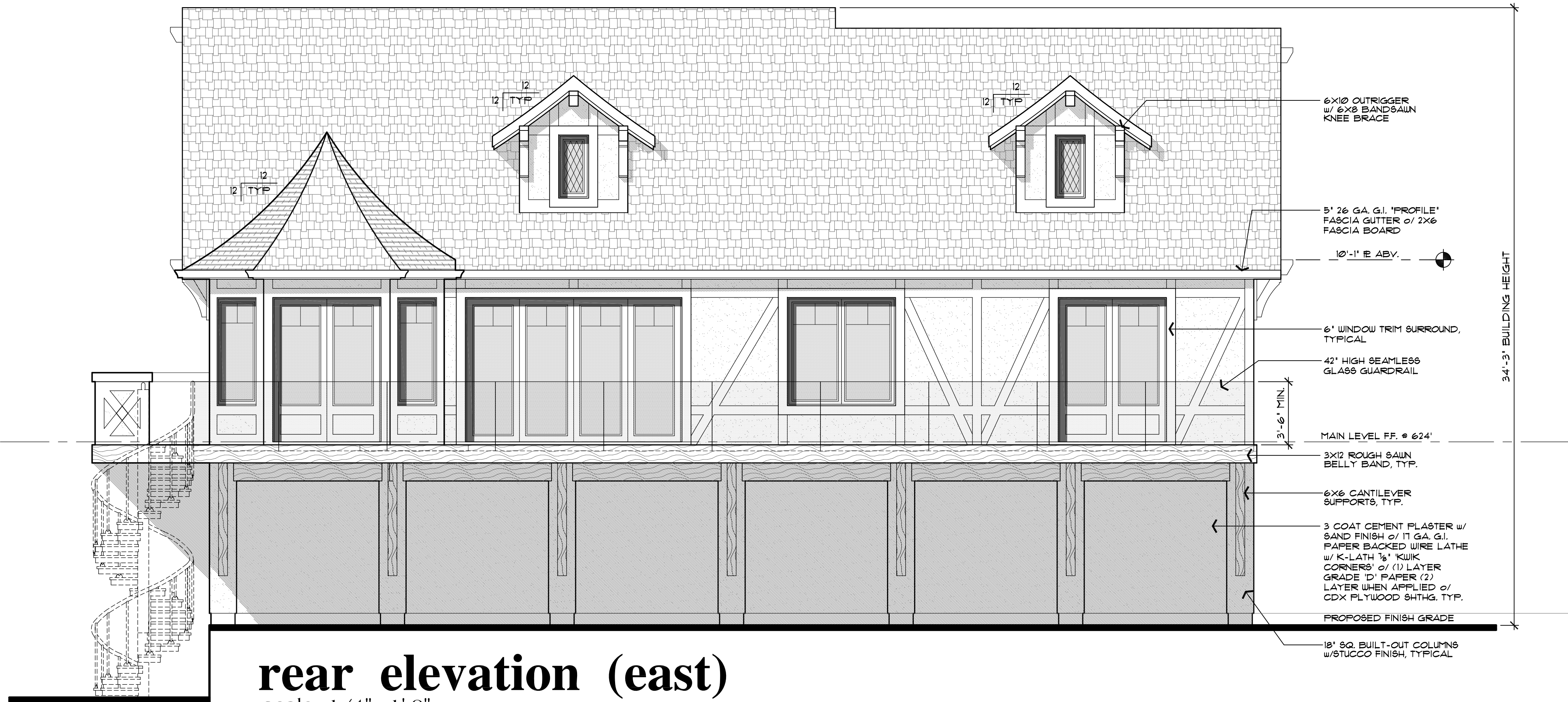


1513 sq. ft. Living Area
762 sq. ft. Covered Porch/Open Balcony

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



front elevation (west)
scale: 1/4"=1'-0"



rear elevation (east)
scale: 1/4"=1'-0"

NO./ DATE/ REVISION
4-19-2023 PLANNING

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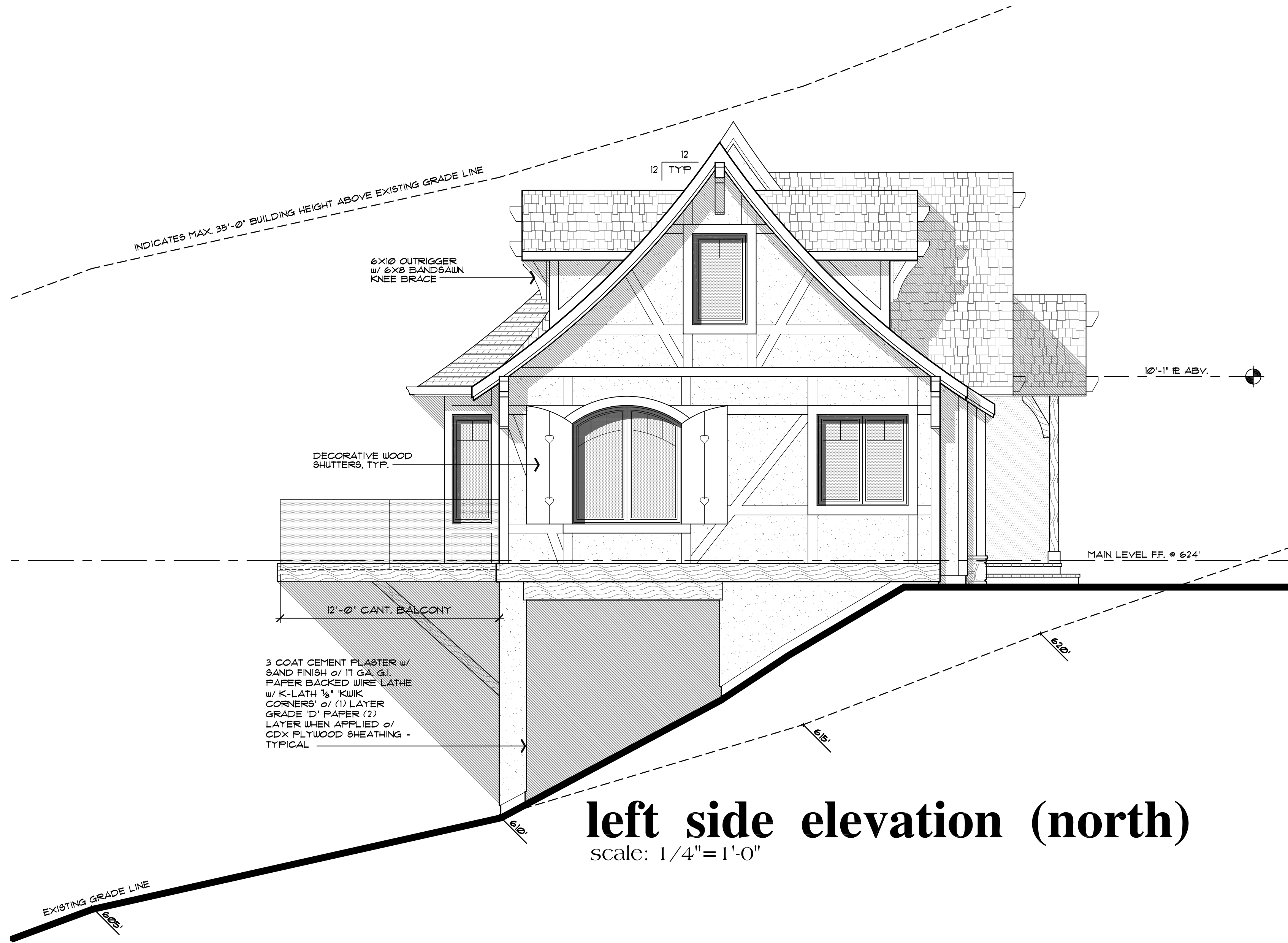


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JOB TITLE
Buller Residence
JOB ADDRESS
Custom Home
Uvas Road
Morgan Hill, California

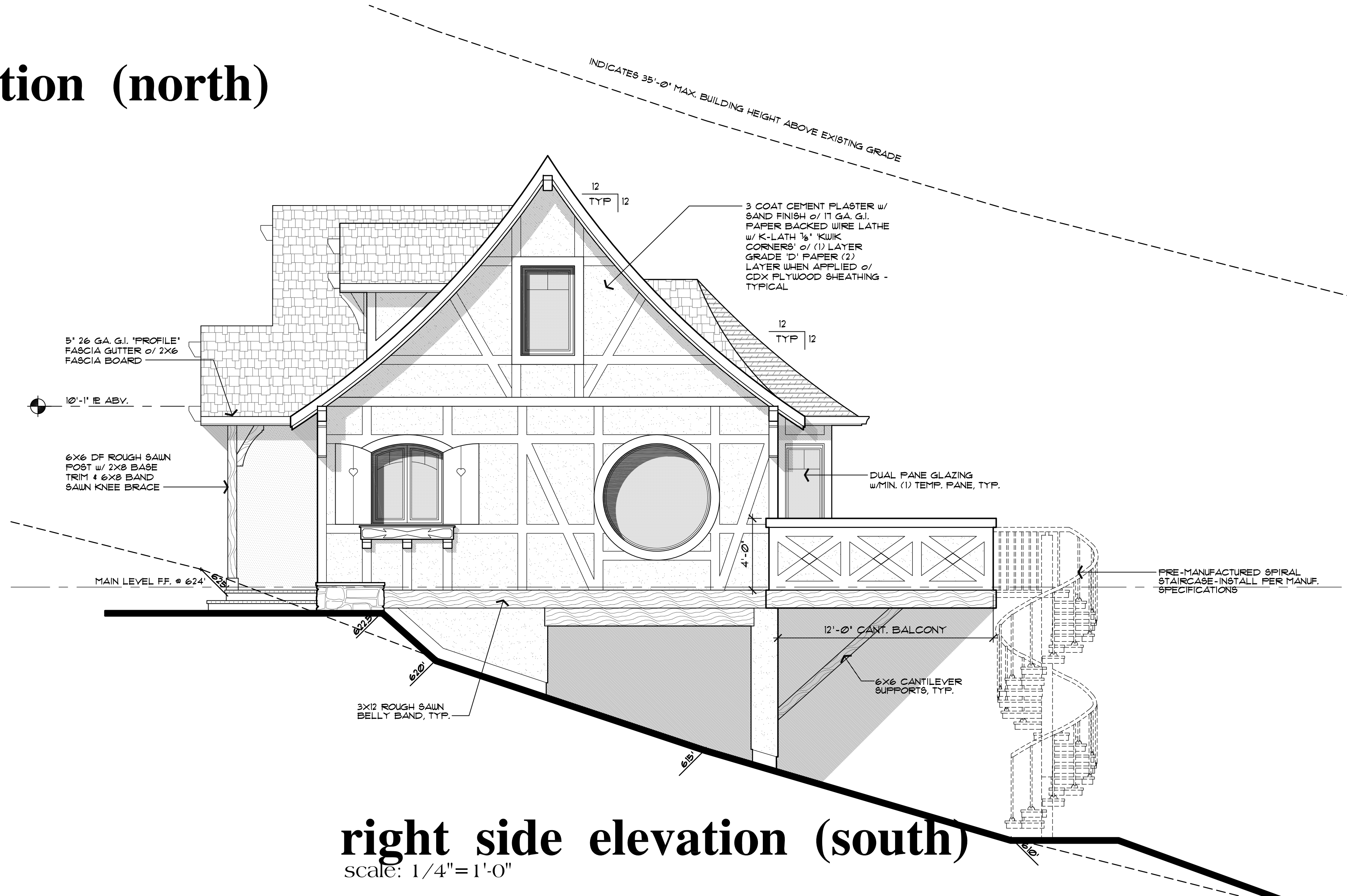
DATE
SEPT. 28, 2020
SCALE
1/4"=1'-0"
PROJECT MANAGER
SCOTT ZAZULETA
DRAWN
SEZ
JOB NO.
DZ0320
SHEET

A3.1

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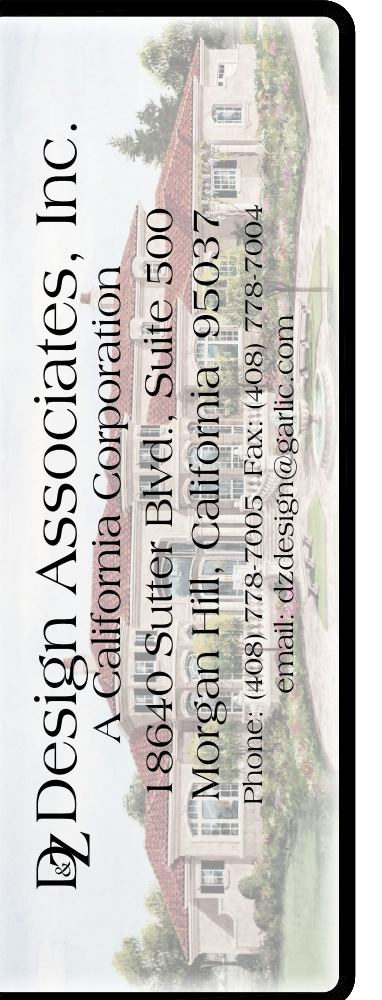
left side elevation (north)
scale: 1/4"=1'-0"



right side elevation (south)
scale: 1/4"=1'-0"

NO./ DATE/ REVISION
4-19-2023 PLANNING

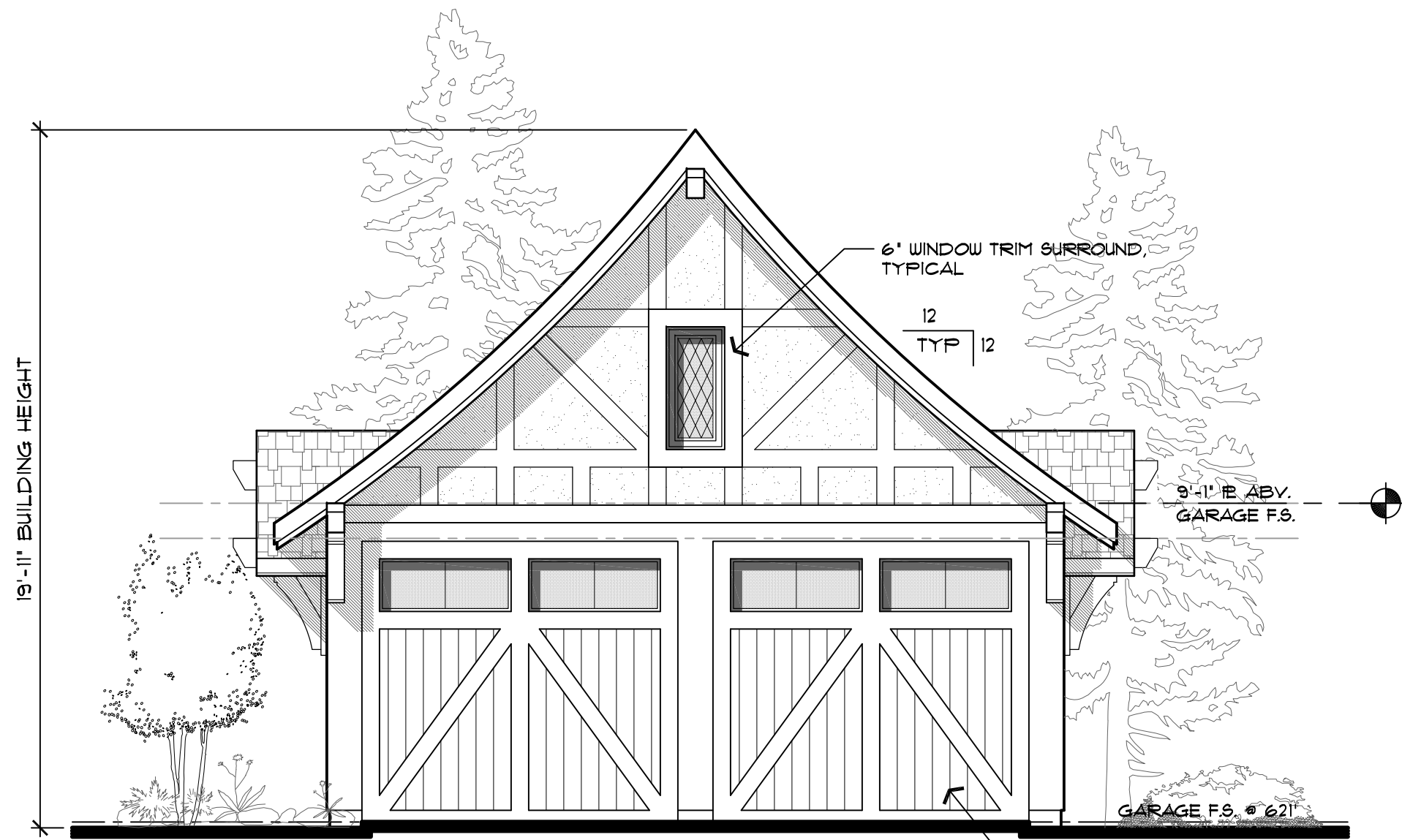
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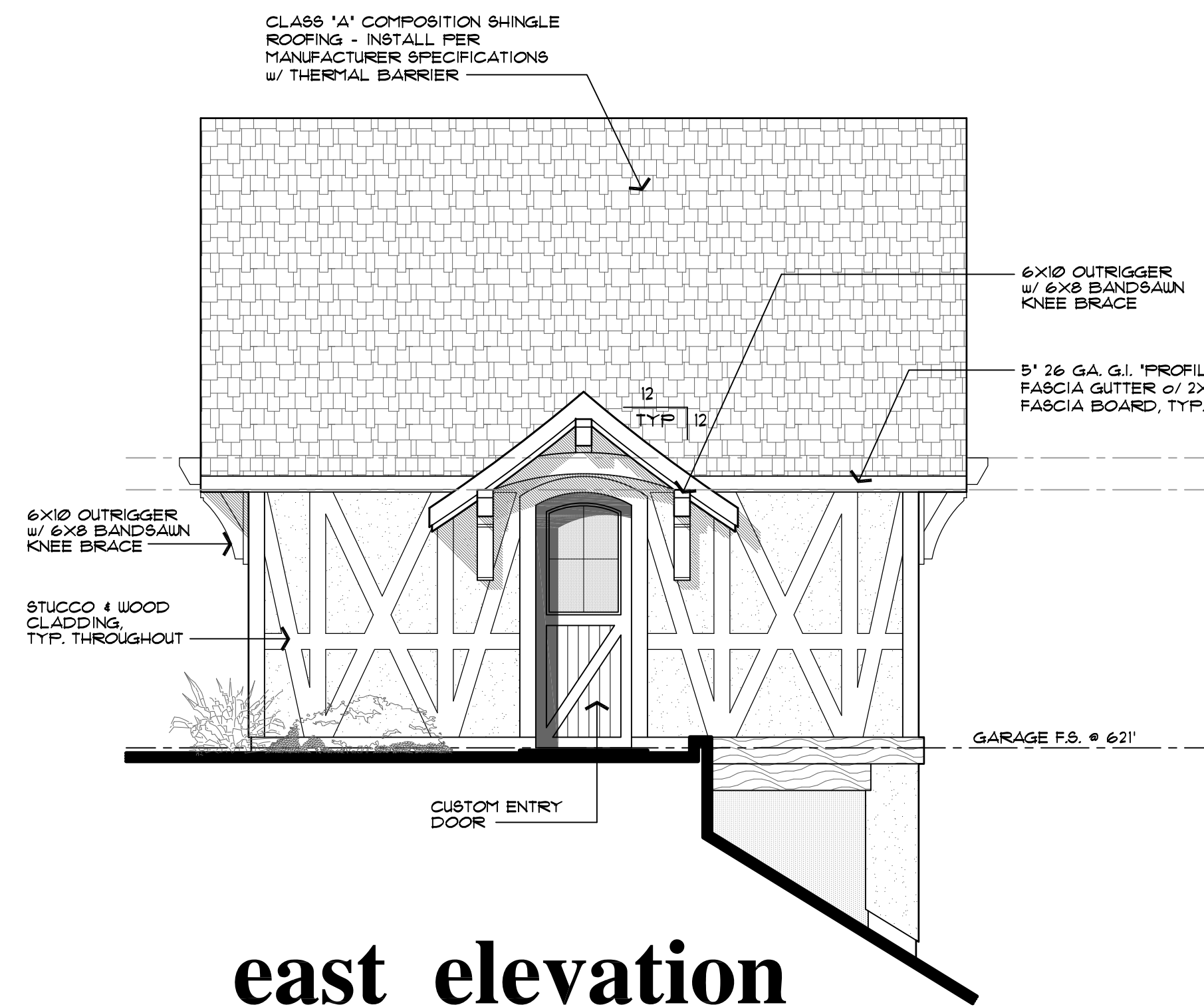
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JOB TITLE	Buller Residence Custom Home
JOB ADDRESS	Uvas Road Morgan Hill, California

DATE	SEPT. 28, 2020
SCALE	1/4"=1'-0"
PROJECT MANAGER	SCOTT ZAZULETA
DRAWN	SEZ
JOB NO.	DZ0320
SHEET	

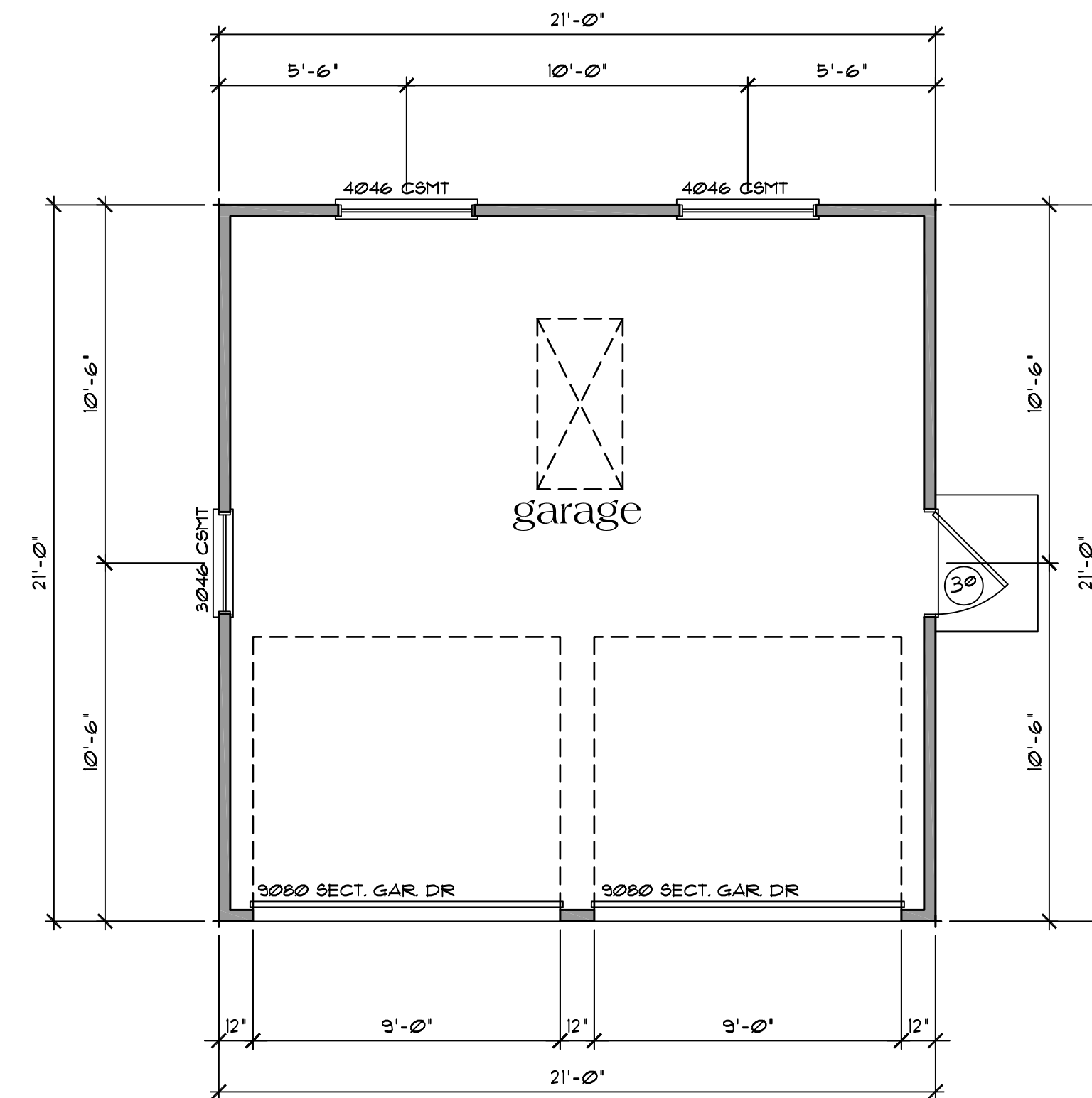
A3.2



south elevation
scale: 1/4"=1'-0"



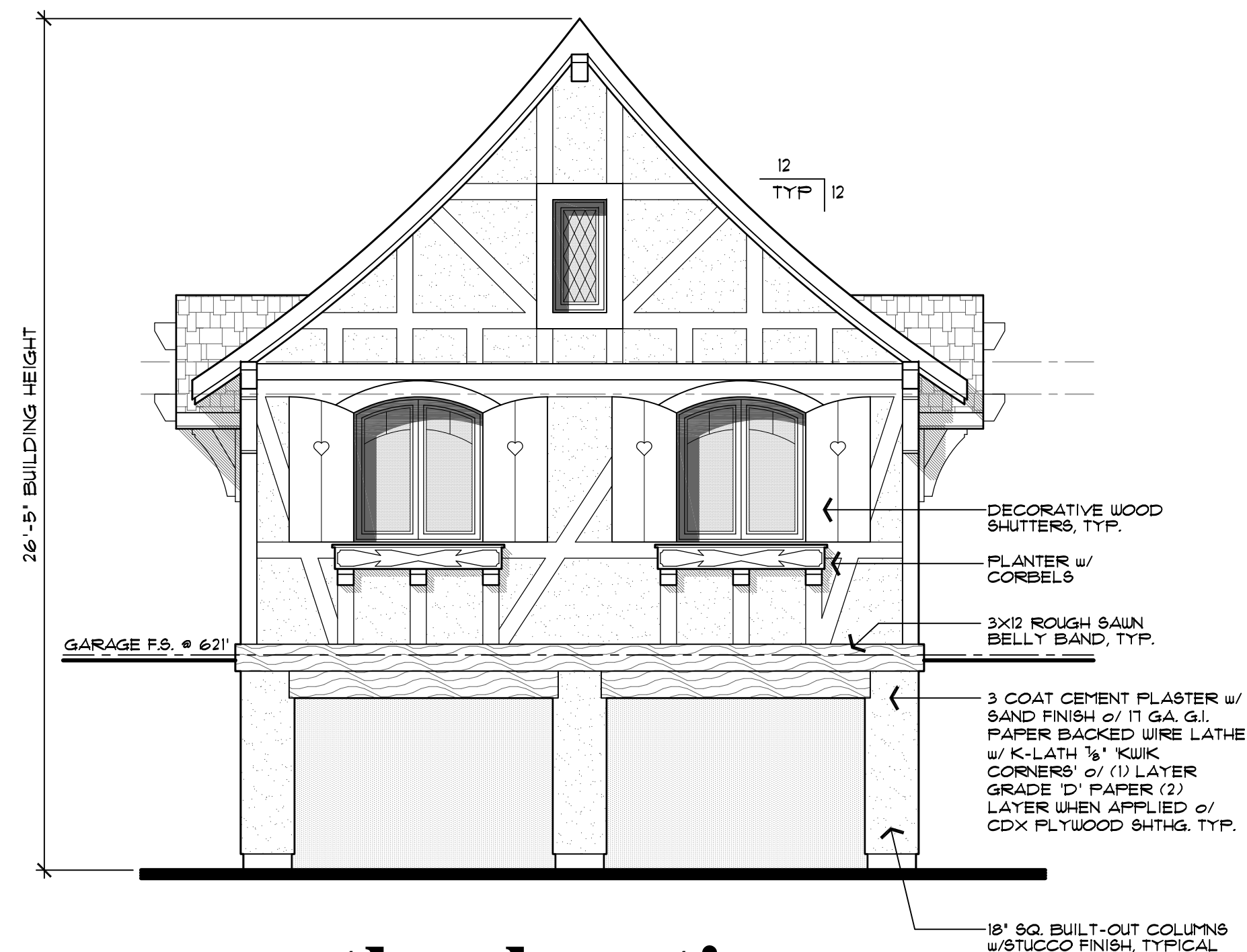
east elevation
scale: 1/4"=1'-0"



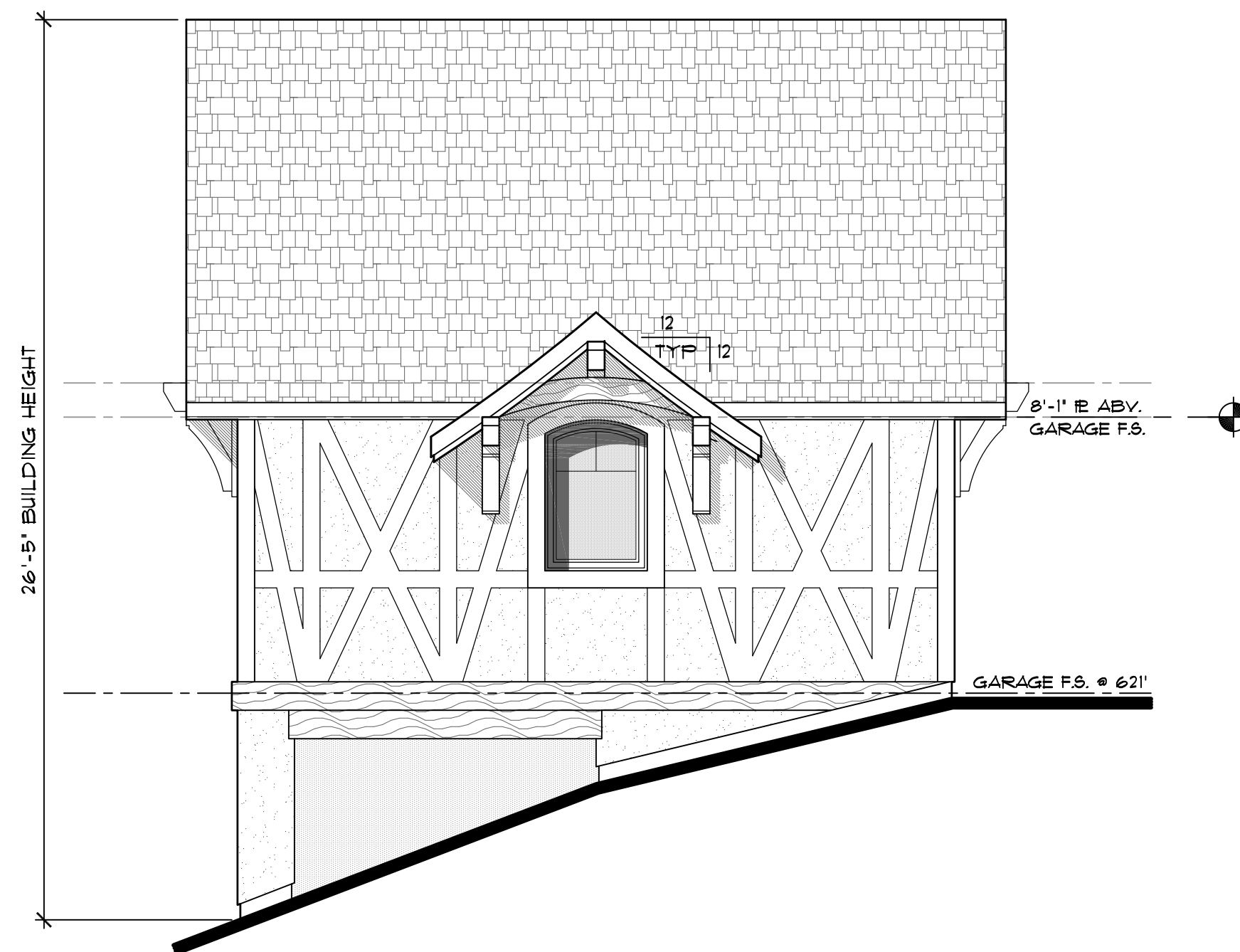
Detached Garage Plan

441 sq. ft.

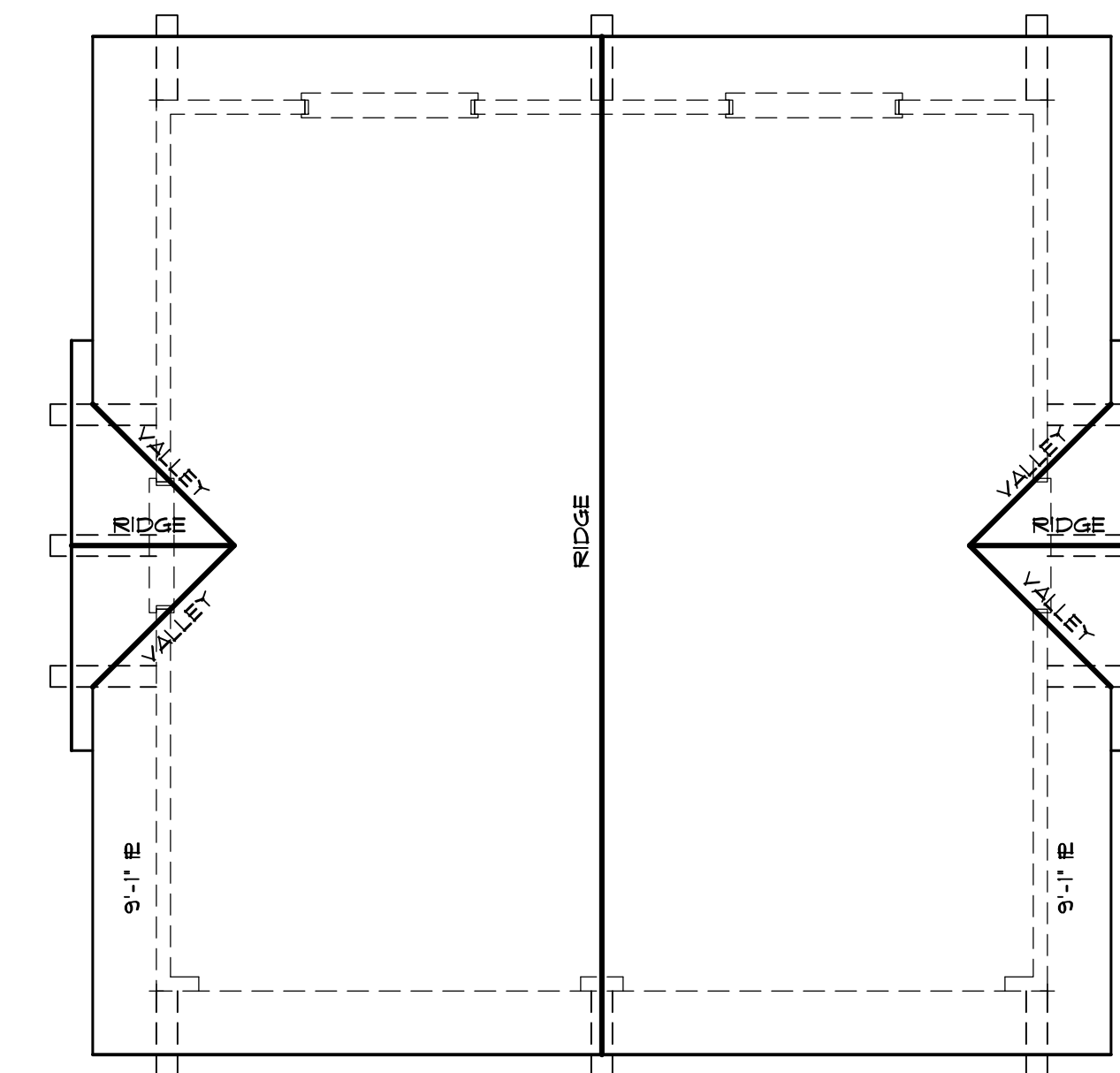
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north elevation
scale: 1/4"=1'-0"



west elevation
scale: 1/4"=1'-0"



Roof Plan

NO./ DATE/ REVISION

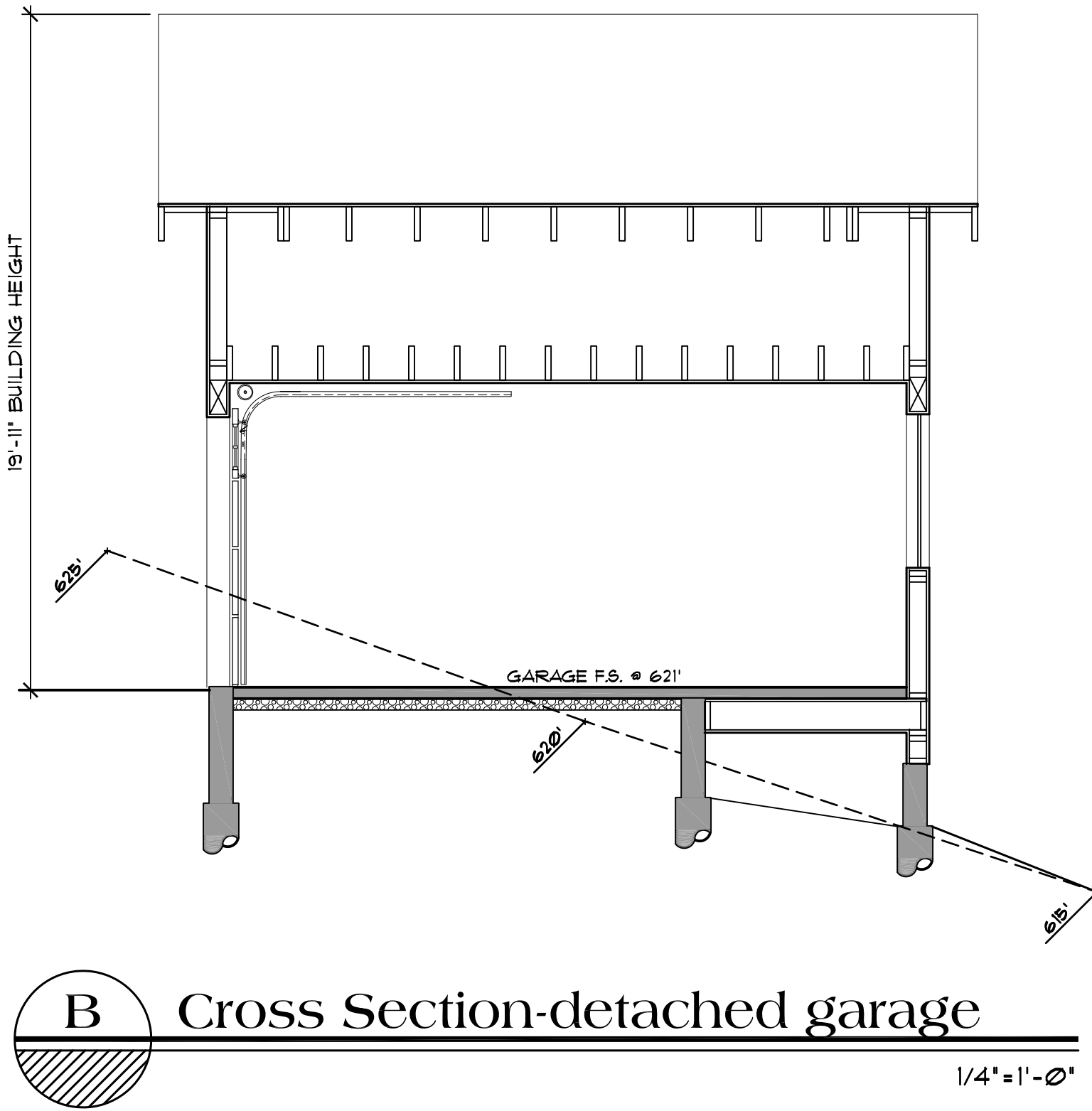
THESE PLANS ARE INTENDED ONLY FOR THE ORIGINAL SITE FOR WHICH THEY WERE DESIGNED. ANY REUSE OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF DAZ DESIGN ASSOCIATES, INC. IS PROHIBITED. ANY USE OF THESE PLANS ON OTHER SITES IS PROHIBITED WITHOUT THE CONSENT OF DAZ DESIGN ASSOCIATES, INC. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ATTENTION OF THE LOCAL AGENCIES. DAZ DESIGN ASSOCIATES, INC. SHALL NOT BE RESPONSIBLE FOR ANY PRECEDENCE OVER SCALED DIMENSIONS.

DAZ Design Associates, Inc.
A California Corporation
18646 Sutter Blvd., Suite 500
Morgan Hill, California 95037
Phone: (408) 778-7045 • Fax: (408) 778-7004
email: dazdesign@gahe.com

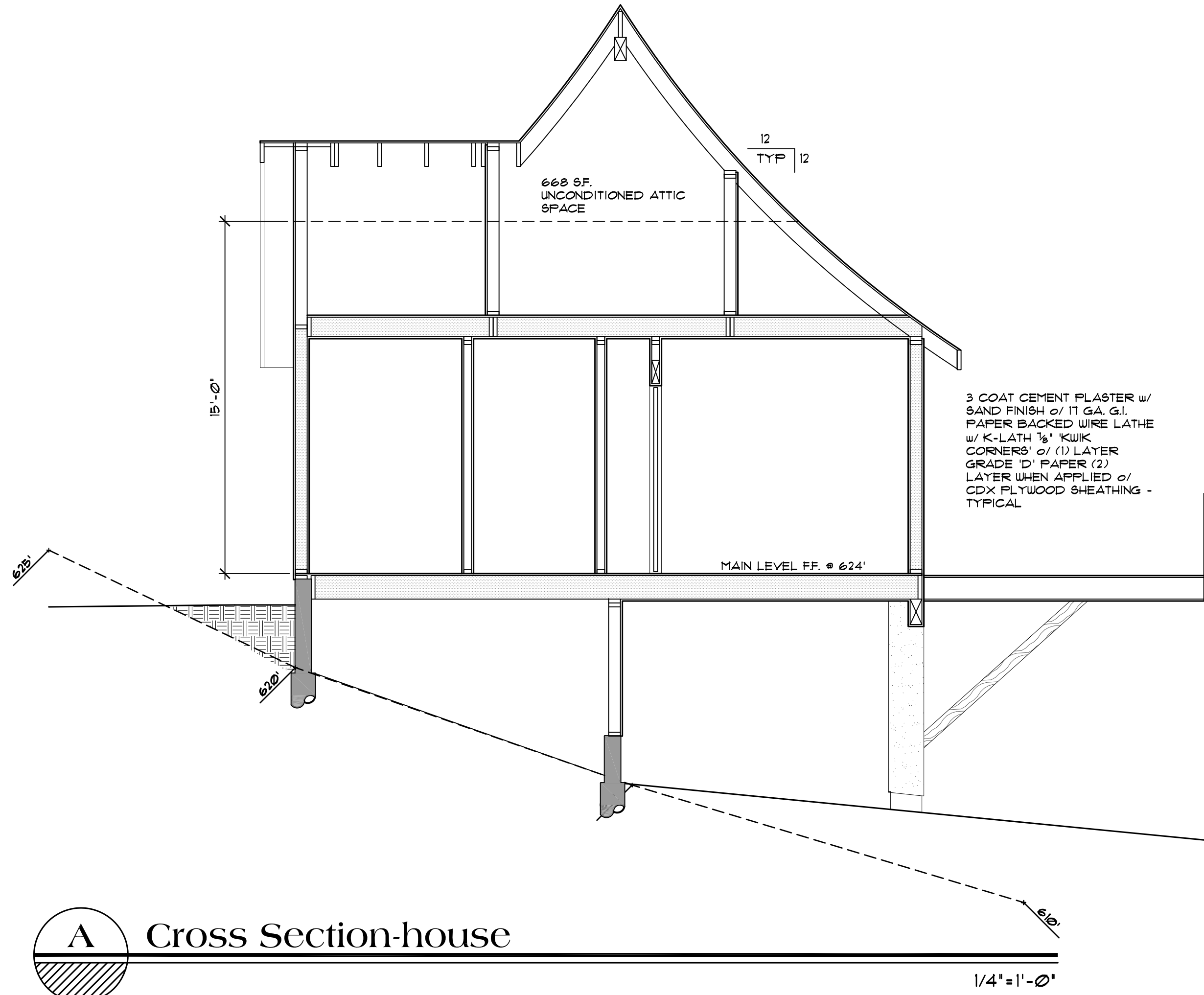
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JOB TITLE Buller Residence Custom Home
JOB ADDRESS Uvas Road Morgan Hill, California

DATE SEPT. 28 2020
SCALE 1/4"=1'-0"
PROJECT MANAGER SCOTT ZAZUETA
DRAWN BEN
JOB NO. DZ0320
SHEET

A3.3



B Cross Section-detached garage



A Cross Section-house

[illegible]

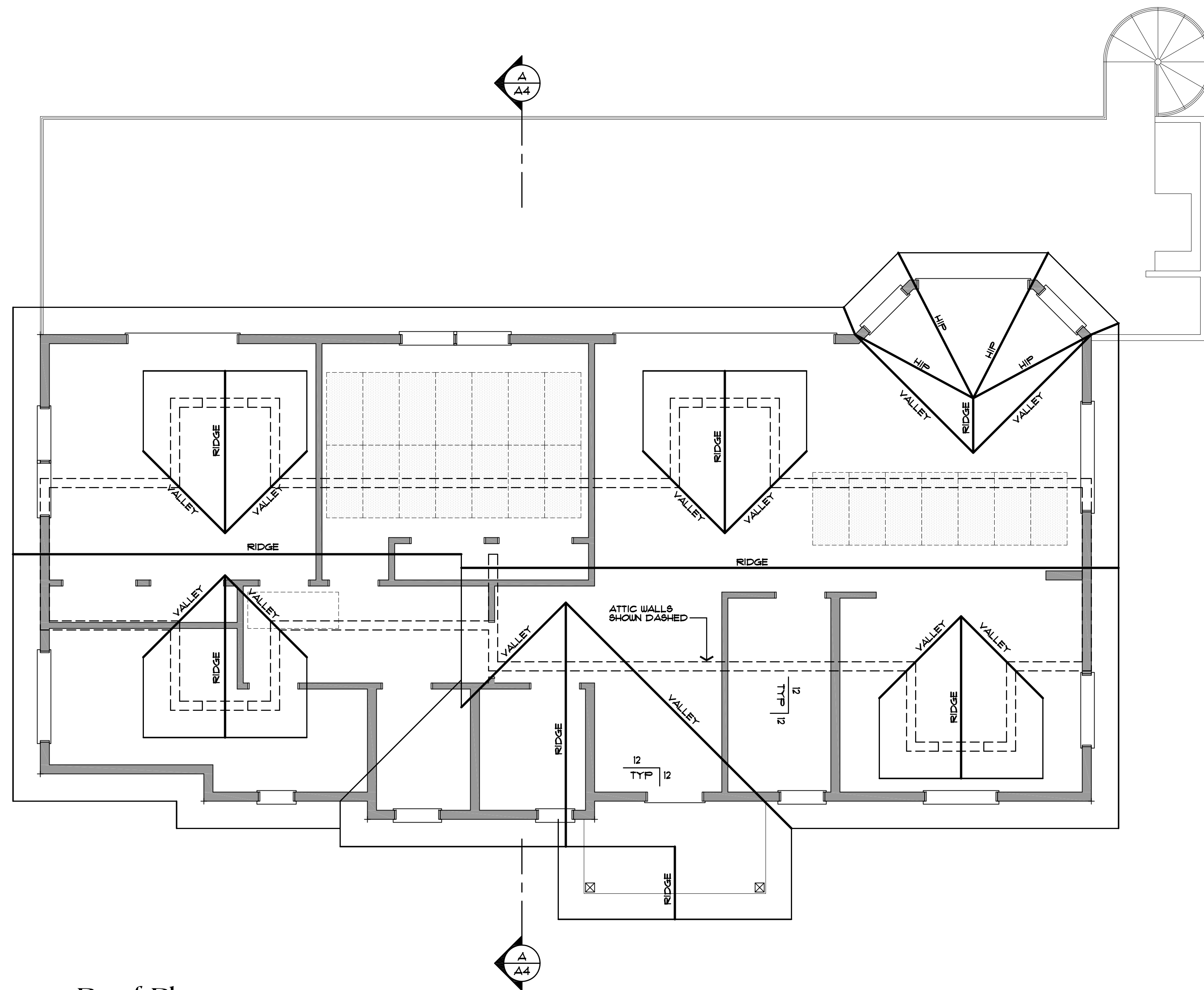
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DRAWING TITLE	Cross Sections
JOB TITLE	Buller Residence Custom Home
JOB ADDRESS	Uvas Road Morgan Hill, California

DATE	SEPT. 28, 2020
SCALE	1/4" = 1' - 0"
PROJECT MANAGER	SCOTT ZAZUETA
DRAWN	GEZ
JOB NO.	DZ0320
SHEET	

A4



Roof Plan

ROOF PLAN NOTES:

ROOF SLOPE IS TO BE AS NOTED
ARROWS INDICATE DIRECTION OF ROOF SLOPE.
MAIN LEVEL PLATE HEIGHT IS TO BE 10'-0" U.N.O.

OVERHANGS ARE TO BE 18" AT EAVES & 18"
AT RAKES (U.N.O.)

PROVIDE EAVE VENTS FOR ATTIC VENTILATION
PER CBC TYPICAL

INSTALL G.I. MATERIAL ROOF JACKS FOR PLUMBING VENTS, ETC. AS REQUIRED.

PROVIDE 5' 26 GA. G.I. FASCIA GUTTER w/
DOWNSPOUTS

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

NO./ DATE/ REVISION

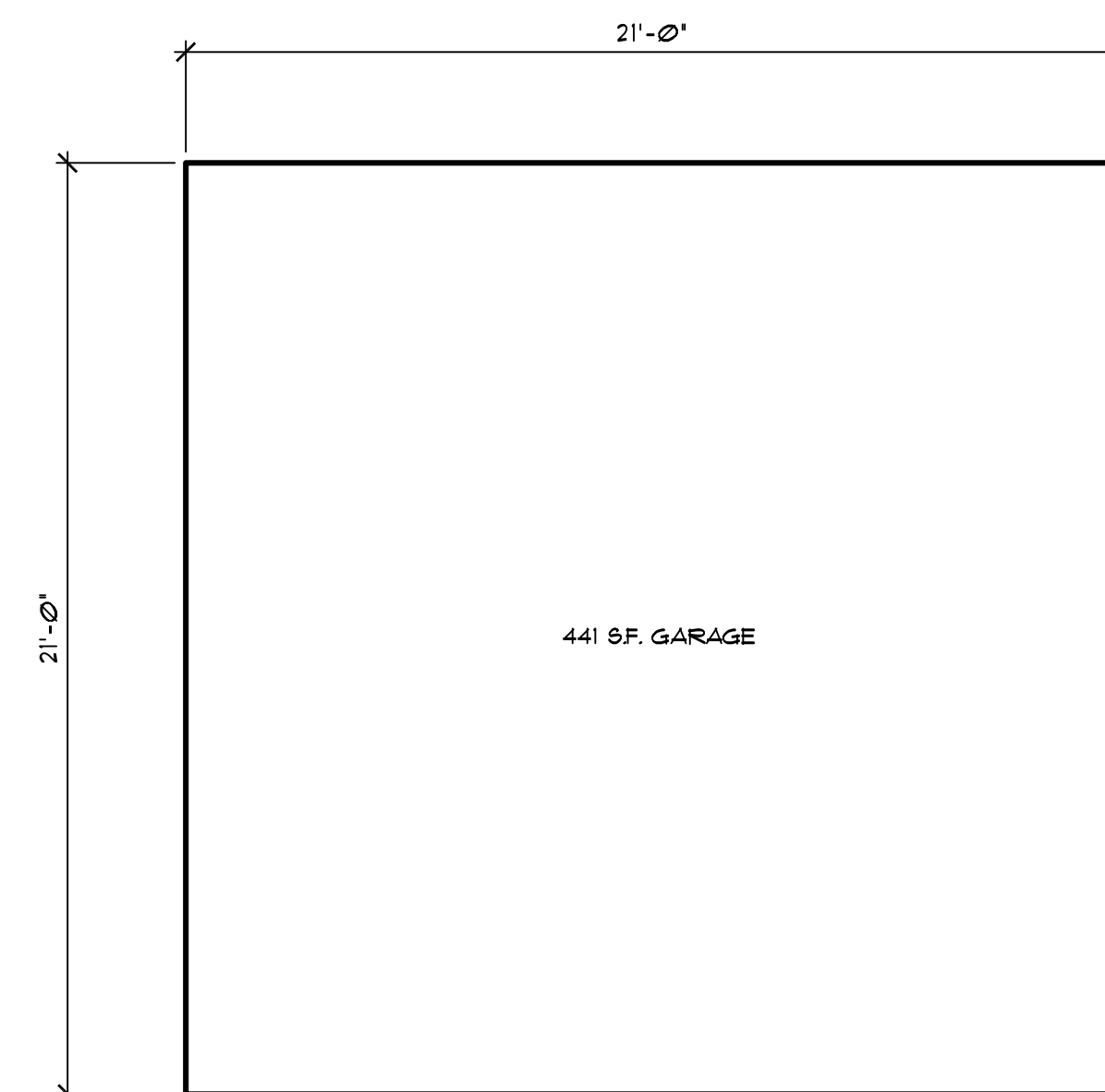
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LZ Design Associates, Inc.
A California Corporation
18040 Sutter Blvd., Suite 500
Morgan Hill, California 95037
Phone: (408) 778-7045 Fax: (408) 778-7004
email: ldrdesign@gentle.com

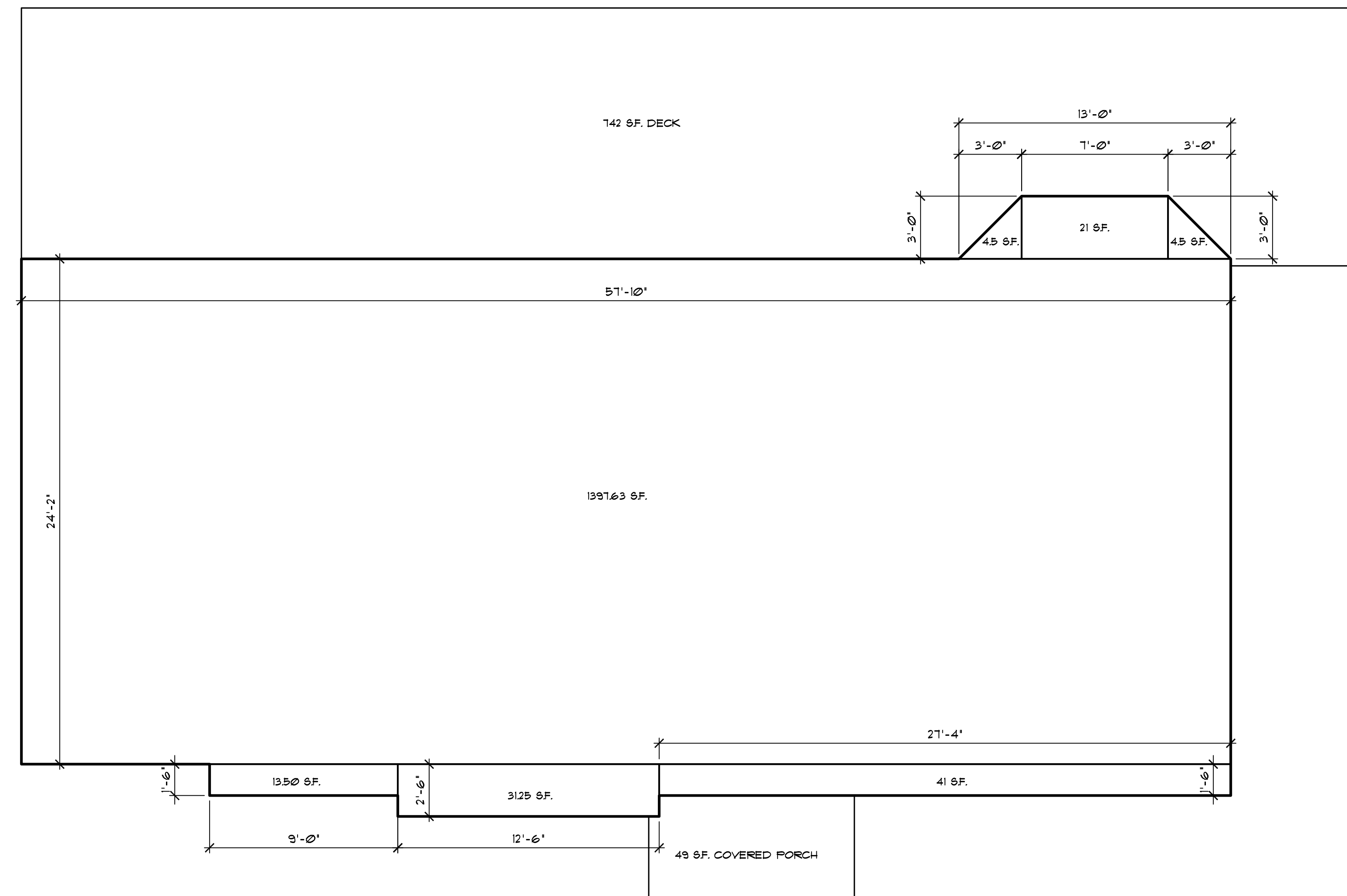
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Roof Plan	
JOB TITLE	Buller Residence Custom Home
JOB ADDRESS	Uvas Road Morgan Hill, California

DATE	SEPT. 28, 2020
SCALE	1/4" = 1' - 0"
PROJECT MANAGER	SCOTT ZAZUETA
DRAWN	GEZ
JOB NO.	DZ0320
SHEET	

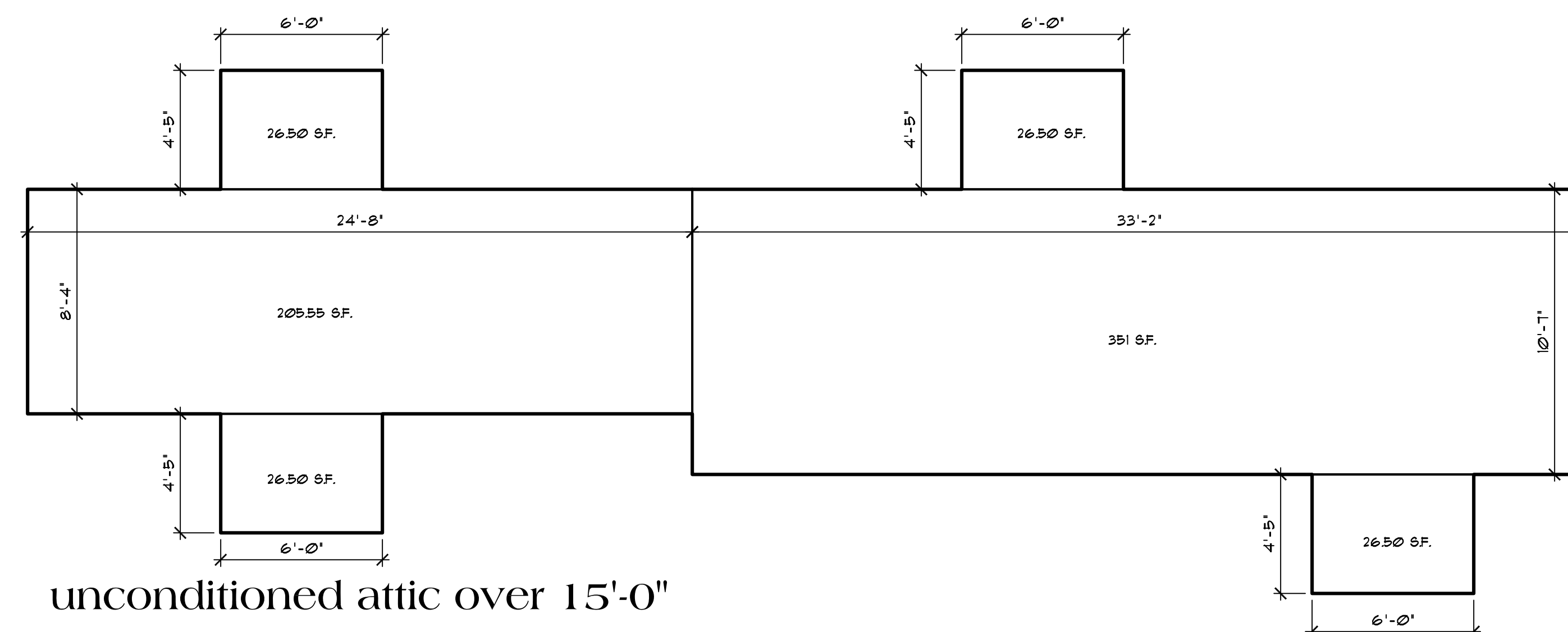
A5



detached garage



Floor Plan

[illegible]

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DRAWING TITLE	Floor Area Diagram
JOB TITLE	Buller Residence Custom Home
JOB ADDRESS	Uvas Road Morgan Hill, California

DATE	SEPT. 28, 2020
SCALE	1/4" = 1' - 0"
PROJECT MANAGER	SCOTT ZAZUETA
DRAWN	SEZ
JOB NO.	DZO320
SHEET	

Attachment D

Arborist Report



2022

Arborist Report-Uvas Rd APN:756-12-026



David Hamilton
Mighty Tree Movers Inc
12/15/2022

ARBORIST REPORT-Tree/Site Report

Subject Property

Uvas Road Morgan Hill CA 95037, APN: 756-12-026,

Prepared for:

D&Z Designs & Lands of Buller

Prepared by:

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

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Contents:

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

Objective

The purpose of this report is to evaluate and document the proposed development of residential property located on Uvas Road, in regards to its suitability and potential impacts to trees on the property. Report will document trees' current condition, health, detail possible impacts and hazards, and give a professional assessment of the tree and its' location, and provide a protection plan where necessary. This report also documents trees that will need to be removed to allow for the development as proposed.

Another objective is to give a visual representation of the trees that can be used as a guide to plan tree protection, communicate clearly with construction vendors, and used as a tool to impact the trees as little as possible. *Note: Please ensure all applicable vendors (subs) have access to all tree information and coordinate protection with construction.

The inspection was done on site by arborist David Hamilton (WE-8858A). The inspection was done from ground-level during week of Dec. 10th, 2022. No upper canopy or root inspection was performed, other than that which was visible from ground level. Underground utilities (trenching) was not taken into consideration.

Neighborhood, Site and Tree Details

This residential driveway and home are proposed along an unincorporated portion of Morgan Hill across from Uvas Reservoir. There are approximately 10 homes in the immediate area, all heavily wooded and separate from each other with no line-of-sight to any other homes. This proposed home would also be tucked away into foothills above Uvas reservoir, mostly concealed by heavily wooded areas. The native tree canopy mostly consists of California oaks, (Valley, Black, Live oaks, and Blue oaks). There are also manzanita, madrone, and some Gray pine trees.

The property development will consist of finishing of a rough-cut driveway, retaining walls, fire-truck turn-around, home, garage, water storage tanks, a deck and a leach field. More trees may be impacted once leach field lines are finalized. Report may be amended at this time. The trees documented are trees that could possibly be impacted, need to be removed, or need to be protected using a specific method. There are more trees on the property that have not been documented within this report; these trees will not be impacted by proposed development.

There are a few trees documented and noted below as trees that may interfere once grading and soil retention start. These trees are mostly along the rough driveway and have adapted to their steep slope and the initial cut into hillside. These trees are currently listed as to "remain" and in many cases to be protected. However, once site prep and final cut & fill is completed, there may be some trees that prove to be too close to necessary grading work and will need to be removed.

These have been logged as to “remain” to error on the side of caution and for the effort of retaining the most trees possible, while maintaining low future risks.

If it is determined that one or more of these trees do in fact need to be removed to facilitate the road or retaining wall, an amendment to this report to be submitted for approval and filed with city planning office.

Tree Specifics

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

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

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

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

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

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

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

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

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

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

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

Protect: These trees are close enough to work areas or cut & fill locations that they should be specifically marked and protected.

Tree #	Species	DBH	Circumference	Height & spread	Health score	Action	Comments
1	Black Oak	20"	60"	30/30	3	Remove	
2	Black Oak	18"	56"	25/20	3.5	Remove	
3	Black Oak	14"	42"	20/15	1	Remove	90% dead
4	Black Oak	11"	34"	20/15	2	Remove	
5	Black Oak	16"	50"	22/25	3	Remove	
6	Black Oak	20"	60"	25/20	0	Remove	Dead
7	Coast Live Oak	12"	35"	15/15	3	Remain	Protect-8 feet from driveway
8	Black Oak	13"	35"	20/15	2	Remain	
9	Black Oak	12"	34"	20/20	2	Remain	Lots of dead wood
10	Black Oak	13"	40"	25/15	2	Remain	
11	Black Oak	13"	39"	20/15	3	Remain	
12	Black Oak				3	Remain	Protect-12 feet from driveway
13	Black Oak	24"	72"	30/25	3	Remain	
14	Coast Live Oak	20"	60"	25/20	3	Remain	
15	Black Oak	15"	35"	20/20	2	Remain	Right on side of driveway-Protect?
16	Black Oak	13"	38"	20/15	2	remove	remove?
17	Coast Live Oak	24"	75"	25/25	3	Remain	
18	Black Oak	8+7+10	75"	20/20	2	remove	remove?
19	Valley oak	17"	50"	20/20	2	Remain	
20	Black Oak	15"	45"	25/15	3	Remain	
21	Black Oak	12"	35"	20/15	1	Remove	Heavy Lean
22	Black Oak	15"	46"	20/15	2	Remain	
23	Valley oak	14"	34"	20/15	3	Remain	Protect-12 feet from driveway
24	Black Oak	18"	58"	20/20	2	Remain	Heavy Lean
25	Coast Live Oak	18"	57"	25/15	3	Remain	remove? **In question, right on edge of road.
26	Valley oak	16"	48"	25/20	3	Remain	remove? **In question, right on edge of road.
27	pine	23"	67"	40/30	3	Remain	
28	Black Oak	22"	65"	25/20	2	Remove	Large Trunk cavity with deadwood
29	Coast Live Oak	18"	56"	25/20	3	Remove	In Building Footprint

30	Valley oak	17"	50"	20/20	3	Remove	
31	Black Oak Coast Live	21"	64"	25/20	2	Remove	
32	Oak Coast Live	21"	64"	20/25	2	Remove	In turn-around
33	Oak Coast Live	22"	68"	25/15	3	Remove	In turn-around
34	Oak Coast Live	18"	48"	20/20	3	Remove	In turn-around
35	Oak Coast Live	36"+20"	100"+60"	20/15	2	remain	Broken main leader, weird tree, protect?
36	Oak Coast Live	13"	40"	20/15	2	Remove	In turn-around
37	Oak Coast Live	16"	48"	20/15	3	Remove	In turn-around
38	Oak Coast Live	18"	50"	20/15	3	Remain	protect
39	Oak	13"	39"	20/15	3	Remove	In turn-around
40	Black Oak	10"	30"	15/15	2	Remove	
41	Madrone Coast Live	12"	37"	20/20	3.5	Remove	
42	Oak Coast Live	22"	65"	25/25	4	Remove	In proposed deck footprint. Keep?
43	Oak	20"	60"	25/20	2	Remove	
44	Black Oak	20"	60"	25/15	3.5	Remain	
45	Black Oak Coast Live	20"	58"	25/20	3	Remain	Protect
46	Oak	12"	35"	20/15	1	Remain	Damaged tree
47	Black Oak	20"	60"	25/20	3	Remain	
48	Black Oak	13"	39"	20/20	2	Remain	Protect-Close to road
49	Black Oak	25"	75"	25/25	3	Remain	Protect-Close to road
50	Black Oak	11"	30"	20/15	2.5	Remain	
51	Black Oak	20"	60"	20/20	2	Remove	Heavy Lean
52	Black Oak	24"	75"	30/25	3	Remove	
53	Black Oak	13"	39"	20/20	2	Remove	
54	Black Oak	13"	39"	20/15	2	Remain	

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

Asset trees: (1) Tree has been rated with “4” and has good structure, vigor and no major flaws.

Good: (27) trees are listed as **good** trees. These trees have decent shape, health and vigor.

Fair: (22) Trees are graded as 2 and are listed as fair.

Poor & Dead: (4) trees are listed in poor condition.

Tree Summary(54) trees were Evaluated

- **Removal** of (26) trees that will interfere with project development.
- **Protection** of (9) trees that are close to proposed construction.
- **Trees to Remain**: (28) not affected by proposed development

Removals: Of the (26) trees marked for removal (3) are dead or nearly dead, (22) are fair/good trees and (1) is rated (4) as a specimen, based on size, structure and health.

Protected trees: The (9) trees to be protected are close to either retaining wall, driveway (cut or fill), or other infrastructure. They should be protected using fencing, straw waddle and physical barriers, see below for more protection details.

Trees to Remain: These consist of trees either upslope from road or down grade from driveway and are far enough away from proposed work, that they will not be affected and do not need specific protection measures.

Tree Removal Plan

The current plan calls for the removal of 26 trees, 8 of which are on rough driveway on easement to property. All 26 trees were used in the calculation of the amount of canopy affected. Many trees are crowded and have heavy leans due to phototropism. I will be using a 15% canopy overlap reduction in the square footage calculation to get a more accurate assessment of overall canopy affected.

During site visit and tree logs, canopy widths were estimated. The estimated canopy of each tree was determined by calculating the square feet per tree using a circular canopy.

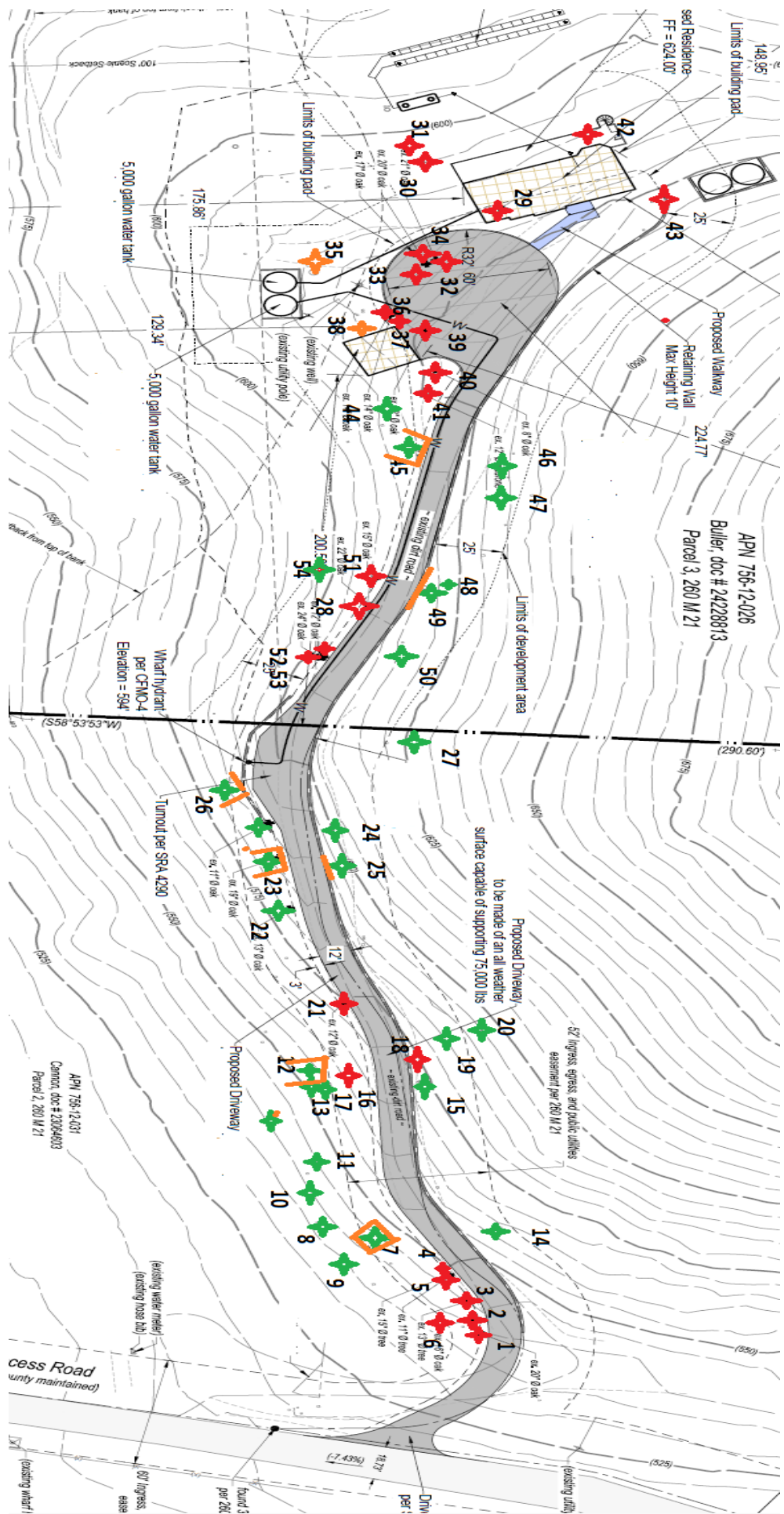
For example, a tree with a 20-foot canopy spread would be: $20 \times 3.14 / 4 = 985$ sq feet

The total square footage of 26 trees proposed for removal is 24,753.

Reducing this amount by 15% due to canopy overlap: 21,040 Square feet or .48 acres

Total lot size 214,000 square feet, loss of 21,040 square feet equals: 9.8% canopy loss

Please see below for mitigation measures.



Arborist Report Summary

This property is located in a challenging location in a heavily wooded area in the foothills leading up to the Santa Cruz mountain range. There are few homes in this area, due to zoning restrictions, parcel size and steep terrain. This property lies above existing property at 15909 Uvas and has a rough cut drive in place now running parallel to property below. Improving this driveway to specified standards will require some widening, which includes some minor additional cutting into hillside and some fill on down-slope side of driveway. The majority of trees impacted are along this drive, with the majority of other trees to be removed being in the proposed firetruck turn-around location.

The trees on this property are very typical of our native oak forests. They are crowded, with the various species competing for resources and sunlight. This results in a great variety of shapes and sizes, with some trees being less than optimal in structure and aesthetics. Black oaks (*Quercus valutina*) seem to dominate the canopy with about 60% of the trees being of this variety. There are a few Live oaks (*Quercus agrifolia*) and a couple Valley oaks (*Quercus lobata*) scattered as well. There are a few pine trees as well, these are Gray or “digger” pines or *Pinus sabiniana*.

There is a total of (26) trees to be removed. One of these trees is a large Coast live oak (tree# 42) in the footprint of the deck. I recommend the designer and client look to see if there is a way to keep this tree, either by altering deck design or including the tree as part of the deck. This could be kept as an asset to the home and property.

Replacement Tree Planting Plan

Pursuant to the Santa Clara County guidelines for determining tree replacement ratios: (66) 24-inch boxed trees would be needed to replace trees to be removed.

This property consists of dense oak woodlands combined with some steep slopes. The majority of trees to be removed are along the driveway and in required fire engine turn-around, not many are being removed for new home footprint. Based on limited areas to plant so many trees, the recommendation is to plant 50% of required replacement trees (33) 24-inch boxed trees. These are to be oak trees only, per mitigation requirements for

oak woodlands. I recommend planting 1/3 Coast Live oaks (*Quercus agrifolia*), 1/3 Valley oaks (*Quercus lobata*) and 1/3 Black oaks (*Quercus velutina*) or quantity of (11) each.

I suggest that half of these replacements be placed along the new driveway to replace trees to be removed along the driveway. (This may require coordination with neighbors.) The trees should be planted at least 10 feet from the new driveway. The other half of the trees could be planted in strategic locations around the home. These locations could fill gaps and screen unwanted views. Exact locations to be determined by landscape architect during landscape planning. Trees should be planted between December and March.

To complete the mitigation of the loss of trees proposed, the other half of mitigation can be in the form of fees to an agency accepted by the planning office. These in-lieu fees shall be paid to a natural resource agency or nonprofit organization (i.e. Open Space Santa Clara County Parks) The owner must obtain documentation from that agency confirming receipt of the payment and that those funds will be used for tree preservation, restoration or creation of oak woodlands.

Tree Protection Measures

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

- Clear communications plan between GC, owner and workers. All parts of tree protection to be discussed and agreed upon. Do not skip this part. This discussion should discuss all of the below including specific methodologies and equipment, and methods and products to be used for marking and setting boundaries.
- Construction boundaries, “No Traffic/parking” zones, staging areas, clean-out areas, and equipment path travel, as well as heavy foot traffic should all be designated and known by workers that will be on site.
- Any trees to be protected downslope from driveway should be clearly marked. Straw waddle to be staked in place 8 feet from trunk to prevent any excess soil/fill from settling on rootball (within 8 feet of trunk).

- Any trees to be protected directly upslope from driveway shall have trunk protected using 2x4 lumber held in place with hi-visibility 4 foot plastic snow fencing. This is to prevent any contact/damage from passing vehicles.
- Contractor parking areas should be designated and marked and discussed with all participating vendors, as space will be a challenge.
- Trees 7,25, & 45 shall have 4 foot tall protection fencing installed on 5.5 ft T-posts with 4 foot hi-vis snow fencing.



Tree #1,2,3 At beginning of driveway



Tree#13 (Along driveway)



Tree# 15 (Coast Live oak)



Tree #16 Protect



Tree # 19 Removal



Tree#22



Tree # 40



Tree# 24 & 25 **Remain?**

Tree # 28 & 51 **Remove**



Tree # 42 Remove *Coast Live oak-in Deck footprint.



Tree#35 Damaged tree: listed to remain, as it is still alive. Use discretion on keeping this tree.



Tree # 36,37,38 (#38 to remain and be protected)

David Hamilton

ISA Certified Arborist WE-8858A CA Lic# 916423

Ed T. Hunt

12-25-22